

**TOWN OF STEPHENVILLE
MUNICIPAL PLAN**

MUNICIPAL PLAN AMENDMENT No. 2, 2017

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF STEPHENVILLE MUNICIPAL PLAN
AMENDMENT No. 2, 2017

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville

- a) adopted the Stephenville Municipal Plan Amendment No. 2, 2017 on the 25th day of January, 2018.
- b) gave notice of the adoption of the Stephenville Municipal Plan Amendment No. 2, 2017 by advertisement inserted on the 27th day of January and the 3rd day of February, 2018 in the Western Star newspaper.
- c) set the 12th day of February, 2018 at 7:00 p.m. at the Town Hall, Stephenville for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville approves the Stephenville Municipal Plan Amendment No. 2, 2017 as adopted.

SIGNED AND SEALED this 27th day of February 2018

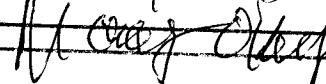
Mayor:



Tom Rose

(Council Seal)

Clerk:

B Municipal Plan/Amendment	
REGISTERED	
Number	4945-2018-017
Date	April 26, 2018
Signature	

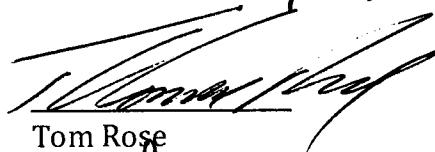
URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
MUNICIPAL PLAN AMENDMENT No. 2, 2017

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts the Stephenville Municipal Plan Amendment No. 2, 2017.

Adopted by the Town Council of Stephenville on the 25th day of January 2018.

Signed and sealed this 27th day of February 2018.

Mayor:



Tom Rose

(Council Seal)

Clerk:

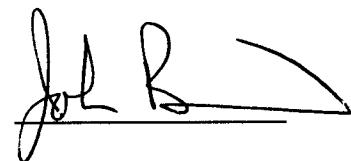


Jennifer Brake

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 2, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP:



TOWN OF STEPHENVILLE
MUNICIPAL PLAN AMENDMENT No. 2, 2017

BACKGROUND

The Town of Stephenville wishes to amend its Municipal Plan to change the Future Land Use designation of land on both sides of Cold Brook Road from Rural to Residential. The proposed amendment has been requested in order to allow new residential development along Cold Brook Road.

PUBLIC CONSULTATION

Public notice of the proposed amendment was posted on December 8, 2017 in the Western Star newspaper providing a period to December 20, 2017 for comments.

An earlier draft of this amendment was submitted for comments to the Water Resources Division. The Division concurs with the proposed re-designation from Rural to Residential as long as the existing boundaries of the Pending Protected Public Water Supply Area (PPPWSA) remain the same (see attached email). The amendment therefore proposes no change in the PPPWSA, which is shown as an overlay area on Future Land Use Map 4. Section 2.6 of the Municipal Plan states that all development applications inside the PPPWSA must be reviewed and approved by the Department of Municipal Affairs and Environment before the Town issues a development permit.

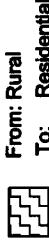
A submission was received from Mr. Scott Lucas (see attached) who requested that the Maximum Building Line Setback in the Rural Residential zone be increased from the present 30 metres to allow dwellings to be built farther back from the street.

No other comments were received.

MUNICIPAL PLAN AMENDMENT No. 2, 2017

Stephenville Future Land Use Map 4 is amended as shown on the attached map. The amendment makes the following change:

1. Land abutting both sides of Route 460-11 (aka Cold Brook Road) is redesignated from "Rural" to "Residential" as shown on the following page.

Town of Stephenville Municipal Plan 2014 Future Land Use Map 4 Amendment No. 2, 2017	
 From: Rural To: Residential Dated at Stephenville, Newfoundland and Labrador The 26th day of March, 2018 Tom Rose, Mayor Jennifer Bruneau, Town Clerk	MUNICIPAL PLAN/Amendment REGISTERED Number 4045-2018-017 Date April 26, 2018 Signature <i>Alayne Chayefsky</i> I certify that this Municipal Plan Amendment No. 2, 2017 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2005.
