

TOWN OF ST. PAUL'S

DEVELOPMENT REGULATIONS, 1991

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2025

(Text Amendment to Highway Commercial Zone adding General Garage Discretionary Use)

December 2025



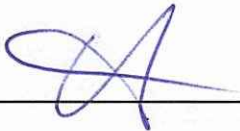
URBAN AND RURAL PLANNING ACT, 2000**RESOLUTION TO ADOPT****AMENDMENT No. 3, 2025****TOWN OF ST. PAUL'S DEVELOPMENT REGULATIONS, 1991**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of St. Paul's adopts the Town of St. Paul's Development Regulations Amendment No. 3, 2025.

Adopted by the Town Council of St. Paul's on the 13th day of October, 2025.

Signed and sealed this 10th day of August, 2026.

Mayor:



(Council Seal)

Town
Manager:**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Development Regulations amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



MCIP:

Teunesha Evertse,

Member of Canadian Institute of Planners (MCIP)

**Development Regulations/Amendment
REGISTERED**Number 4475-0002-2026Date August 19, 2026Signature 

TOWN OF ST. PAUL'S

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BACKGROUND

St. Paul's Development Regulations, 1991 currently permits a range of commercial uses oriented toward vehicular traffic and highway-accessible services in the Highway Commercial (HC) Zone. However, the Regulations presently do not list "General Garage" as either a permitted use or discretionary use, in the HC Zone, even though such uses are typically compatible with highway commercial areas.

ANALYSIS

The proposed text amendment to permit "General Garage" as a use within the HC (Highway Commercial) Zone is consistent with the guiding policy framework established in both the St. Paul's Municipal Plan (1987–1997) and the St. Paul's Development Regulations (1991) - Schedule C which formally defines "General Garage" as a land use category. The Municipal Plan articulates a clear vision for economic diversification by encouraging commercial development along major transportation corridors. The HC Zone, by its nature, is strategically located to serve vehicular traffic and provide essential services to highway users. Allowing general garages, which include repair, maintenance, storage of motor vehicles, and the optional sale of gasoline or diesel oil, supports this intent by enhancing the availability of auto-oriented services in accessible, high-visibility locations. Adding this use to the list of permitted uses in the HC Zone will ensure regulatory clarity, reduce discretionary review burdens, and better align the regulations with the long-standing intent of facilitating highway-commercial services. This amendment therefore represents both a policy-consistent and operationally sound enhancement to the zoning framework.

PUBLIC CONSULTATION

Council posted public notice at the Town Office and Post Office and mailed notices to all households in the community on September 8, 2025. The notice informed residents of the proposed amendment and invited written submissions on or before September 26, 2025. As the Town does not operate a community newspaper, website, or Facebook page, mail and physical posting were the only available means of notice. No objections or

representations were received by the September 26, 2025, deadline and the public meeting, scheduled for October 2, 2025 was cancelled.

AMENDMENT No. 3, 2025

The Town of St. Paul's Development Regulations is amended by:

1. Schedule C – Commercial Highway:

Under "Discretionary Use Classes" for the Highway Commercial (HC) Zone, **add** General Garage as a permitted Discretionary Use as shown below:

ZONE TITLE	COMMERCIAL - HIGHWAY	(ST. PAUL'S)
PERMITTED USE CLASSES - (see Regulation 85) Catering, commercial residential.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86) Recreational open space, single dwelling, transportation, outdoor assembly, service station, passenger assembly, personal service, general service, take-out food service, convenience store, indoor market, outdoor market, antenna, general garage .		