

TOWN OF STEPHENVILLE CROSSING DEVELOPMENT REGULATIONS 2021

AMENDMENT No. 1, 2026

Refinement of the current regulation of accessory buildings

Approved by Council 28 January 2026

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	<u>4950 - 0005 - 2026</u>
Date	<u>September 3, 2026</u>
Signature	<u>Sen [Signature]</u>

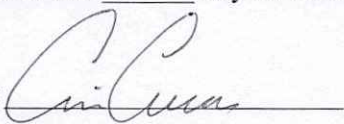
COUNCIL RESOLUTION TO ADOPT; MCIP CERTIFICATE.

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Council of the Town of Stephenville Crossing adopts Amendment No. 1 – 2026 of the Development Regulations 2021.

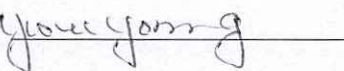
Resolved by the Council of the Town of Stephenville Crossing on the 26th day of November, 2025.

Signed and sealed this 2nd day of February, 2026.

Mayor:



Clerk:



1.2 PLANNER'S SEAL AND SIGNATURE

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 1 – 2026 of the Town of Stephenville Crossing Development Regulations 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Member of the Canadian Institute of Planners

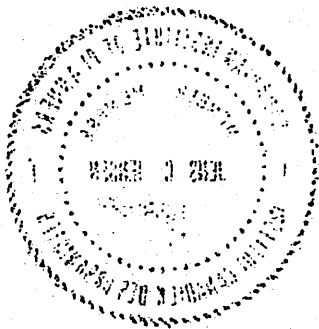
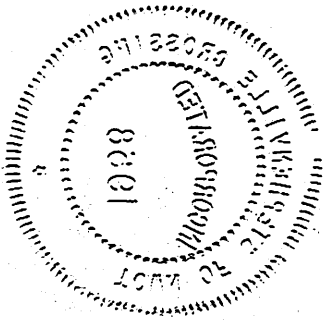


Date: 27 February 2026

seal



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1.3 COUNCIL RESOLUTION TO APPROVE

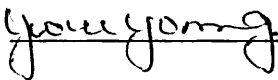
WHEREAS the Council of the Town of Stephenville Crossing under the authority of sections 16, 17 and 18 of the Urban and Rural Planning Act, 2000, adopted Amendment No. 1 – 2026 of the Town of Stephenville Crossing Development Regulations 2021 on the 26th day of November, 2025, gave notice of their intention to so do by means of notices posted on the 28th day of November, 2025, and kept posted until the advertised deadline date for submitting objections and representations for the public hearing, on the municipal website and Facebook page and as paper posters at the principal grocery store (Coleman's) and the municipal office, as is customary for public notice of civic matters by the Town of Stephenville Crossing, appointed a commissioner to hold the required public hearing on the 22nd day of January, 2026, took note that no submissions had been received prior to two days before the advertised date of the public hearing and thereupon cancelled the public hearing.

RESOLVED by the Council of the Town of Stephenville Crossing on the 28th day of January, 2026, to approve the said amendment.

Signed and sealed this 2nd day of February, 2026.

Mayor: 

Council Seal

Clerk: 

TOWN OF STEPHENVILLE CROSSING DEVELOPMENT REGULATIONS 2021

AMENDMENT No. 1, 2026

BACKGROUND AND MUNICIPAL PLAN POLICY CONSIDERATIONS

The Council of the Town of Stephenville Crossing wishes to concurrently amend the Municipal Plan 2021 and Development Regulations 2021. The amendments are made to refine the current regulation of accessory buildings (developments which are customary and incidental to the main use of land, such as garages in association with houses).

The amendments affect only areas within the municipal boundary of the Town of Stephenville Crossing; the Local Service Districts and other areas lying outside the municipal boundary are not affected.

The policies in the Municipal Plan describe objectives and context for the specific requirements for development set out in the Development Regulations. The policies most pertinent to the matter of regulating accessory buildings are as follows:

- a) The most general policy applied to all areas, Municipal Plan Section 5.2 Development Concept Policy, page 20, point 8, says:

The urban core area of the Town of Stephenville Crossing has occupied much of the easily developable land within the municipal boundary, and it will be defined as Town-Urban designation. Development standards and conditions will reflect the objective of sustaining and developing the existing predominately residential character of the Town of Stephenville Crossing, while still enabling a variety of uses deemed to be compatible with those uses.

- b) The next, more detailed statement of objectives applied to all areas is Municipal Plan Section 6.2.1 Sustainability of Development, page 43, points 1 and 2, which say:

1. The Development Regulations will detail permitted and discretionary uses pursuant to policies in the Municipal Plan, and make requirements related to home businesses, accessory buildings, setbacks from lot lines, fences, and other topics with the purpose of developing and maintaining a pleasant, low [density] safe community.

2. *In considering discretionary use applications, Council will give the highest priority to reasonable compatibility with existing and intended future developments in the designation, such that the proposed land use can operate without any significant adverse effect on the surrounding designation.*

The policies in the Municipal Plan essentially leave the details about regulation of accessory buildings to the requirements in the Development Regulations. The focus is generally on the aesthetics of such buildings' locations in conjunction with residential development, and that focus is the central theme in Stephenville Crossing's planning documents.

The main effect of the current planning documents in the area affected limits the number of accessory buildings on a lot to two and their single or combined floor area to 96 square metres (1,033 square feet), in all areas within the municipal boundary.

A land use survey conducted in June, 2024, showed that the current rules for accessory buildings in the core residential areas are appropriate but that there should be more flexibility for accessory building development in both of the Residential type designations and that there should be practically no limits for such development in the Industrial type designation.

The specific text of the amendment is given at the end of this document. The Development Regulations maps are not affected by the amendment.

PUBLIC CONSULTATION

Council arranged for publication of the proposed amendment by way of an advertisement in the 8 January 2025 issue of the *Newfoundland Wire*, a Postmedia digital newspaper circulating in the municipal planning area.

In addition, the advertisement was posted on the municipal website and as paper posters at the principal grocery store and the municipal office, as is customary for public notice of civic matters by the Town of Stephenville Crossing. The website and paper posters were maintained until the deadline of 31 January 2025 for public submissions to be considered by Council. No submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2026

The Development Regulations 2021 is amended as follows:

- a) In the Use Zone Table for the Town-Urban (T-URB) Zone, add a new Condition 24, *“Notwithstanding Sections 38 (2), and (3), and pursuant to Municipal Plan Policy 6.1.1(4)(k), Council may approve increased numbers, floor areas, lot coverage, and/or reduced yard requirements for accessory buildings associated with non-residential development.”*
- i) In the Use Zone Table for the Town-Rural Residential (T-RRES) Zone, add the following punctuation and words immediately before the period at the end of line 3 in Condition 2: *“except that Municipal Plan Policy 6.1.1 (4) k) as referenced in Condition 24 therein shall be stated as ‘Notwithstanding Sections 38 (2), and (3), and pursuant to Municipal Plan Policy 6.1.1(4)(k), Council may approve increased numbers, floor areas, lot coverage, and/or reduced yard requirements for accessory buildings associated with all classes of development.’”*
- b) Add a Condition 9 to the Use Zone Table for the Town-Rural Industrial (T-RIND) Zone as follows: *“Each building in a development of multiple buildings on a lot shall be subject to the standards applicable to main buildings.”*