

**TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS
AMENDMENT No. 14, 2020**

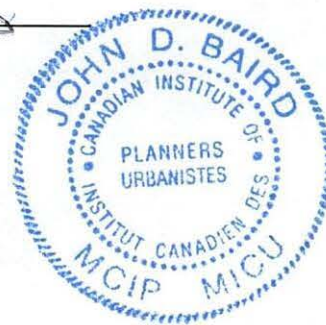
Prepared for the Town of Stephenville

by

Baird Planning Associates



John Baird, MCIP



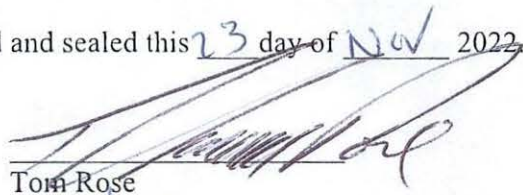
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts the Stephenville Development Regulations Amendment No. 14, 2020.

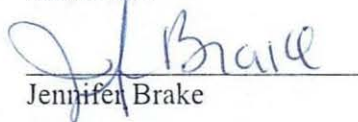
Adopted by the Town Council of Stephenville on the 20 day of May 2021.

Signed and sealed this 23 day of Nov 2022

Mayor:


Tom Rose

Clerk:

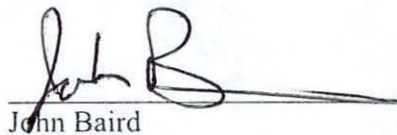

Jennifer Brake



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 14, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:


John Baird



(MCIP Seal)

URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF STEPHENVILLE DEVELOPMENT REGULATIONS
AMENDMENT NO. 14, 2020

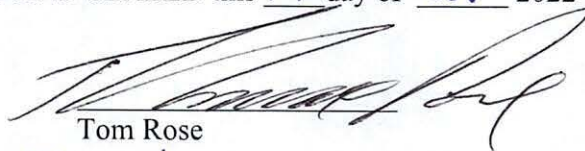
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville

- a) Adopted the Stephenville Development Regulations Amendment No. 14 on the 20th day of May 2021,
- b) Gave notice of the adoption of Stephenville Municipal Plan Amendment No. 8, 2020 by advertisement posted on the 26th day of May as follows:
 - (i) Posted on the Town's website
 - (ii) Posted on the Town's Facebook account
 - (iii) Posted on notice boards at the Town Office, Hartery's Family Restaurant, Sweet Shop, Co-op Grocery, and North Atlantic Gas Bar.
- c) Set the 25th day of June 2021 at 3:00 p.m. for receipt of written objections and other representations for consideration by the Public Hearing Commissioner.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville approves the Stephenville Development Regulations Amendment No. 14, 2020 as adopted.

SIGNED AND SEALED this 17th day of Nov 2022

Mayor:


Tom Rose

Clerk:


Jennifer Brake



Development Regulations / Amendment

REGISTERED

Number 4945-2023-044

Date 4 JAN 2023

Signature 

TOWN OF STEPHENVILLE

DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2020

BACKGROUND

Amendment No. 14 to the Stephenville Development Regulations is enacted to comply with Amendment No. 8 to the Stephenville Municipal Plan. The purpose is to add the keeping of hens and quails as a Discretionary Use Class in the following zones:

- Residential Low Density
- Residential Medium Density
- Residential Medium Density 2
- Residential Special
- Country Living Residential
- Rural Residential

As discussed in proposed Municipal Plan Amendment No. 8, the amendment will enable Council to initiate a pilot project to determine if the keeping of hens and quails will be a compatible activity in residential neighbourhoods.

In zones that the keeping of hens and quails is listed as a discretionary use, the Use Zone Table will include a condition that the activity will be subject to the Stephenville Urban Hen and Quail Regulations as attached.

PUBLIC CONSULTATION

Refer to the proposed Municipal Plan Amendment No. 8.

DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2020.

Amendment No. 14 to the Stephenville Development Regulations includes the following:

1. In Schedule B – Classification of Uses of Land and Buildings

ADD under the Non-Building Use Group, “keeping of hens and quails” as follows:

<i>GROUP</i>	<i>CLASS</i>	<i>EXAMPLES</i>
<i>NON-BUILDING USES</i>	<i>Keeping of hens and quails</i>	<i>Keeping of hens and quails</i>

2. In Schedule C – Use Zone Schedules

In the Residential Low Density, Residential Medium Density, Residential Medium Density 2, Residential Special, Country Living Residential, and Rural Residential zones:

ADD:

“Keeping of hens and quails” as a Discretionary Use Class.

and

ADD the following condition to the list of Conditions:

Hen/Quail Coops and Runs

1. Coops and runs shall not be placed in any frontyard or sideyard or within seven (7) metres of the front property boundary line or street reservation.
2. Coops and runs shall be located not less than one (1) metre from the rearyard or sideyard property line.
3. Coops and runs shall be located not less than fifteen (15) metres of a water body and not less than ten (10) metres of a well.
4. Coops and runs shall not be placed within three (3) metres of any window or door of a residential dwelling located on a neighboring property.
5. Coops and runs shall not be placed on any easements or right of ways.
6. The combined area of a coop and run on a property shall be no smaller than four (4) square metres and no larger than ten (10) square metres.
7. A coop and run shall be enclosed with a 6-foot high fence and shall not be visible from the street or to any other person other than the person who holds the permit.
8. The top of the coop and run shall be covered with fish netting to prevent access by wild birds so as to minimize potential spread of diseases such as bird flu.
9. The coop shall be constructed with modern materials and built to be weather tight, resistant to high winds and snow loads, vermin resistant and able to be heated in winter months. The exterior of the coop shall be compatible with the exterior of the dwelling.