

**TOWN OF ST. LAWRENCE
DEVELOPMENT REGULATIONS
AMENDMENT NO. 1, 2022**

**Rural to Residential and Mixed Development
St. Cecelia Street**

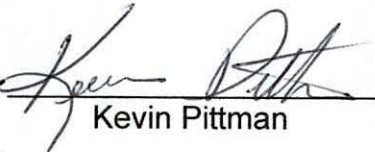
**Prepared by:
Mary Bishop, FCIP
March, 2022**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF ST. LAWRENCE
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence adopts Development Regulations Amendment No. 1, 2022.

Adopted by the Town Council of St. Lawrence on the 19th day of April, 2022.

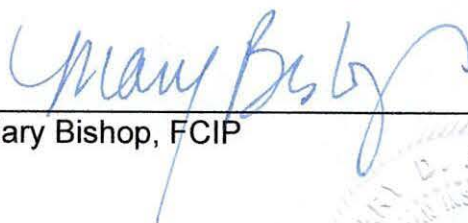
Signed and sealed this 20 day of June, 2022.

Mayor: 
Kevin Pittman

Clerk: 
Amanda Edwards

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No.1, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.


Mary Bishop, FCIP



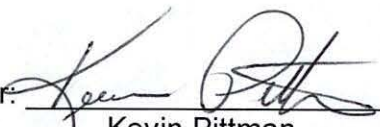
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF ST. LAWRENCE
DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2022**


Under the authority of Sections 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence

1. Adopted Development Regulations Amendment No. 1, 2022 on the 19th day of April, 2022.
2. Gave notice of the adoption of Development Regulations Amendment No. 1, 2022 by advertisement posted on the Town's social media channels and at the following locations on April 27, 2022:
 - Isaac's Clover Farm
 - Town Hall Building (might not be a pic of this one?)
 - St. Lawrence Pharmacy
 - St. Lawrence Canada Post Office
 - St. Lawrence Water Filtration Building
3. Set the 30th day of May, 2022 for at the Town Hall, St. Lawrence for receipt of objections and other representations for consideration by the Public Hearing Commissioner.
4. The Commissioner's report was received and considered by Council at its regular meeting of June 14th, 2022.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence approves Development Regulations Amendment No. 1, 2022 on the 14th day of June, 2022.

SIGNED AND SEALED this 20 day of June, 2022.

Mayor: 
Kevin Pittman

Clerk: 
Amanda Edwards

Development Regulations/Amendment

REGISTERED

Number 4435-2022-013

Date 27 JULY 2022

Signature 

TOWN OF ST. LAWRENCE DEVELOPMENT REGULATIONS AMENDMENT NO. 1, 2022

BACKGROUND

This amendment to the Development Regulations is intended to comply with Municipal Plan Amendment No. 1, 2022.

The Town of St. Lawrence has received an application for a development located at Civic No. 36-38 St. Cecelia Street. The proposed development includes three buildings – a main residential dwelling, a smaller dwelling that will serve as a guest house/tourist accommodation or rental unit, and a 50ft by 90ft garage/workshop. The property is 5,430m² (1.34 acres) with 78m of frontage on St. Cecelia Street. The property is serviced with municipal water.

MUNICIPAL PLAN POLICY

In the Municipal Plan, the subject property is designated Rural. This land use designation does not permit residential dwellings. In considering the proposed development and recognizing a need for new building lots in the Town, the Council has prepared Municipal Plan Amendment No. 1, 2022 to extend the Residential Land Use designation along the street, and to redesignate additional land on both sides of St. Cecelia Street to the Mixed Development land use designation.

DEVELOPMENT REGULATIONS

The property that is the subject of the application and the additional lands included in Municipal Plan Amendment No. 1, 2022, are zoned Rural in the Development Regulations. To comply with the Municipal Plan Amendment, the lands in question will be rezoned Residential and Mixed Development.

Development will be required to comply with the standards and conditions for permitted and discretionary uses included in the applicable Residential and Mixed Development land use zone.

For the uses proposed in the application for development at 36-38 St. Cecelia Street, residential uses are listed as permitted uses. General Industrial uses are listed as Discretionary, requiring a Public Notice of the application.

PUBLIC CONSULTATION

The public consultation process for this amendment was the same as that for the Municipal Plan Amendment No. 1, 2022. No objections to the proposed

amendment were received in response to notices posted about the proposed amendment.

The Mineral Lands Division of the Department of Industry, Energy and Technology advised that the area of the proposed re-zoning overlaps a mineral licence (an area of staked claims) in a region with a long history of mineral exploration and mining up to the present day and is located approximately 375 m south of the Black Duck fluorite vein that was mined in the 1930s and 40s and also in earlier times. They have no objections to the proposed amendment, but suggest developers of properties be advised of the presence of mineral deposits and the corresponding potential for mineral exploration activity to occur in the area. While no changes to the amendment have been made as a result of the input received, the Town will advise developers in this area of the presence of mineral deposits and the potential for mineral exploration activities in the general area.

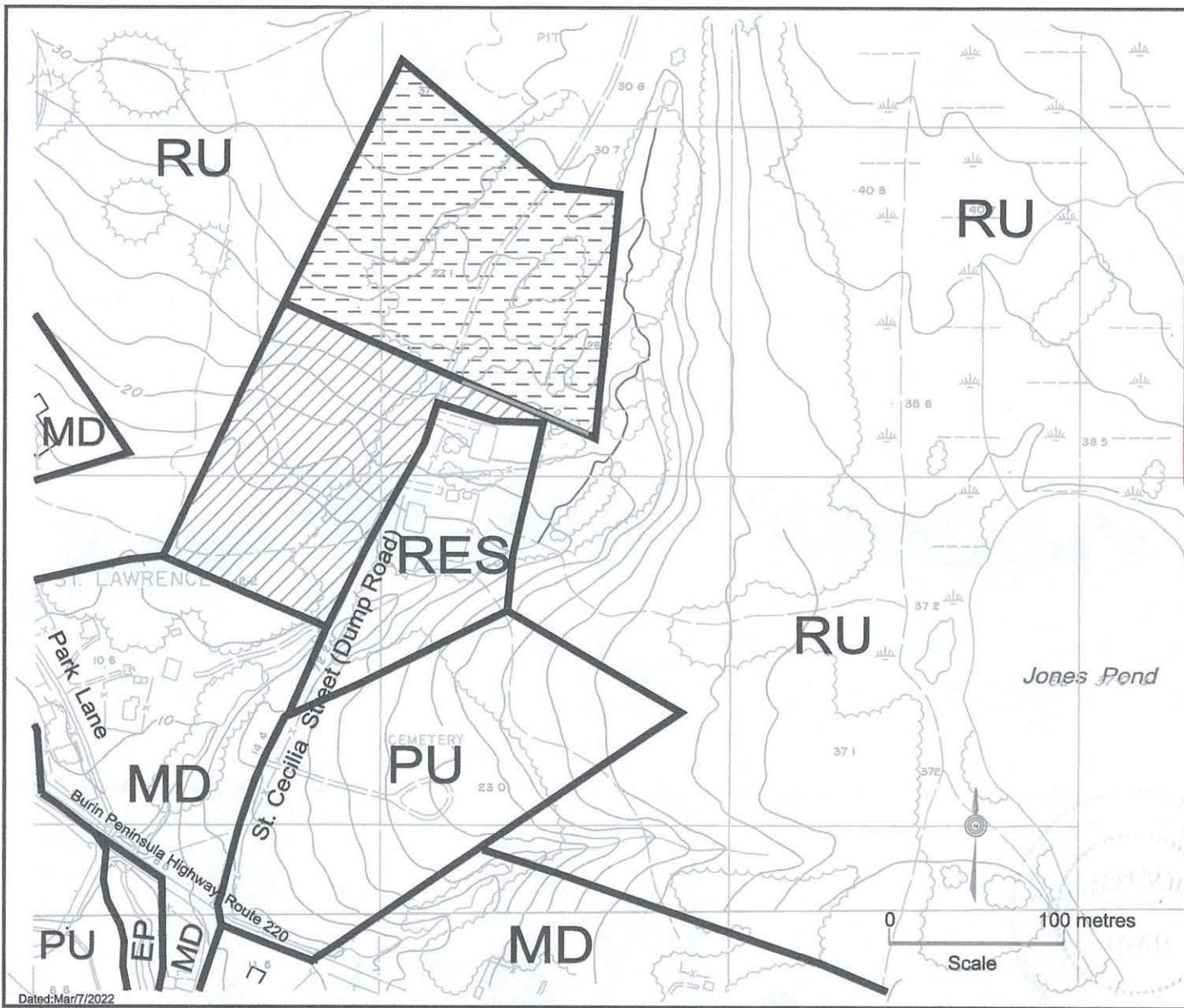
The Department of Digital Government and Service NL have indicated that any proposed development within 1.6km from an existing or former solid waste disposal site requires their review to identify any potential risks that may be posed by the presence of the waste disposal site on the proposed development. As a result, a general regulation requiring referral of any applications for development within 1.6 km of the solid waste disposal site is proposed to be added to the Development Regulations.

AMENDMENT

The St. Lawrence Development Regulations shall be amended as follows:

1. By rezoning lands along St. Cecelia Street from the Rural land use zone to the Residential and Mixed Development land use zones as shown on the attached Land Use Zoning Map 2.
2. By adding the following as Regulation 65 to Part II General Development Standards:

65. Development in Proximity to Former Solid Waste Disposal Site
Proposals for development within 1.6 km of the former landfill site shall be referred to the Departments of Digital Government and Service NL and Environment and Climate Change for review of any potential impacts from the old landfill on the development.



Town of St. Lawrence Development Regulations

Amendment No.1, 2022
Land Use Zoning Map 2



From: Rural (RU)
To: Residential (RES)



From: Rural (RU)
To: Mixed Development (MD)

Development Regulations/Amendment
REGISTERED

Number 4435-2022-013

Date 27 JULY 2022

Signature [Signature]

Dated at St. Lawrence, Newfoundland and Labrador

This 20 day of June, 2022

[Signature]
Mayor

Amanda Edwards
Town Clerk, Amanda Edwards

I certify that this Development Regulations Amendment No.1, 2022
has been prepared in accordance with the requirements of the
Urban and Rural Planning Act, 2000.

[Signature]
Mary D. Bishop