

**TOWN OF ST. LAWRENCE
MUNICIPAL PLAN AMENDMENT
NO. 1, 2022**

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

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

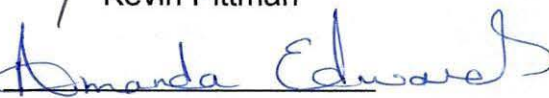
**RESOLUTION TO ADOPT
TOWN OF ST. LAWRENCE
MUNICIPAL PLAN AMENDMENT NO. 1, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence adopts Municipal Plan 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 Municipal Plan 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
MUNICIPAL PLAN 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

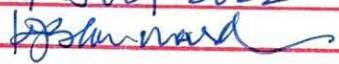
1. Adopted Municipal Plan Amendment No. 1, 2022 on the 19th day of April, 2022.
2. Gave notice of the adoption of Municipal Plan Amendment No. 1, 2022 by advertisement posted on the Town's social media channels and at the following locations on April 27, 2022:
 - Isaac's Clover Farm
 - Town Hall Building
 - 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 Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of St. Lawrence approves Municipal Plan Amendment No. 1, 2022 on the 14 day of June, 2022.

SIGNED AND SEALED this 20 day of June, 2022.

Mayor: 
Kevin Pittman

Clerk: 
Amanda Edwards

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4435-2022-011</u>
Date	<u>27 JULY 2022</u>
Signature	

MUNICIPAL PLAN AMENDMENT NO. 1, 2022

INTRODUCTION

The Town of St. Lawrence Municipal Plan and Development Regulations have been in effect since December, 2013. The Town is now proposing to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change and serve as a basis for consideration by the general public before it is approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

BACKGROUND

The Town of St. Lawrence has received an application for a development located at Civic No. 36-38 St. Cecelia Street (Figure 1). 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. The street is a gravel road maintained by the Town.



Figure 1. Subject Property, 36-38 St. Cecelia St.

Land use in the area include a small number of residential dwellings. The remaining area along the street is vacant land. The Road continues into the Town's chlorination building located approximately 1.3 km from the street's

intersection with the Burin Peninsula Highway. The former municipal dump site, also located on this road, has been closed and the land rehabilitated. There is one gravel pit located approximately 920m in the road from the main highway intersection.

The land slopes from west to east towards a small brook that runs mostly parallel to, and on the west side of the street.

Municipal Plan Policy

St. Cecelia Street intersects with the Burin Peninsula Highway. Lands on the west side of the street are designated Mixed Development and Rural, while lands on the eastern side include Public (cemetery), and Residential. The remaining land along the street is designated Rural as shown in Figure 2.

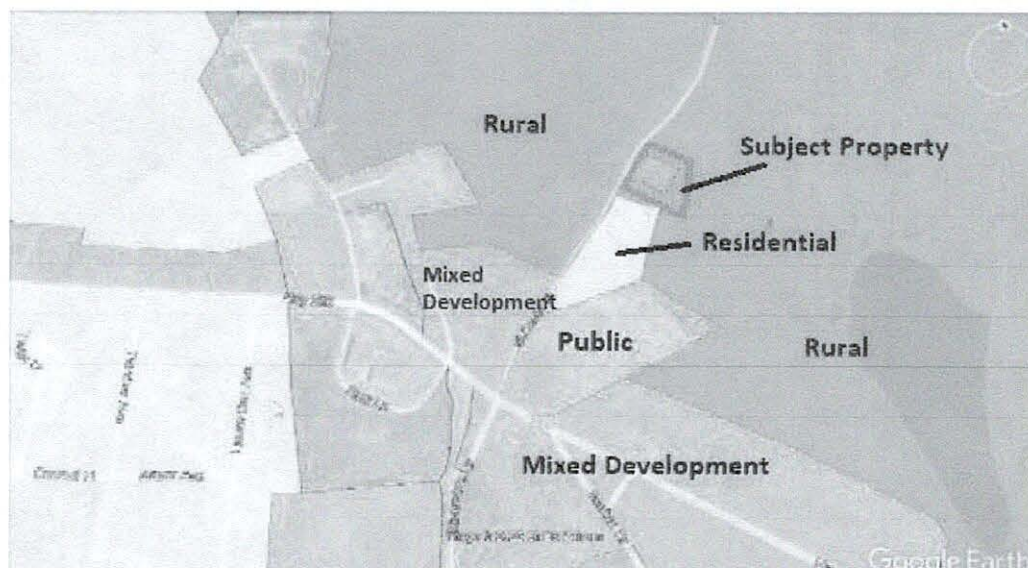


Figure 2. Future Land Use Designations, St. Cecelia Street area.

The property that is the subject of the application is currently designated Rural in the Municipal Plan and zoned Rural in the Development Regulations. The uses proposed as part of this development are not permitted by the Rural policies of the Municipal Plan. As a result, an amendment to the Plan is required to accommodate this development.

In considering the proposed change, Council reviewed the demand for new buildings lots in the Town. While demand for lots has traditionally been low, there are few vacant lots available for development in the community. St. Cecelia Street is a partially serviced, paved street. Lands along the street appear to be

suitable for development. As a result, Council is proposing to extend the Residential Land Use designation along the north side of the street to the end of the current Residential designation, and to redesignate the land on both sides of the street beyond the current residential designation for approximately 140m for Mixed Development. This will include the property that is the subject of the application. The Mixed Development designation will permit the uses proposed in the application under consideration. A corresponding amendment to the Development Regulations will rezone the land from Rural to the Residential and Mixed Development use zones.

In total, the change could accommodate between 8-10 new building lots along the street which, should meet demand for the next several years.

PUBLIC CONSULTATION

An opportunity for public comment on the proposed amendment was provided by posting notices on the Town's Social media outlets, at the Post Office, grocery store, drugstore, water filtration (PWDU) site and Town Hall on March 24 with a deadline for comments by April 4, 2022. No comments were received by the advertised deadline.

The Town also consulted the Mineral Lands Division of the Department of Industry, Energy and Technology, and the Department of Environment and Climate Change to determine whether there were any issues, concerns or potential conflicts over aggregate extraction activities, or the presence of the former town dumpsite located along the street, beyond the area that is the subject of the 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.

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 new policy will be added to the Municipal Plan requiring referral of any applications for development within 1.6 km of the solid waste disposal site to the Department of Digital Government and Service NL to comply with this provincial policy. A

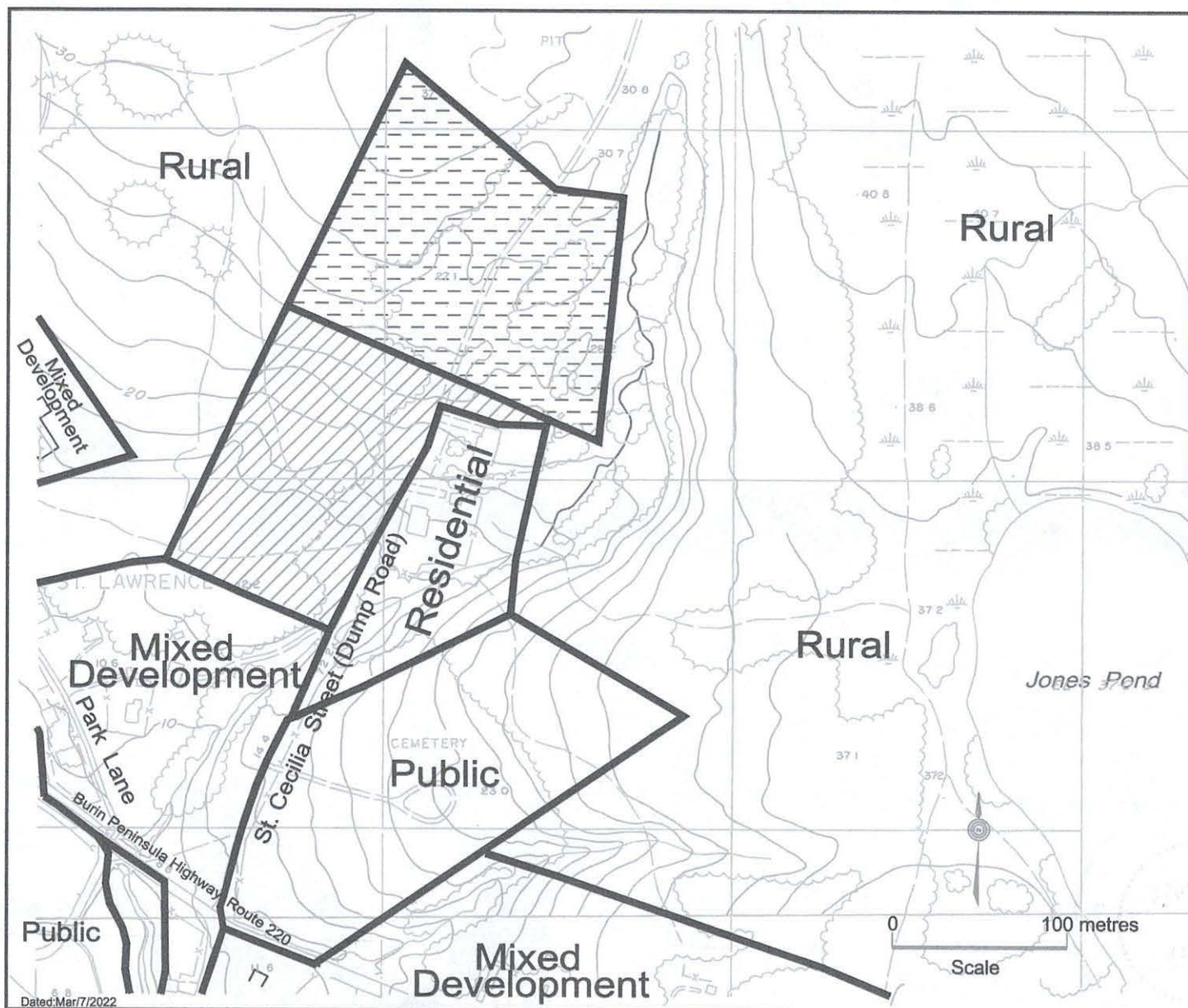
AMENDMENT No. 1, 2022

The St. Lawrence Municipal Plan shall be amended as follows:

1. By redesignating lands along St. Cecelia Street from the Rural Land Use designation to the Residential and Mixed Development Land Use designations as shown on the attached Future Land Use Map 2.
2. Add as Condition 2.17 Solid Waste Disposal Site, to Section 2.0 Goal and General Development Policies, the following:

2.17 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 Municipal Plan

Amendment No.1, 2022
Future Land Use Map 2



From: Rural
To: Residential



From: Rural
To: Mixed Development

Municipal Plan/Amendment

REGISTERED

Number 4435-2022-011

Date 27 JULY 2022

Signature Azlan Chark

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 Municipal Plan Amendment No.1, 2022 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.

[Signature]
Mary D. Bishop