

**TOWN OF SOUTH RIVER
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2019

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF SOUTH RIVER DEVELOPMENT REGULATIONS
AMENDMENT NO. 1, 2019**

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

- a) Adopted the South River Development Regulations Amendment No. 1, 2019 on the 5th day of June 2019.
- b) Gave notice of the adoption of the South River Development Regulations Amendment No. 1, 2019 by advertisement inserted on the 12th day and the 19th day of June 2019 in the Compass newspaper.
- c) Set the 27th day of June 2019 at 7:00 p.m. at the Town Hall, South River for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of South River approves the South River Development Regulations Amendment No. 1, 2019 as adopted.

SIGNED AND SEALED this 9 day of July 2019

Mayor: Scott F. Rose
Scott Rose

Clerk: M. Dawson
Marjorie Dawson



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF SOUTH RIVER
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of South River adopts the South River Development Regulations Amendment No. 1, 2019.

Adopted by the Town Council of South River on the 5th day of June 2019.

Signed and sealed this 9 day of July 2019.

Mayor: Scott F. Rose
Scott Rose

Clerk: M. Dawson
Marjorie Dawson



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 1, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: John Baird



Development Regulations Amendment	
REGISTERED	
Number	4835-2019-002
Date	September 26, 2019
Signature	<u>[Handwritten Signature]</u>

TOWN OF SOUTH RIVER
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2019

BACKGROUND

Refer to corresponding Amendment No. 1 to the South River Municipal Plan for background information.

PUBLIC CONSULTATION

Refer to Municipal Plan Amendment No. 1.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2019.

The South River Development Regulations are amended as follows:

1. **In Schedule A – Definitions**

ADD:

CANNABIS CULTIVATION FACILITY means a commercial facility for the cultivation of cannabis plants and/or seeds licensed under relevant federal and provincial legislation.

2. **In Schedule B – Classification of Uses of Land and Buildings**

Under the Industrial Uses Group

ADD:

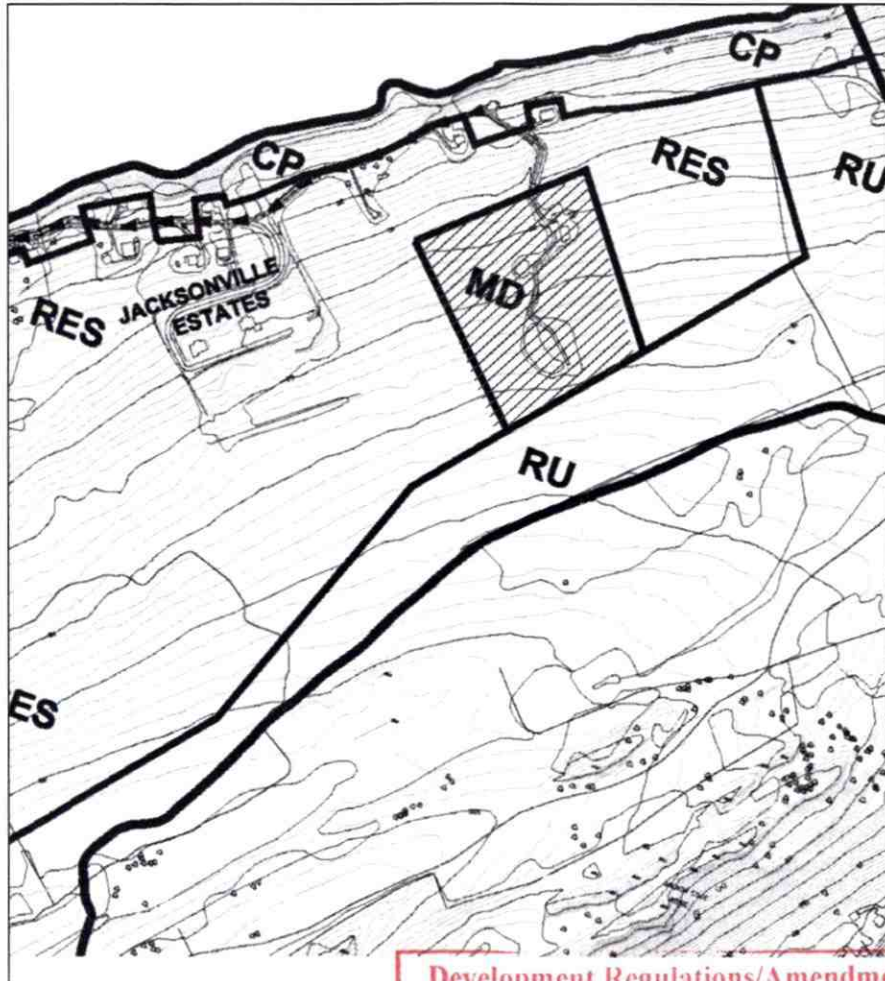
GROUP	CLASS	EXAMPLES
INDUSTRIAL USES	<i>Cannabis cultivation facility</i>	<i>Micro-cultivation facility, Standard cultivation facility, Nursery</i>

3. **In Schedule C – Industrial Use Zone Table**

ADD: “*Cannabis cultivation facility*” to the Discretionary Use Classes

4. **On Land Use Zoning Maps 1 and 3**

REZONE approximately 4.5 hectares of land in the vicinity of Salmon Cove Road from Mixed Development to Industrial as shown on the following page.



Town of South River
 Municipal Plan 2017-2027
 Land Use Zoning Maps 1 and 3
 Amendment No. 1, 2019

 From: Mixed Development (MD)
 To: Industrial (IND)

Dated at the Town of South River, Newfoundland and Labrador
 This 5 day of July, 2019

Scott F. Rose
 Scott Rose, Mayor

M. Dawson
 Marjorie Dawson, Town Clerk



I certify that this Amendment No. 1, 2019
 has been prepared in accordance with the requirements of the
 Urban and Rural Planning Act (2000)



John Baird
 John Baird, MCIP

Development Regulations/Amendment
REGISTERED Dated: April-9-2019
 Number 4835-2019-002
 Date September 26, 2019
 Signature *[Handwritten Signature]*