

**TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO APPROVE
TOWN OF STEPHENVILLE DEVELOPMENT REGULATIONS
AMENDMENT NO. 6, 2018

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. 6, 2018 on the 27th day of September 2018,
- b) gave notice of the adoption of the Stephenville Development Regulations Amendment No. 6, 2018 by advertisement inserted on the 29th day of September 2018 and the 6th day of October 2018 in the Western Star newspaper.
- c) set the 17th day of October 2018 at 7:00 p.m. at the Town Hall, Stephenville for the holding of a public hearing to consider objections and submissions.

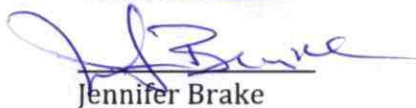
Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville approves the Stephenville Development Regulations Amendment No. 6, 2018 as adopted.

SIGNED AND SEALED this 1st day of NOV 2018

Deputy
Mayor:


Tom Rose

Clerk:


Jennifer Brake

(Council Seal)

Development Regulations/Amendment	
REGISTERED	
Number	<u>4945-2019-039</u>
Date	<u>Feb. 14, 2019</u>
Signature	<u>Mandy Olney</u>

URBAN AND RURAL PLANNING ACT 2000
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE DEVELOPMENT REGULATIONS
AMENDMENT No. 6, 2018

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. 6, 2018.

Adopted by the Town Council of Stephenville on the 21st day of Sept 2018.

Signed and sealed this 4th day of Oct 2018.

Deputy Mayor:


Tom Rose

(Council Seal)


Clerk:


Jennifer Brake

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 6, 2018 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:


John Baird



(MCIP Seal)

TOWN OF STEPHENVILLE

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018

BACKGROUND

Amendment No. 6 to the Stephenville Development Regulations is proposed to comply with Amendment No. 3 to the Stephenville Municipal Plan.

The first proposed change is to the title and text of **Regulation 61 - Pending Protected Public Water Supply Area** in the General Development Standards in order to reflect the policy change in the Municipal Plan. The label of this overlay area is also changed on the Land Use Zoning Map to replace the word "pending" with the word "secondary."

The second change extends the current Rural Residential zone into the abutting Rural zone on both sides of Cold Brook Road. This was requested to allow landowners to develop farther back from the street. In addition the amendment removes the Maximum Building Line Setback provision in the Single Dwelling Standards section of the Rural Residential Use Zone Table.

The requirement that all development applications in this area must be reviewed and approved by the Department of Municipal Affairs and Environment before the Town issues a permit remains intact.

PUBLIC CONSULTATION

Public consultation for this amendment corresponds to the public consultation undertaken for proposed Municipal Plan Amendment No. 3.

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2018

Stephenville Land Use Zoning Map 4 is amended as shown on the attached map. The amendment makes the following change:

1. Regulation 61, PART II – General Development Standards (page 30)

Regulation 61 is amended to reflect the actual purpose and function of the area currently referred to as the Pending Protected Water Supply Area.

DELETE the following:

“61. Pending Protected Public Water Supply Area Overlay

The Pending Protected Water Supply Area Overlay is applied to an area currently under review by the Provincial Government as a future long term protected public water supply area for Stephenville and Kippens which would supplant the wells currently being used. Notwithstanding the underlying or primary zones, within the Pending Protected Public Water Supply Area Overlay as indicated on the Land Use Zoning Maps all development must be reviewed and approved by the Department of Environment and Conservation before a permit issued by the Town.

Except for accessory buildings and extensions to existing uses, the Town shall refer every application for development to the Department of Environment and Conservation for approval until such time as the Town of Stephenville has secured an approved alternative source of water.

After the necessary reviews, the Town shall or may approve any use permitted in the Zones that lie within the Pending Protected Water Supply Overlay.”

AND REPLACE WITH the following:

“61. Secondary Protected Public Water Supply Area Overlay

The Secondary Protected Water Supply Area Overlay is applied to protect an important water recharge area for the Stephenville and Kippens wellhead water supply areas. Notwithstanding the underlying or primary zones, every proposed development within the Secondary Protected Public Water Supply Area as shown on the Land Use Zoning Maps must be reviewed and approved by the Department of Municipal Affairs and Environment before a permit will be issued by the Town.

The Town shall refer every application for development within the Secondary Protected Public Water Supply Area to the Department of Municipal Affairs and Environment for review and approval. After the Department’s approval is granted, and in accordance with any conditions it might require, the Town will consider the application in accordance with the Use Zone that applies to the property or site in question.”

2. On Land Use Zoning Map 4

CHANGE the label of "*Pending Protected Public Water Supply Area*" to "*Secondary Protected Public Water Supply Area*" as shown on the first page following.

3. In Schedule C – Rural Residential Use Zone Table

REMOVE the following provision from the Single Dwelling Standards:

Building Line setback (Maximum)	30 m
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4. On Land Use Zoning Map 4

REZONE land abutting the existing Rural Residential zone along both sides of Route 460-11 (aka Cold Brook Road) from "**Rural**" to "**Rural Residential**" as shown on the second page following.

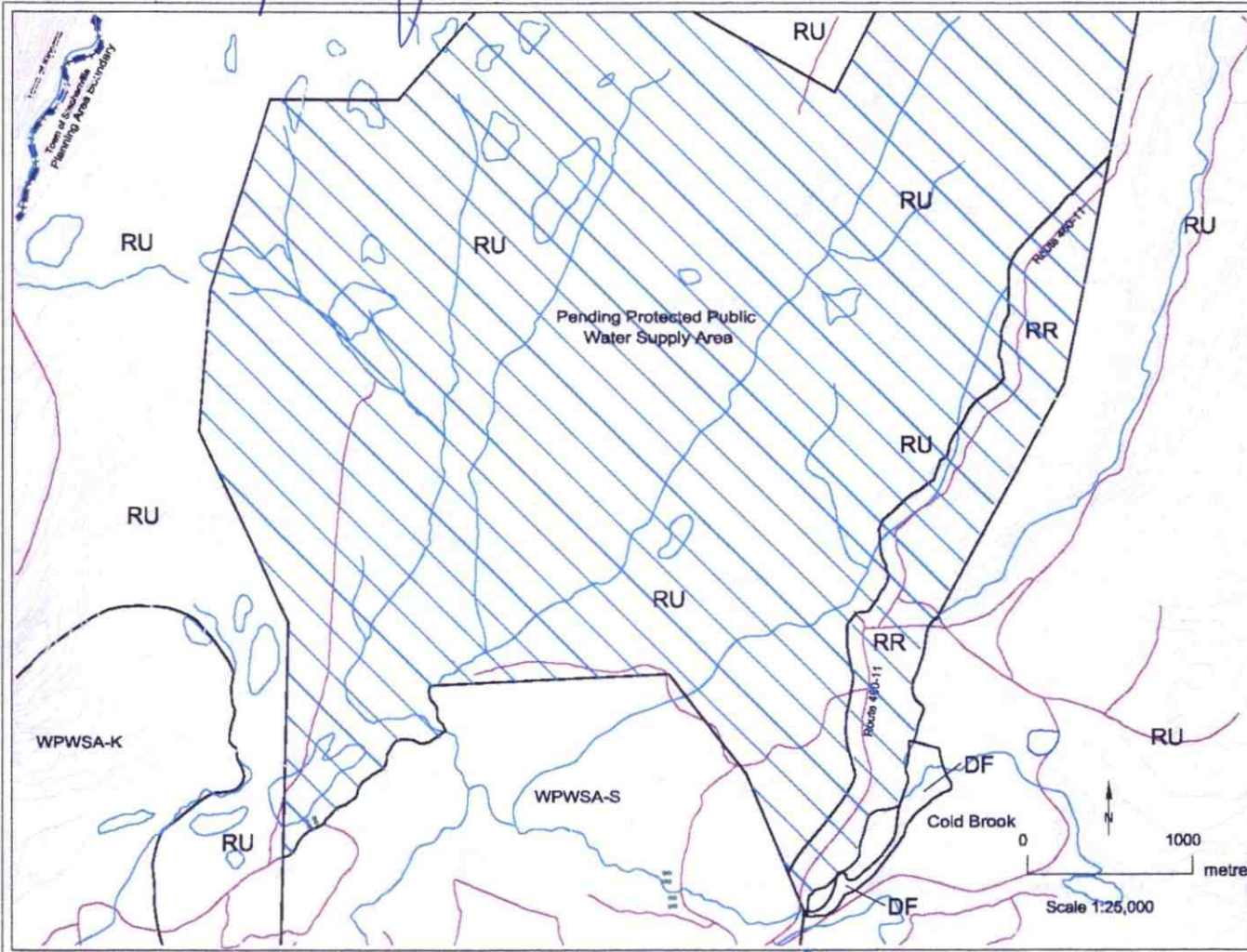
Development Regulations/Amendment

REGISTERED

Number 4945-2019-039



Date Feb. 14, 2019

Signature Walter O'Leary



Town of Stephenville

Development Regulations 2014
Land Use Zoning Map 4
Amendment No. 6, 2018

 From: Pending Protected Public Water Supply Area
 To: Secondary Protected Public Water Supply Area

Dated at Stephenville, Newfoundland and Labrador

This 1st day of Nov, 2018


Tom Rose, Mayor


Jennifer Blake, Town Clerk

I certify that this Development Regulation No. 6, 2018 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:


John Baird, MCIP

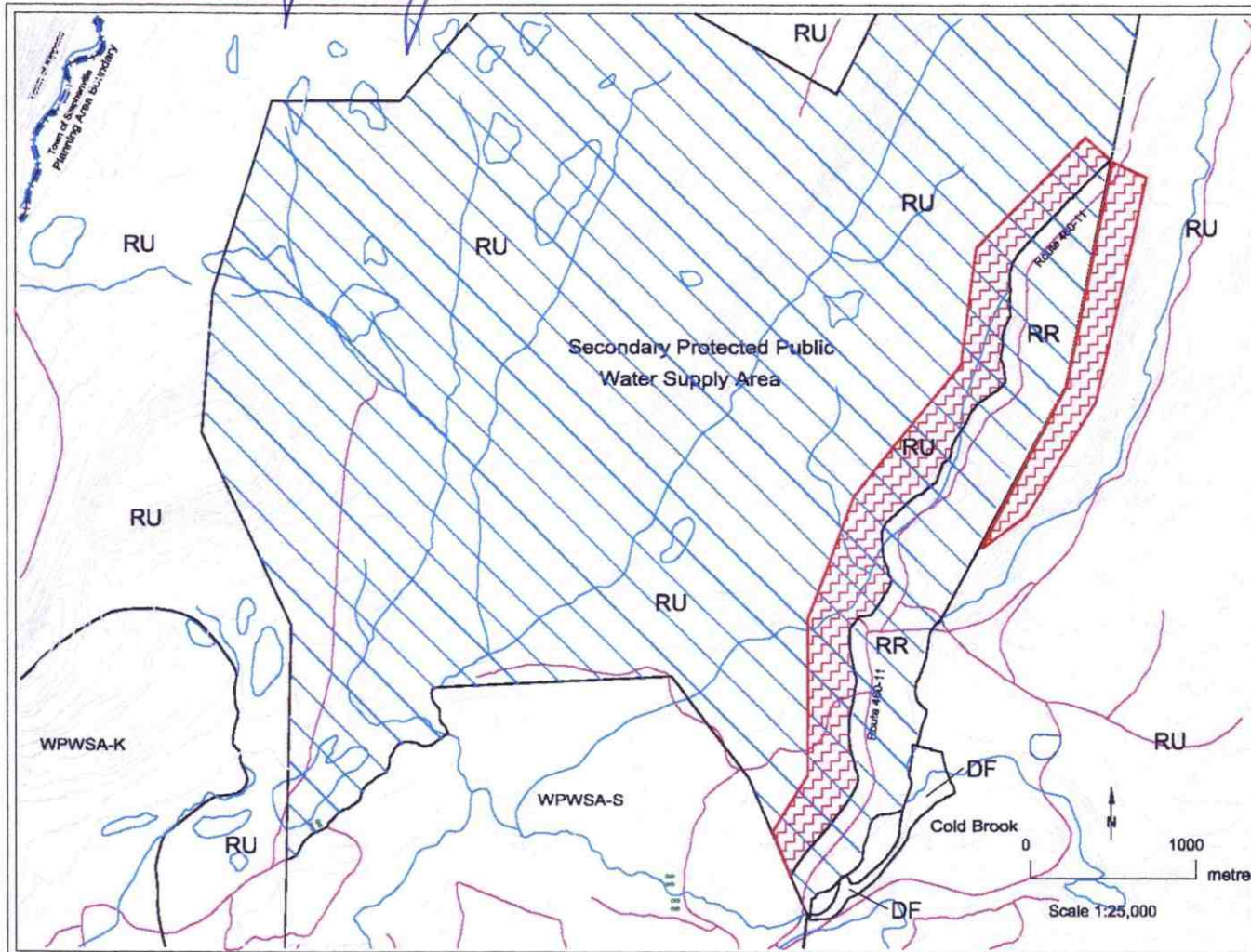


REGISTERED

Number 4945-2019-039

Date Feb. 14, 2019

Signature Mary O'Leary



Town of Stephenville

Development Regulations 2014
Land Use Zoning Map 4
Amendment No. 6, 2018



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

Dated at Stephenville, Newfoundland and Labrador

This 1st day of Nov, 2018

Tom Rose, Mayor

Jennifer Brake, Town Clerk

I certify that this Development Regulations No. 6, 2018 has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000.

John Baird
John Baird, MCIP

