

NOV 21 2017

COR/2017/04683

Ms. Jennifer Brake
Town Clerk
Town of Stephenville
P.O. Box 420
Stephenville, NL A2N 2Z5

Dear Ms. Brake:

STEPHENVILLE
Development Regulations Amendment No. 3, 2017

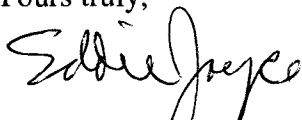
I am pleased to inform you that the **Town of Stephenville Development Regulations Amendment No. 2, 1017**, as adopted by Council on the **19th day of October 2017** has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email queensprinter@gov.nl.ca, by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



EDDIE JOYCE, MHA
District of Humber-Bay of Islands
Minister

Encls.

TOWN OF STEPHENVILLE
LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT
REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017

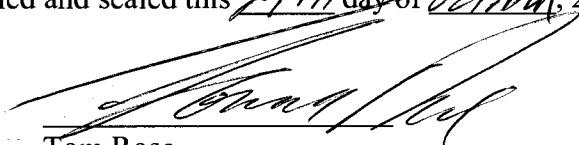
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017**

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. 3, 2017.

Adopted by the Town Council of Stephenville on the 19th day of October 2017.

Signed and sealed this 29th day of October, 2017.

Mayor:


Tom Rose

(Council Seal)

Clerk:

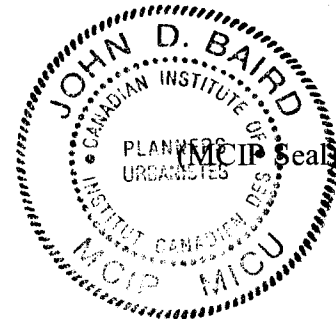

Jennifer Brake

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 3, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





Development Regulations/Amendment	
REGISTERED	
Number	<u>4945-2017-034</u>
Date	<u>Nov 20/17</u>
Signature	<u>Eddie Joyce</u>

TOWN OF STEPHENVILLE

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017

BACKGROUND

The Town of Stephenville wishes to amend Regulations 32 and 33 of its Development Regulations in order to reduce the minimum sideyards and rear yards for accessory buildings.

In Regulation 32: Accessory Buildings - Dwellings, the Town wishes to reduce the minimum sideyard and minimum rear yard from 2 metres to 1 metre.

In Regulation 33: Accessory Buildings - Non-Dwelling and Non-Apartment Building Uses, the Town wishes to reduce the minimum sideyard from 2 metres to 1 metre and the minimum sideyard abutting a residential property from 5 metres to 2 metres.

PUBLIC CONSULTATION

Public notice of the proposed amendment was published by advertisement in the Western Star newspaper on Wednesday, October 4 (see attached) providing a period up to 12:00 p.m. on October 16 for written comments or objections. No comments were received by the deadline.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017.

In Regulation 32, Subsection 6

DELETE the following:

- (6) *Minimum Side Yard — The minimum side yard for an accessory building is 2 metres except on a flanking road in corner lot.*

AND REPLACE WITH the following:

- (6) *Minimum Side Yard — The minimum side yard for an accessory building is 1 metre except on a flanking road in corner lot.*

In Regulation 32, Subsection 8

DELETE the following:

- (8) *Minimum Rear Yard — The minimum rear yard for an accessory building is 2 metres.*

AND REPLACE WITH the following:

- (8) *Minimum Rear Yard — The minimum rear yard for an accessory building is 1 metre.*

In Regulation 33, Subsection 5

DELETE the following:

- (5) *Minimum Side Yard — The minimum side yard for an accessory building shall be 2 metres, 5 metres where it abuts a residential use.*

AND REPLACE WITH the following:

- (5) *Minimum Side Yard — The minimum side yard for an accessory building shall be 1 metre, 2 metres where it abuts a residential use.*

TOWN OF STEPHENVILLE
LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT
REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017

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RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2017**

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Adopted by the Town Council of Stephenville on the 19th day of October 2017.

Signed and sealed this 24th day of October 2017.

Mayor:


Tom Rose

Clerk:

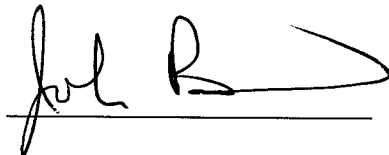

Jennifer Brake

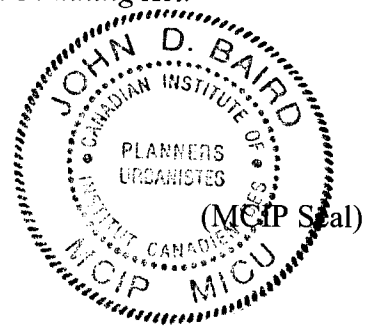
(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

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MCIP:





Development Regulations/Amendment	
REGISTERED	
Number	<u>4945-2017-054</u>
Date	<u>Nov 20/17</u>
Signature	<u>Eddie Jayo</u>

TOWN OF STEPHENVILLE

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