

**Integrated Community Health Care Centre  
150 Minnesota Drive  
Stephenville**

**Town of Stephenville  
Comprehensive Development Plan**

**May 22, 2024**

Stephenville Medical Clinic  
Comprehensive Development Plan

### **1.0 Introduction**

The Town of Stephenville has received an application to develop an integrated community health care centre at 150 Minnesota Drive near the Sir Thomas Roddick Hospital.

### **2.0 Project Description**

The 41,140 square-foot facility will house the Stephenville/Bay St. George Family Care Team and will consolidate into one location existing health services from other locations, including:

- Mental health and addictions services,
- The Flexible Assertive Community Treatment (FACT) team, which provides treatment of illness and symptoms, hands-on assistance with daily living activities, and recovery support for individuals with serious mental illness,
- Community support program offering services to seniors and individuals with physical and intellectual disabilities,
- Developmental health services, including speech-language pathology, audiology services, and direct home services, and
- Public Health

The Family Care Team's leased space will include clinics, exam rooms, procedure and treatment rooms, medication rooms, telehealth, counselling and interview rooms, meeting rooms, offices, and reception areas.

### **3.0 Comprehensive Development Plan**

This section provides a comprehensive description of the proposed development.

#### **3.1 Property Description**

The development property is located on the southeast corner of the Connecticut Drive-Minnesota Drive intersection in Stephenville (48.5614N, 58.5493W) on the opposite side of Connecticut Drive from Sir Thomas Roddick Hospital (see Appendices 1 and 2).

The property is approximately 3.3 hectares in area with a frontage of approximately 157 metres on Connecticut Drive and 288 metres on Minnesota Drive.

The site has a gentle south facing slope of approximately 5.5%. Ground vegetation cover includes a mix of forest and low-lying shrubbery. The southern boundary of the property lies approximately 105 metres from the shoreline of Noel's Pond.

#### **3.2 Land Use**

As shown in Appendix 3, the health care centre and associated parking areas will be the sole development on the property. Some areas of the property will remain as undeveloped green space.

Nearby land uses include Sir Thomas Roddick Hospital on the south side of Minnesota Drive; Acadian Village Retirement Home, Service Canada office building, the Stephenville Dome, and various commercial buildings on the north side of Minnesota Drive; an

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industrial area farther south on Connecticut Drive; and undeveloped green space to the immediate east.

Under the Stephenville Municipal Plan, the future land use designation of the property is Community Services. Under the Development Regulations, the property is zoned Comprehensive Development Area-Community Services. Before Council can approve the development, the property will need to be rezoned to Public Use. No amendment will be required to the Municipal Plan.

### **3.3 Roads and Services**

The property is a corner lot with a total street frontage of approximately 445 metres on Connecticut Drive and Minnesota Drive.

The development will be serviced by full municipal water and sewer services.

As shown in Appendix 3, access to the development will be via a single driveway from Connecticut Drive.

### **3.4 Waterways and Wetlands**

The largest nearby water body is Noel's Pond, located approximately 105 metres southeast of the property boundary. Noel's Brook, which flows out of the west end of Noel's Pond, lies approximately 124 metres from the property boundary.

Two environmental protection zones surround Noel's Pond and Noel's Brook. They include the Designated Floodway zone, which takes in the water bodies and a narrow strip of land along the shoreline. Surrounding that zone is the Climate Change Flood zone, which extends a narrow additional distance from the shoreline. No parts of these zones come closer than 80 metres from the property boundary.

### **3.5 Recreational Uses**

The Newfoundland T'Railway corridor runs parallel to the north side of Noel's Pond. It connects to an ATV trail that runs along the east side of Connecticut Drive and abuts the medical clinic property.

### **3.6 Site Suitability**

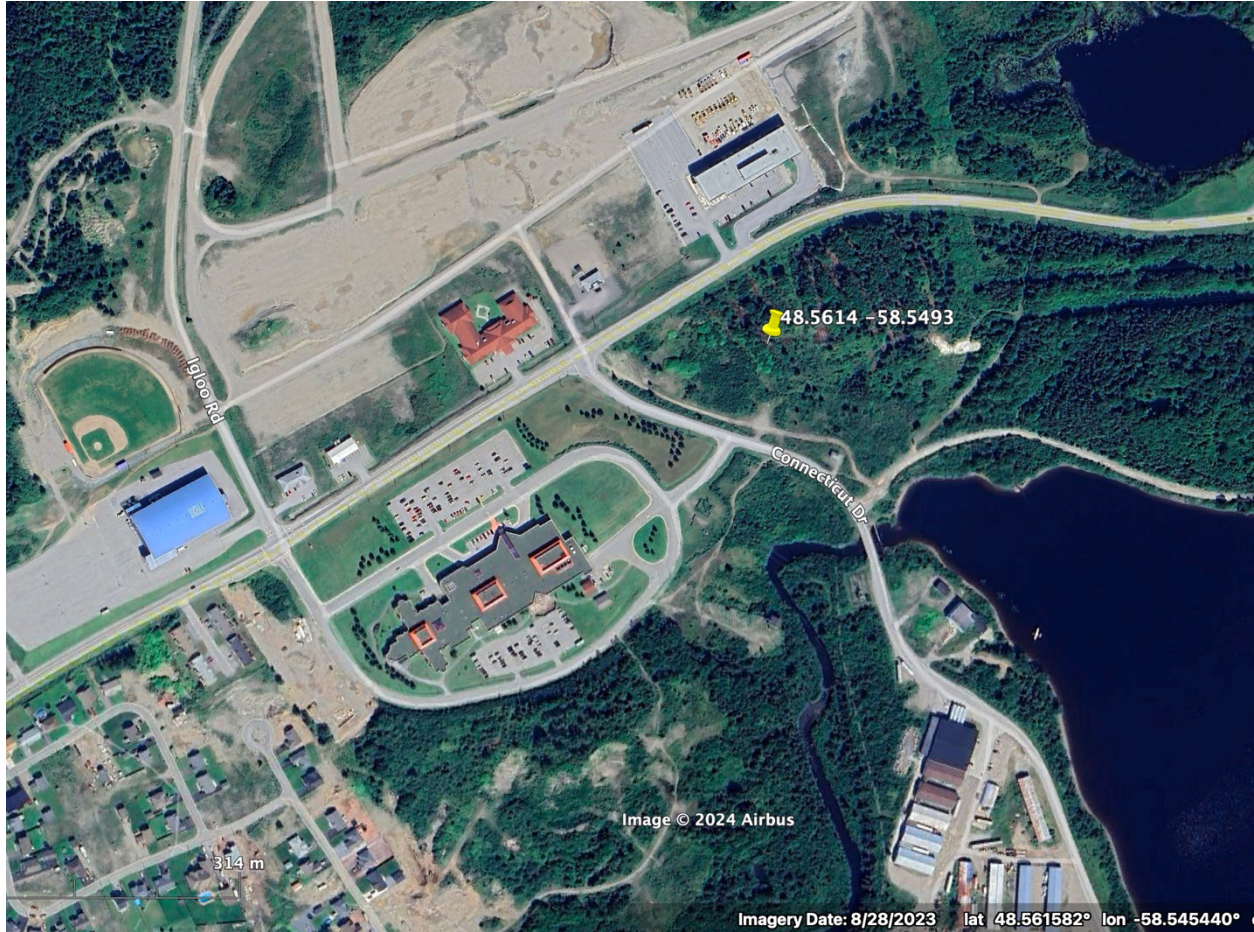
This is a highly convenient site for the development, given its proximity to Roddick Hospital and the nearby retirement home.

There are no abutting land uses that will be incompatible with the development. It will naturally be buffered from the industrial properties to the south by Noel's Brook and associated protective buffers.

Given its comfortable distance from the nearby water bodies, the site is unlikely to impact water resources or aquatic life. There are no significant wetlands in the vicinity.

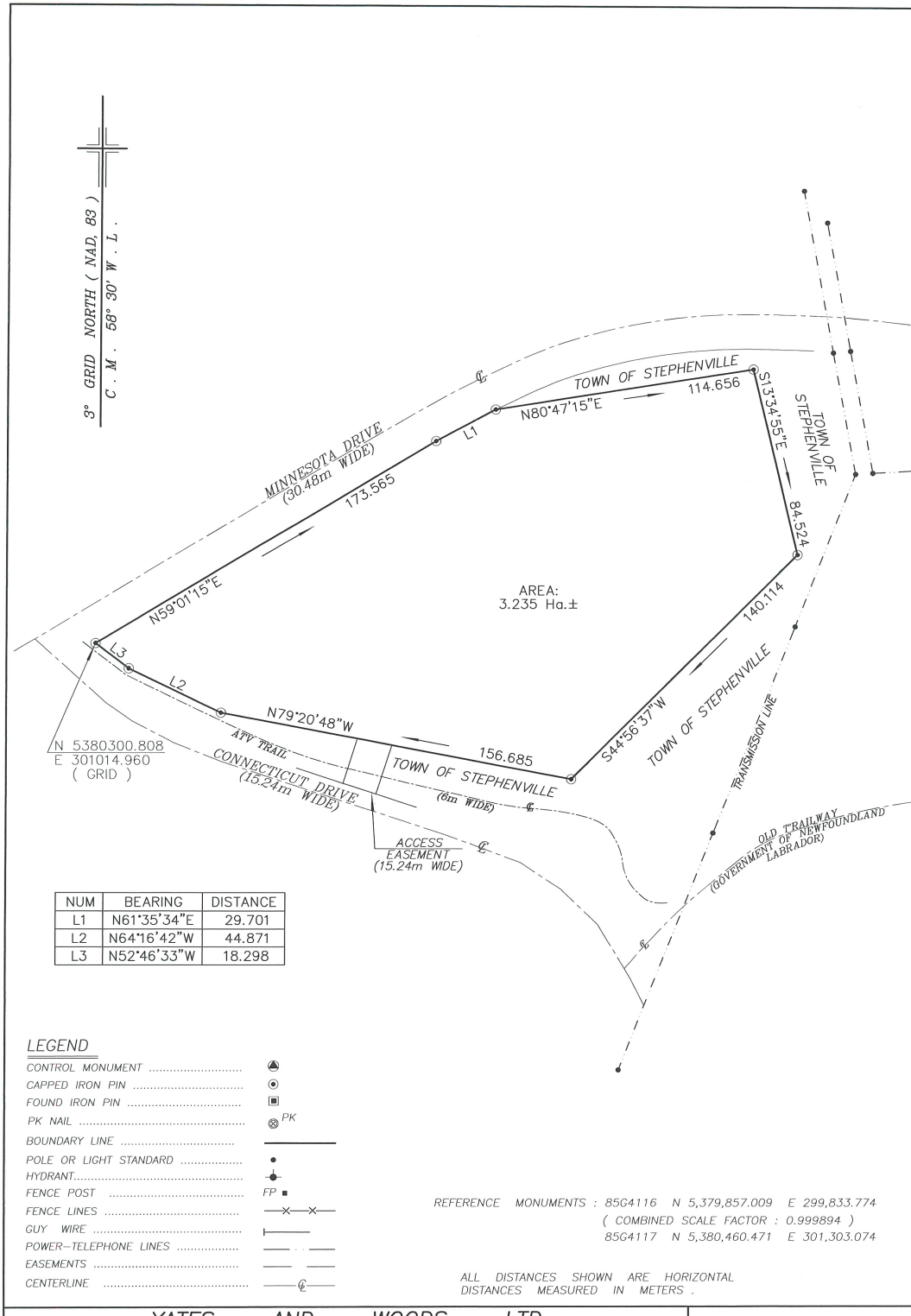
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**Appendix 1 – Site Location**  
(Coordinates 48.5614N, 58.5493W)



# Stephenville Medical Clinic Comprehensive Development Plan

## Appendix 2 – Property Survey



# Stephenville Medical Clinic Comprehensive Development Plan

## Appendix 3 – Development Concept Plan

