

# **TOWN OF STEPHENVILLE MUNICIPAL PLAN**

## **AMENDMENT No. 10, 2025**

Hillier Avenue Residential Development

**Prepared by Baird Planning Associates**

---

**John Baird, MCIP  
August 2025**



**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF STEPHENVILLE MUNICIPAL PLAN**  
**AMENDMENT No. 10, 2025**

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 Municipal Plan Amendment No. 10, 2025 on the \_\_\_\_ day of \_\_\_\_\_ 2025.
- b) Gave notice of the adoption of Stephenville Municipal Plan Amendment No. 10, 2025 by advertisement posted on the \_\_\_\_ day of \_\_\_\_\_ 202\_ as follows:
  - (i)
  - (ii)
  - (ii)
- c) Set the \_\_\_\_ day of \_\_\_\_\_, 202\_ 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 Municipal Plan Amendment No. 10, 2023 as adopted.

SIGNED AND SEALED this \_\_\_\_ day of \_\_\_\_\_ 202\_\_

Mayor: \_\_\_\_\_

(Council Seal)

Clerk: \_\_\_\_\_

Municipal Plan / Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF STEPHENVILLE  
MUNICIPAL PLAN AMENDMENT No. 10, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts the Stephenville Municipal Plan Amendment No. 10, 2023.

Adopted by the Town Council of Stephenville on the \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Mayor: \_\_\_\_\_

(Council Seal)

Clerk: \_\_\_\_\_

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Municipal Plan Amendment No. 10, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: \_\_\_\_\_  
John Baird

(MCIP Seal)



**TOWN OF STEPHENVILLE**  
**MUNICIPAL PLAN AMENDMENT No. 10, 2025**

**BACKGROUND**

The Town of Stephenville proposes to amend its Municipal Plan and Development Regulations to remove the prohibition against development that is not connected to municipal water and sewer services in the Hillier Avenue area. This change will affect the following land use zones in the Residential future land use designation:

- Country Living Residential (CLR)
- Comprehensive Development Area - Residential (CDA-R)

The current restriction on unserviced development in the area derived from a concern of the Provincial Water Resources Management Division that unserviced development in these areas might have potential for groundwater contamination, particularly with regard to the Stephenville and Kippens municipal water supplies.

A 2025 study by Fracflow Consultants Inc. assessed the potential impacts of 15 unserviced residential lots in the Hillier Avenue area on the Stephenville and Kippens water supplies (Fracflow, *3D Hydrogeological Model – Hillier Avenue Area, Stephenville: Assessment of Residential Impacts – Overburden Wells and Septic Drain Fields*, 2025). The study concluded that the overburden wells and septic tank drain fields associated with the 15 lots would not pose an unacceptable risk to either the water quality or the water quantity in the underlying bedrock aquifer as long as the lots are an acceptable size.

In an email dated July 7, 2025, Angela Buchanan, Groundwater Resource Manager with the Provincial Water Resources Management Division stated the following:

“Based on the findings from the additional study and report *3D Hydrogeological Model Hillier Avenue Area, Stephenville, Assessment of Residential Impacts Overburden Wells and Septic Drain Fields* completed by Fracflow for the Town of Stephenville, Water Resources Management Division, Groundwater Section, has no further comments or issues with the rezoning of Hillier Ave as long as any wells installed are shallow or overburden wells as per the description you provided below, under “Groundwater Supply” and any developments or activities within the Kippens Wellhead Protection Area follow the guidelines for development or activities within Wellhead Protection Areas....

*WRMD also recommends at least 1 acre lot sizes for any developments to aid in recharge.*

Based on the Fracflow study, Council wishes to proceed with an amendment to the Municipal Plan and Development Regulations, which would accommodate the development of 15 lots in the Hillier Avenue area. A Comprehensive Development Area (CDA) Plan for the area has been completed, given public notice, and been adopted by Council. Any

additional development beyond the 15 lots will be subject to a second high level hydrogeological assessment in accordance with the requirements of the Water Resource Management Division.

The following summarizes the changes that will result from the proposed amendment.

- (1) The future land use designation of the Hillier Avenue development area will be redesignated from Residential to Rural. A small area will be redesignated to Environmental Protection to create a buffer around the two ponds in the area.
- (2) Unserved single dwellings will be permitted in the redesignated area. Initially a maximum of 15 dwellings will be permitted. Any development beyond that number will depend on the results of a high level groundwater impact study of the area.
- (3) Residential water supply will be restricted to dug or drilled overburden wells that do not intersect with the underlying bedrock.

## **PUBLIC CONSULTATION**

*Forthcoming*

## **MUNICIPAL PLAN AMENDMENT No. 10, 2023**

**REDESIGNATE** approximately 69 hectares of land in the vicinity of Hillier Avenue from Residential to Rural as shown on the following page.



**REDESIGNATE** approximately 3 hectares of land in the vicinity of two ponds in the vicinity of Hillier Avenue from Residential to Environmental Protection as shown on the following page.



Dated: JULY 28, 2025

## Town of Stephenville

### Municipal Plan Future Land Use Map Amendment No. 10, 2025

-  From: Residential (RES)  
To: Environmental Protection (EP)
-  From: Residential (RES)  
To: Rural (RU)

Dated at Stephenville, Newfoundland and Labrador

This \_\_\_\_\_, Day of \_\_\_\_\_,  
2025

\_\_\_\_\_  
Tom Rose, Mayor

\_\_\_\_\_  
Jennifer Brake, Town Clerk

I certify that this Municipal Plan amendment for the Town of Stephenville has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:

\_\_\_\_\_  
John Baird, MCIP

