

TOWN OF STEPHENVILLE DEVELOPMENT REGULATIONS

AMENDMENT No. 20, 2025

Hillier Avenue Rezoning
Creation of Rural Residential 2 Zone

Prepared by Baird Planning Associates

**John Baird, MCIP
August 2025**



URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF STEPHENVILLE DEVELOPMENT REGULATIONS
AMENDMENT No. 20, 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 Development Regulations Amendment No. 20, 2025 on the ____ day of _____ 2025.
- b) Gave notice of the adoption of Stephenville Development Regulations Amendment No. 20, 2025 by advertisement posted on the ____ day of _____ 2025 as follows:
 - (i)
 - (ii)
 - (ii)
- c) Set the ____ day of _____, 2025 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. 20, 2025 as adopted.

SIGNED AND SEALED this ____ day of _____ 2025

Mayor: _____

(Council Seal)

Clerk: _____

Development Regulations / Amendment

REGISTERED

Number _____

Date _____

Signature _____

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2025**

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. 20, 2025.

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 Development Regulations Amendment No. 20, 2025 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. 20, 2025

BACKGROUND

Amendment No. 20 to the Stephenville Development Regulations corresponds with Amendment No. 10 to the Stephenville Municipal Plan, which proposes to change the future land use designation of approximately 69 hectares in the Hillier Avenue area of Stephenville from Residential to Rural.

The proposed amendment includes the following changes.

1. Creation of a new zone named Rural Residential 2 (RR2). The RR2 zone is created to accommodate appropriate residential development in locations where municipal water and sewer services are not available.
2. Rezoning of lands in the Hillier Avenue area from Country Living Residential (CLR) and Comprehensive Development Area–Residential (CDA-R) to Rural Residential 2 (RR2).

Currently the CLR and CDA-R zones include a condition that *"Development shall be connected to municipal water and sewer services."* The original rationale for this regulation was that private onsite wells and septic systems in the vicinity of the Stephenville and Kippens municipal water supply sources could have potential to contaminate the underlying bedrock aquifers.

As discussed in the corresponding Municipal Plan amendment, a 2025 study by Fracflow Consultants concluded that 15 additional houses in the Hillier Avenue area would pose a minimal risk to contaminate the underlying bedrock aquifers. In addition, the provincial Water Resources Management Division (WRMD) had previously expressed a concern that other possible future demands on these aquifers could leave private shallow wells in the area deficient. This concern no longer exists and WRMD's groundwater manager has communicated that the Division has no further issues with the proposed amendment.

In addition to creating the new Rural Residential-2 zone, this amendment will rezone to RR2 approximately 8.3 hectares currently zoned Country Living Residential and 61.0 hectares currently zoned Comprehensive Development Area–Residential. Another 3.0 hectares will be rezoned from Comprehensive Development Area-Residential to Rural Residential-2 to Environmental Protection to provide a green buffer around two ponds in the area.

A requirement of the CDA-R zone is that before a rezoning amendment can take place, a Comprehensive Development Plan (CDP) must be prepared to describe future proposed development. In accordance with that requirement, the Town has adopted a CDP to address proposed unserviced residential development in the Hillier Avenue area. It is submitted along with this proposed amendment.

PUBLIC CONSULTATION

Forthcoming

DEVELOPMENT REGULATIONS AMENDMENT No. 20, 2025

Amendment No. 20 to the Development Regulations includes the following changes.

1. **SCHEDULE C – Creation of a new zone named Rural Residential-2 (RR2)**

ADD the following Use Zone Table to Schedule C.

USE ZONE TABLE RURAL RESIDENTIAL-2 (RR2) ZONE

<i>ZONE TITLE</i>	<i>RURAL RESIDENTIAL-2 (RR2)</i>
<i>PERMITTED USE CLASSES - (see Regulation 108) Conservation, Home Office, Recreational Open Space, Single Dwelling, Subsidiary Apartment</i>	
<i>DISCRETIONARY USE CLASSES (see Regulations 24 and 109) Agriculture, Bed and Breakfast, Forestry, Home Business, Mineral Exploration</i>	

<i>SINGLE DWELLING STANDARDS</i>	<i>Single Dwelling</i>
<i>Lot area (Minimum)</i>	<i>4,000 m²</i>
<i>Frontage (Minimum)</i>	<i>45 m</i>
<i>Building line setback (Minimum)</i>	<i>15 m</i>
<i>Building Line setback (Maximum)</i>	<i>30 m</i>
<i>Sideyard width (Minimum)</i>	<i>10m one side, 5m other side</i>
<i>Sideyard width Flanking Road (Minimum)</i>	<i>10 m</i>
<i>Rear yard depth (Minimum)</i>	<i>30 m</i>

CONDITIONS

1. Discretionary Use Classes

A Discretionary Use Class in this table may be permitted at Council's discretion provided the development will be compatible with the Permitted Use Classes and not contrary to the general intent of the Municipal Plan and Development Regulations.

2. Onsite Water and Sewer Services

Development in the RR2 zone will not be connected to municipal water and/or sewer services. An application for a single dwelling will be approved only if it will have on

the same lot a private well and private sewage septic system adequate to meet the needs of the development.

3. Onsite Water Supply

- (a) Development of an onsite water supply will comply with applicable Provincial regulations and requirements for unserviced development.*
- (b) The water supply will be limited to a dug well or a drilled well that does not intersect bedrock.*
- (c) A general layout showing well location on the lot, depth to bedrock, and construction details will be submitted for approval prior to construction.*
- (d) Maximum well depth will be 20 m below ground surface and no less than 10 m above bedrock.*
- (e) Well design and installation will be subject to the approval of the Government of Newfoundland and Labrador, Service NL.*
- (f) The approved well location and construction details will be a condition surviving the sale of the lot, enforced through a restrictive covenant on the property deed.*

4. Onsite Sewage Disposal

- (a) Development of an onsite sewage septic system will comply with applicable Provincial regulations and requirements for unserviced development, including the Sanitation Regulations under the Public Health Act.*
- (b) A general layout showing the septic system location on the lot and construction details will be submitted for approval prior to construction.*
- (c) Septic system design and installation will be subject to approval by the Government of Newfoundland and Labrador, Service NL.*
- (d) The approved septic system location and construction details will be a condition surviving the sale of the lot, enforced through a restrictive covenant on the property deed.*

5. Residential Development Limit

The 2025 Fracflow Consultants report, “3D Hydrogeological Model – Hillier Avenue Area, Stephenville: Assessment of Residential Impacts – Overburden Wells and Septic Drain Fields” found that the development of 15 residential dwellings in the Hillier Avenue area would not create an unacceptable contamination risk for the Stephenville and Kippens water supply aquifers.

In accordance with the findings of the Fracflow study, no more than 15 residential dwellings will be approved in the Hillier Avenue RR2 zone until such time that a comprehensive Level II assessment shows that additional dwellings will not compromise water quality in the Stephenville and Kippens water supplies.

6. Exemption from Street Frontage Requirement

In accordance with Regulation 55, at Council’s discretion, approved buildings in this zone may be exempted from the required lot frontage on a publicly owned and maintained street.

Development on unserviced lots is subject to the requirements set out under the “Private Sewage Disposal and Water Supply Standards”, and/or other applicable requirements of Service NL and the Department of Environment and Conservation.

7. Mineral Exploration

See Regulation 56.

8. Subsidiary Apartment

See Regulation 71.

2. Land Use Zoning Changes

As shown on the following page, the Stephenville Land Use Zoning Map is amended to:

- (1) Rezone approximately 8.3 hectares from Country Living Residential to Rural Residential-2
- (2) Rezone approximately 61.0 hectares from Comprehensive Development Area-Residential to Rural Residential-2
- (3) Rezone approximately 3.0 hectares from Comprehensive Development Area-Residential to Environmental Protection



Dated: JULY 14, 2025

Town of Stephenville

Development Regulations Land Use Zoning Map Amendment No. 20, 2025

- From: Comprehensive Development Area - Residential (CDA-R)
To: Environmental Protection (EP)
- From: Comprehensive Development Area - Residential (CDA-R)
To: Rural Residential (RR2)
- From: Country Living Residential (CLR)
To: Rural Residential 2 (RR2)

Dated at Stephenville, Newfoundland and Labrador

This _____, Day of _____,
2025

Mayor, Tom Rose

Town Clerk, Jennifer Brake

I certify that this Development Regulations 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