

**TOWN OF SOUTH RIVER**  
**MUNICIPAL PLAN 2017-2027**

**MUNICIPAL PLAN AMENDMENT No. 3, 2024**

**(18-20 TAYLORS ROAD AMENDMENT)**

**JULY 2024**

**Urban and Rural Planning Act, 2000**  
**Resolution to Approve**  
**Town of South River Municipal Plan 2017-2027**  
**Amendment No. 3, 2024**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River;

- a) Adopted the Town of South River Municipal Plan Amendment No. 3, 2024 on the \_\_\_\_ day of \_\_\_\_\_ 2024.
- b) Gave notice of the adoption of the Town of South River Municipal Plan Amendment No. 3, 2024 by advertisement in a newspaper on \_\_\_\_\_, 2024. The notice was also posted on the Town's website, and circulated to surrounding property owners. .
- c) Set the \_\_th day of \_\_\_\_\_, 2024 for the holding of a public hearing at the \_\_\_\_\_ to consider submissions and objections.

Now under Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River approved the Town of South River Municipal Plan Amendment No. 3, 2024 as adopted.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor:

\_\_\_\_\_  
Beverley Wells

(Council Seal)

Town Clerk/ Manager:

\_\_\_\_\_  
Marjorie Dawson

<b>Municipal Plan/Amendment</b>	
<b><u>REGISTERED</u></b>	
Number _____	
Date _____	
Signature _____	

**Urban and Rural Planning Act, 2000**  
**Resolution to Adopt**  
**Town of South River Municipal Plan 2017-2027**  
**Amendment No. 3, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River hereby adopts Amendment No. 3, 2024 to the Town of South River Municipal Plan Development Regulations.

Adopted by the Town Council of South River on the \_\_\_\_\_ day of \_\_2024.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor:

\_\_\_\_\_  
Beverley Wells

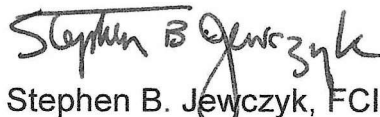
(Council Seal)

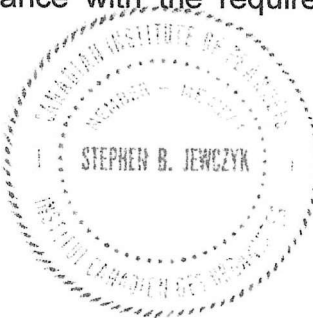
Town Clerk/ Manager:

\_\_\_\_\_  
Marjorie Dawson

**Canadian Institute of Planners Certification**

I certify that Amendment No. 3, 2024 to the South River Municipal Plan 2017 - 2027 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

  
Stephen B. Jewczyk, FCIP  
Urban and Regional Planner



## **Town of South River Municipal Plan Amendment No. 3, 2024**

### **PURPOSE**

The South River Municipal Plan came into legal effect on February 16, 2018. The Municipal Plan contains policies and land use designations which guide and direct the orderly growth and development of the Town.

The Town Council has received a request from the property owner at 18-20 Taylor's Road to rezone a portion of the property where a dwelling under construction is situated from '**Environmental Protection (EP)**' to '**Residential (Res)**'. Should the rezoning be approved, then the Water Management Division of the provincial Department of Environment and Climate Change will give consideration of the dwelling as it is within 15 m of the water reservation of south river.

The purpose of the Municipal Plan Amendment is to re-designate land currently designated as '**Environmental Protection**' to '**Residential**' to allow a single dwelling under construction to conform to the land use policies of the Municipal Plan.

### **THE SUBJECT PROPERTY**

The amendment area under consideration is located on property situated on the east shore of the South River and abuts the western street line of Taylors Road Extension. The property has access onto and a frontage of 37.036 m on Taylors Road Extension and an area of 3383.5 m<sup>2</sup>.

There is a gravel driveway into the property which leads to a dwelling under construction which is located in close proximity to South River. A large portion of the property is forested.

The dwelling under construction has a ground floor area of approximately 84 m<sup>2</sup> and is located within two land use designations '**Environmental Protection**' and '**Residential**'. The majority of the dwelling is located within the '**Residential**' land use designation but a portion of the dwelling (approximately 33.5 m<sup>2</sup>) toward South River is located within the '**Environmental Protection**' land use designation. The applicant wishes to re-designate this portion of the dwelling so that the full dwelling will be situated within the '**Residential**' land use designation of the Municipal Plan.

## **THE TOWN OF SOUTH RIVER MUNICIPAL PLAN 2017-2027**

The applicant is requesting Council to consider the re-designation of a portion of the property at Taylors Lane from **'Environmental Protection'** to **'Residential'**.

Allowing this amendment to proceed will allow for the completion of the dwelling to be fully situated within the **'Residential'** land use designation thus conforming to the residential policies of the Municipal Plan.

The proposal and the supporting amendment are consistent with the intent, goals, and objectives of the Municipal Plan.

## **THE TOWN OF SOUTH RIVER DEVELOPMENT REGULATIONS 2017-2027**

The portion of the subject property that is the subject of the Municipal Plan amendment is currently zoned as **'Environmental Protection (EP)'**. The EP zoning does not permit residential development within the zone. An amendment to the Development Regulations will be required to support and implement this land use designation amendment.

## **PUBLIC CONSULTATION**

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that individuals and groups could provide input to the proposed Municipal Plan Amendment. The Town Council:

1. Published a notice in a local newspaper; and,
2. Placed the proposed municipal plan amendment on its website and circulated the notice to surrounding property owners to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment.

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

No comments or objections received by the Town during the public consultation period.

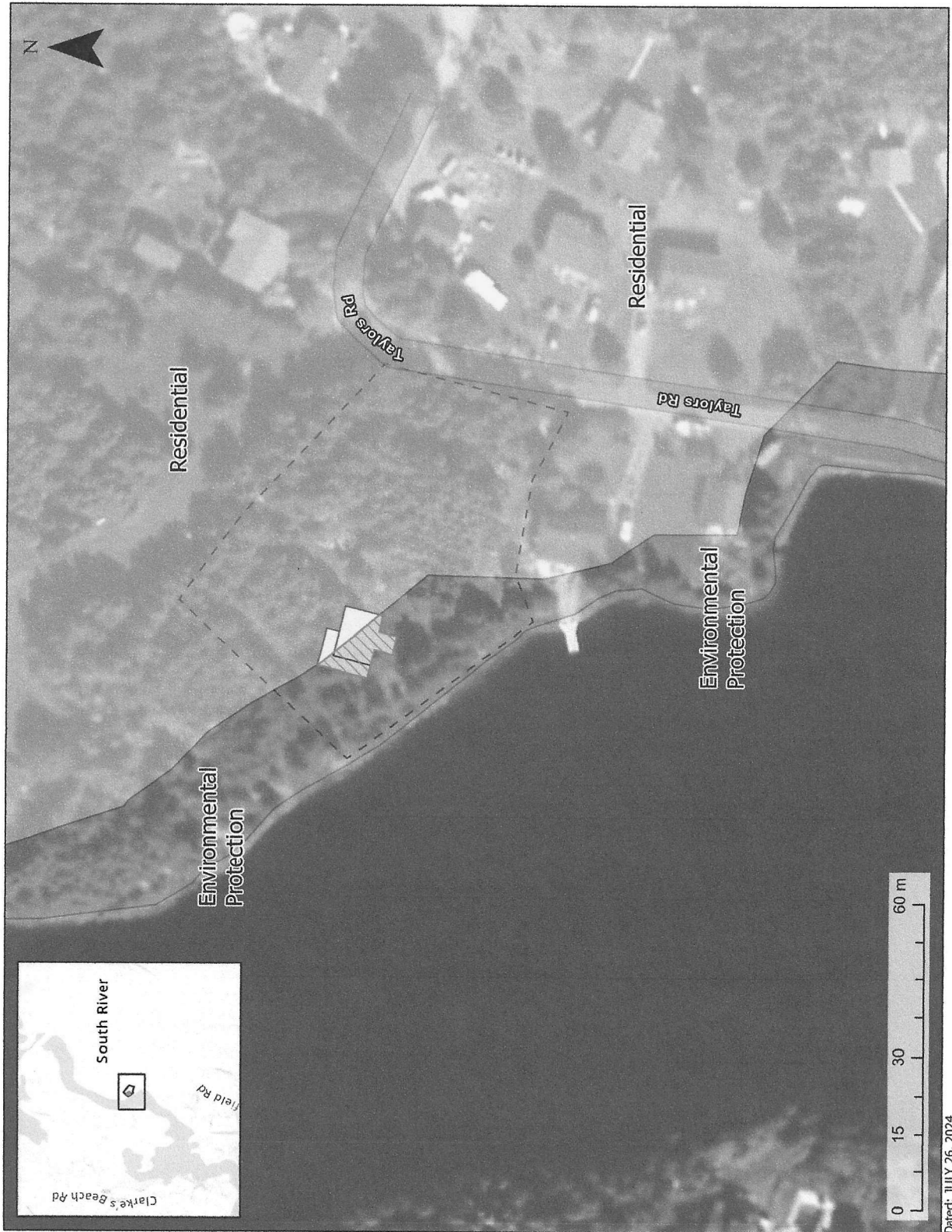
## **MUNICIPAL PLAN AMENDMENT NO. 3, 2024**

The Town of South River Municipal Plan 2017-2027 shall be amended as follows:

1. Re-designate approximately 33.5 m<sup>2</sup> of property situated at 18-20 Taylor's Road from '**Environmental Protection**' to '**Residential**' as illustrated on the attached portion of the Town of South River Municipal Plan Future Land Use Map which forms part of this amendment.

No text amendment is proposed as part of the amendment.

Town of South River	
Municipal Plan 2017-2027 Future Land Use Map Amendment No. 3, 2024	
<div><div></div><div>From: Environmental Protection</div></div> <div><div></div><div>To: Residential</div></div>	<div><div></div><div>Building Footprint</div></div> <div><div></div><div>Property Survey</div></div>
Dated at South River, Newfoundland and Labrador This _____, Day of _____, 2024	
Mayor, Beverly Wells	
Town Clerk, Marjorie Dawson	
I certify that this Municipal Plan amendment for the Town of South River has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000: <div><div>STEPHEN B. JEWCHYK</div><div>Stephen B. Jewczyk</div><div>Stephen Jewczyk, FCIIP</div></div>	



**TOWN OF SOUTH RIVER  
DEVELOPMENT REGULATIONS 2017-2027**

**AMENDMENT No. 3, 2024**

**(18-20 TAYLOR's ROAD REZONING AMENDMENT)**

**JULY 2024**



**Urban and Rural Planning Act, 2000**  
**Resolution to Approve**  
**Town of South River Development Regulations 2017-2027**  
**Amendment No. 3, 2024**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Witless Bay;

- a) Adopted the Town of South River Development Regulations Amendment No. 3, 2024 on the \_\_\_\_ day of \_\_\_\_\_ 2024.
- b) Gave notice of the adoption of the Town of South River Development Regulations Amendment No. 3, 2024 by advertisement a newspaper on \_\_\_\_\_, 2024. The notice was also posted on the Town's website, and circulated to surrounding property owners. .
- c) Set the \_\_\_\_th day of \_\_\_\_\_, 2024 for the holding of a public hearing at the \_\_\_\_\_ to consider submissions and objections.

Now under Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River approved the Town of South River Development Regulations Amendment No. 3, 2024 as adopted.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor:

\_\_\_\_\_  
Beverley Wells

(Council Seal)

Town Clerk/ Manager:

\_\_\_\_\_  
Marjorie Dawson

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

**Urban and Rural Planning Act, 2000**  
**Resolution to Adopt**  
**Town of South River Development Regulations 2017-2027**  
**Amendment No. 3, 2024**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of South River hereby adopts Amendment No. 3, 2024 to the Town of South River Development Regulations.

Adopted by the Town Council of South River on the \_\_\_\_\_ day of \_\_2024.

Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Mayor:

\_\_\_\_\_  
Beverley Wells

(Council Seal)

Town Clerk/ Manager:

\_\_\_\_\_  
Marjorie Dawson

**Canadian Institute of Planners Certification**

I certify that Amendment No. 3, 2024 to the South River Development Regulations 2017 - 2027 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Stephen B. Jewczyk, FCIP  
Urban and Regional Planner



## **Town of South River Development Regulations 2017-2027 Amendment No. 3, 2024**

### **PURPOSE**

The South River Development Regulations came into legal effect on February 16, 2018. The Development Regulations outlines development standards the use and related conditions of land in the use zones and divides the Town into use zones which are illustrated on the Land Use Zoning Map.

The Town Council has received a request from the property owner at 18-20 Taylor's Road to a portion of the property where a dwelling under construction is situated from '**Environmental Protection (EP)**' to '**Residential (Res)**'. Should the rezoning be approved, then the Water Management Division of the provincial Department of Environment and Climate Change will give consideration of the dwelling within the 15 m water reservation.

This rezoning supports and is concurrent with Town of South River Municipal Plan Amendment No 3, 2024 to which it relates and is required to fully implement the amendment.

### **THE SUBJECT PROPERTY**

The amendment area under consideration is located on property situated on the east shore of the South River and abuts the western street line of Taylors Road Extension. The property has access onto and a frontage of 37.036 m on Taylors Road Extension and an area of 3383.5 m<sup>2</sup>.

There is a gravel driveway into the property which leads to a dwelling under construction which is located in close proximity to South River. A major portion of the property is forested.

The dwelling under construction has a ground floor area of approximately 84 m<sup>2</sup> and is located within two use zones '**Environmental Protection (EP)**' to '**Residential (Res)**'. The majority of the dwelling is located within the '**Residential (Res)**' use zone but a portion of the dwelling (approximately 33.5 m<sup>2</sup>) toward South River is located within the '**Environmental Protection (EP)**' use zone. The applicant wishes to rezone this portion of the dwelling so that the full dwelling will be situated within the '**Residential (Res)**' use zone of the Development Regulations.

### **PUBLIC CONSULTATION**

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that

individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council:

1. Published a notice in a local newspaper, and,
2. Placed the proposed rezoning amendment on its website and circulated the notice to surrounding property owners to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment.

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

No comment or objection was received by the Town during the public consultation period.

### **DEVELOPMENT REGULATIONS AMENDMENT NO. 3, 2024**

The Town of South River Development Regulations 2017-2027 shall be amended as follows:

1. Rezone approximately 33.5 m<sup>2</sup> of property situated at 18-20 Taylor's Road from '**Environmental Protection (EP)**' to '**Residential (Res)**' as illustrated on the attached portion of the Town of South River Land Use Zoning Map which forms part of this amendment.

No text amendment is proposed as part of the amendment.

Town of South River	
Development Regulations 2017-2027 Land Use Zoning Map Amendment No. 3, 2024	
<div><div></div>From: Environmental Protection</div> <div><div></div>To: Residential</div>	<div><div></div>Building Footprint</div> <div><div></div>Property Survey</div>
Dated at South River, Newfoundland and Labrador	
This _____, Day of _____, 2024	
Mayor, Beverly Wells	
Town Clerk, Marjorie Dawson	
I certify that this Development Regulations amendment for the Town of South River has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:	
<div><div>STEPHEN B. JEWICZYK</div><div>Stephen B. Jewczyk</div><div>STEPHEN B. JEWICZYK</div><div>Stephen Jewczyk, FCIIP</div></div>	

