

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 6th day of August 2025.
- b) Gave notice of the adoption of the Town of South River Municipal Plan Amendment No. 3, 2024 by posting the notice at the Town Hall and Marshall's Cornerstop. The notice was also posted on the Town's website, and circulated to surrounding property owners. .
- c) Set the 28th day of August, 2025 for the holding of a public hearing at the Town of South River Town Hall 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 _____, 2025.

Mayor:

Beverley Wells

(Council Seal)

Town Clerk/ Manager:

Marjorie Dawson

Municipal Plan/Amendment
REGISTERED

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 6th day of August 2025.

Signed and sealed this _____ day of _____, 2025.

Mayor:

Beverley Wells

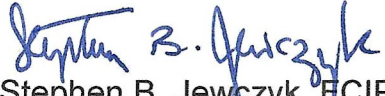
(Council Seal)

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 m².

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 m² 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 m²) 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. Posted a Notice at the Town Hall for 2 weeks commencing on August 9, 2024;
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 response was received by the deadline date of Friday August 25, 2024

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 m² 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**

From: Environmental Protection
To: Residential



Building Footprint



Property Survey



Dated at South River, Newfoundland and Labrador

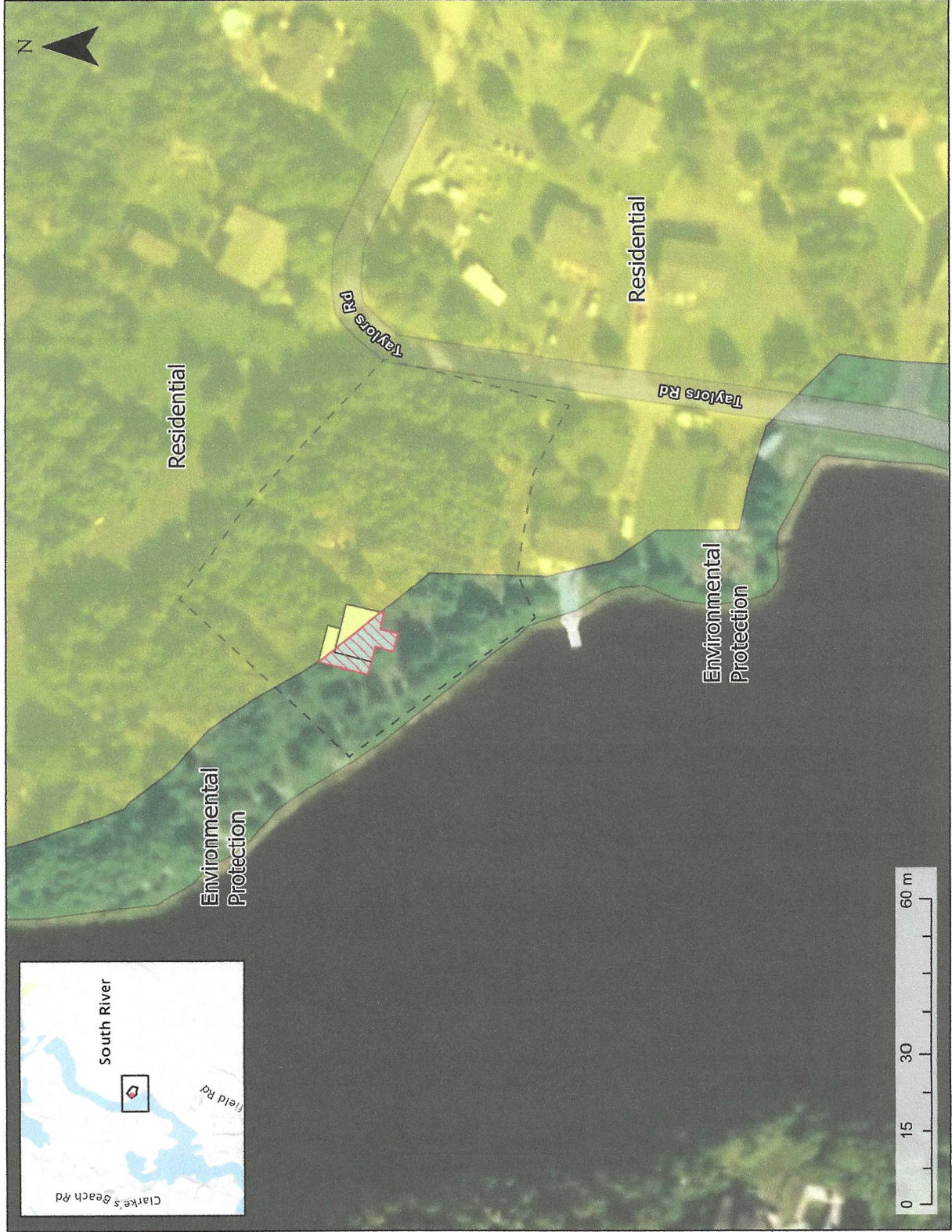
This _____, Day of _____, 2024

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:

Stephen Jewczyk, FCIP



Dated: JULY 26, 2024

**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 6th day of August 2025.
- b) Gave notice of the adoption of the Town of South River Development Regulations Amendment No. 3, 2024 by posting a notice at the Town Hall and Marshall's Cornerstop. The notice was also posted on the Town's website, and circulated to surrounding property owners. .
- c) Set the 28th day of August, 2025 for the holding of a public hearing at the Town of South River Town Hall 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 _____, 2025.

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 6th day of August, 2025.

Signed and sealed this _____ day of _____, 2025.

Mayor:

Beverley Wells

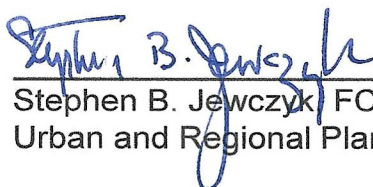
(Council Seal)

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 m².

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 m² 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 m²) 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. Posted a Notice at the Town Hall for 2 weeks commencing on August 9, 2024; 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 response was received by the deadline date of Friday August 25, 2024.

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 m² 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	
From: Environmental Protection To: Residential	
Building Footprint	
Property Survey	
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:	
Stephen Jewczyk, FCIP	

