

Town of Stephenville

Douglas Street Subdivision Development Comprehensive Development Plan

February 2025

Douglas Street Residential Subdivision
Comprehensive Development Plan

1.0 Introduction

The Town of Stephenville has received an application to develop a residential subdivision in the northern area of the town in the vicinity of Queen Street Extension and Whalen Crescent.

Because a portion of the proposed development is located in the Comprehensive Development Area – Residential (CDA-R) zone, the Stephenville Development Regulations require that a Comprehensive Development Plan and rezoning amendment for the site must be completed before Council can approve the development.

2.0 Comprehensive Development Plan

This section provides a comprehensive description of the proposed development.

2.1 Site Description

The proposed subdivision will involve the development of a new street called Douglas Street, which will connect to Whalen Crescent in the south and terminate at Dump Road in the north. The site location is shown in Appendix 1. The general coordinates of the site are 48.567N, 58.591N.

The topography of the site is virtually flat with a gentle east-facing slope. Ground vegetation includes a mix of forest and low-lying shrubbery. The eastern boundary of the development site will lie approximately 30 metres from the shoreline of Blanche Brook.

2.2 Land Use

As shown in Appendix 2, the subdivision comprise 34 residential lots. The design includes provision for a right-of-way to access future development north of the site.

Nearby land uses include developed residential streets to the south, undeveloped land to the north and west, and the Blanche Brook protected buffer area to the east.

Under the Stephenville Municipal Plan, the land use designation of most of the site is Residential. A smaller section is designated Environmental Protection.

Under the Development Regulations, the property is divided between three zones – Residential Medium Density (RMD), Comprehensive Development Area-Residential (CDA-R), and Environmental Protection (EP). Before Council can approve the development, the entire site will need to be zoned RMD, which will require amendments to the Municipal Plan and Development Regulations.

2.3 Blanche Brook Protected Buffer Area

The development area abuts the protected buffer area for Blanche Brook, which is zoned Environmental Protection. The developer has applied to Council for a rezoning that would remove approximately 1.2 hectares from this buffer to accommodate the subdivision. None of the rezoned land will be located closer than 30 metres from the Blanche Brook shoreline.

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2.4 Comprehensive Development Area – Residential

The developer has also applied for a rezoning of approximately 2.6 hectares of land currently zoned CDA-R. This portion of the development area would accommodate about eleven of the 34 residential lots.

2.5 Roads and Services

The development will include a paved street and full municipal water, sanitary sewer, and storm sewer services in accordance with Part IV of the Development Regulations. Street layout will comply with the Subdivision Design Standards outlined in Regulation 98.

2.6 Site Suitability

There are no nearby land uses that would be incompatible with the development.

As already mentioned, the subdivision boundary will not come closer than 30 metres from the Blanche Brook shoreline. This buffer will work to minimize potential impacts on the Brook's water resources and aquatic life. There are no significant wetlands in the vicinity.

2.7 Subdivision Location and Design

Appendix 2 shows the Development Concept Plan.

- The whole site takes in approximately 5.6 hectares
- The street will be approximately 560 metres long and will accommodate development of 34 residential building lots.
- The street will connect to Whalen Crescent to the south and terminate at Dump Road to the north.
- Street design will comply with Regulation 98 of the Stephenville Development Regulations.
- The subdivision will be fully serviced with municipal water, sanitary sewer, and storm sewer infrastructure.
- The development plan reserves approximately 2.3 hectares north of the subdivision for future development.
- Proposed rezoning includes 3.4 hectares from Comprehensive Development Area-Residential (CDA-R) and 1.2 hectares from Environmental Protection (EP) to Residential Medium Density (RMD).
- The area rezoned from EP will not encroach closer than 30 metres from the Blanche Brook shoreline.

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Appendix 1 – Site Location
(Coordinates 48.567N, 58.591W)



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Appendix 2 – Development Concept Plan

