

SUBJECT PROPERTY

NEPTUNE RD

OLD PENNYWELL RD

R

R1

RRI

R2

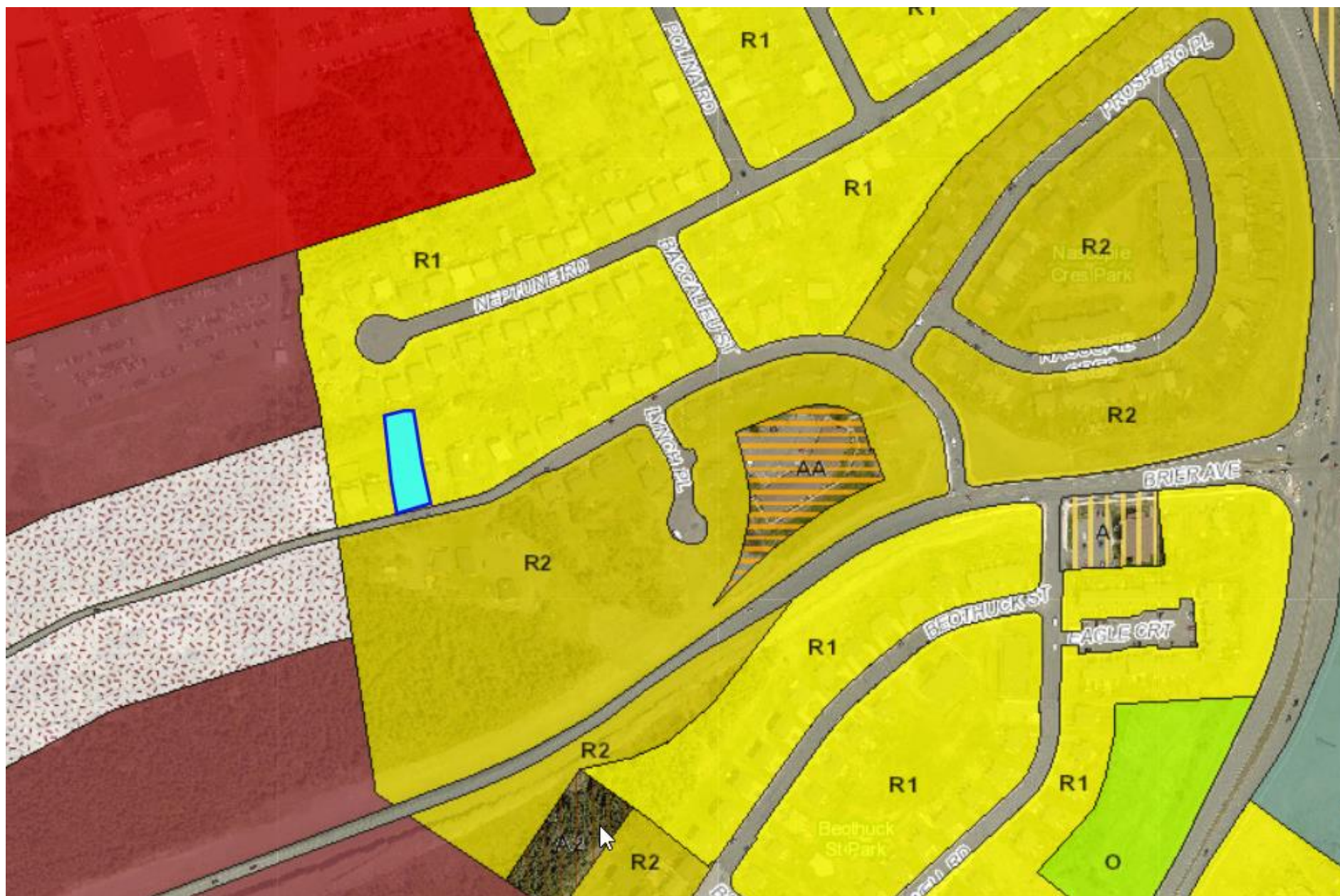
RRI

R

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

W:\Engwork\Planw\applications 2020\sub2000044-142 old pennywell road.mxd



CIVIC NO. 140
OLD PENNYWELL ROAD
HOWARD JAMES &
MARIE E
BRIDGET AGNES FR. 2206
987

CIVIC NO. 144
OLD PENNYWELL ROAD
PAUL DUNNE
REG NO. 463561

LEGEND

EP - EDGE OF PAVEMENT

● — POLE

CN - CONCRETE NAIL

PVMT. — PAVEMENT

BRW - BRICK RETAINING WALL

FCIP - FOUND CAPPED IRON PIN

CIP - CAPPED IRON PIN

FIP - FOUND IRON PIN

OHW - OVERHEAD WIRE

——*—FENCE

| | |
|-------|----------|
| ARING | DISTANCE |
| 00°W | 20.375 |



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 1994

Amendment Number 719, 2021

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 719, 2021.

Adopted by the City Council of St. John's on the 3rd day of May, 2021.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 719, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

CITY OF ST. JOHN'S

Development Regulations Number 719, 2021

BACKGROUND

The City of St. John's wishes to rezone land at 142 Old Pennywell Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow the development of three Townhouses. See attached Council Decision Note dated April 28, 2021 for background information on this amendment.

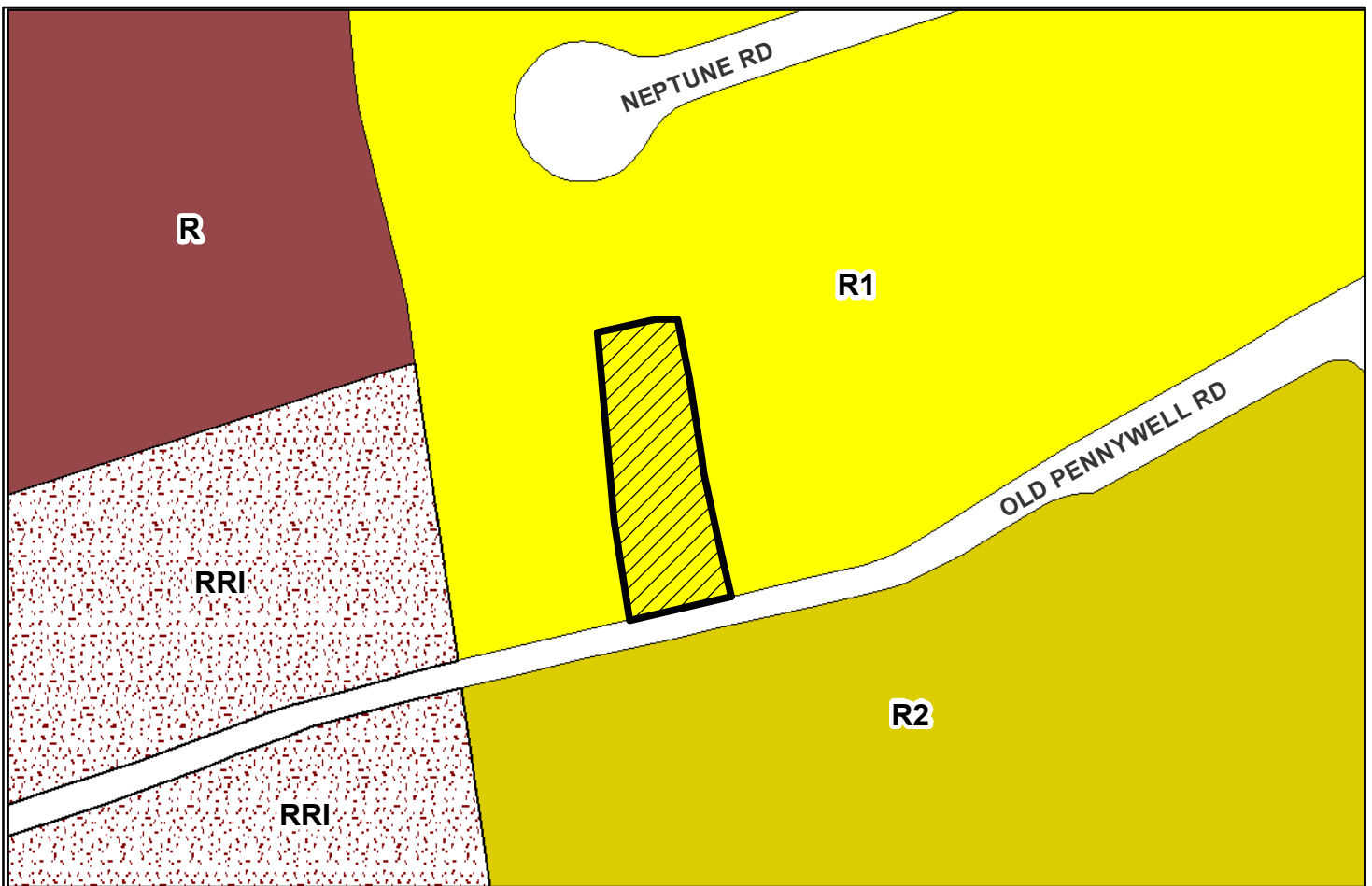
PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on April 10, April 17 and April 24, 2021. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 719, 2021

The City of St. John's Development Regulations is amended by:

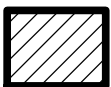
- 1) Rezoning land at 142 Old Pennywell Road [Parcel ID#22428] from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A attached.**



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 719, 2021
[Map Z-1A]**

2021 04 28 Scale: 1:1500
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**142 OLD PENNYWELL ROAD
Parcel ID 22428**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration