

# DECISION/DIRECTION NOTE

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**Title:** 420-496 Maddox Cove Road (even numbers only), Adoption  
**Date Prepared:** November 1, 2022  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Ian Froude, Planning  
**Ward:** Ward 5

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## **Decision/Direction Required:**

That Council adopt St. John's Development Regulations Amendment Number 11, 2022, that will allow stand-alone single detached dwellings in the Rural (RUR) Zone for civic numbers 420 to 496 Maddox Cove Road (even numbers only).

## **Discussion – Background and Current Status:**

The City received an application to develop a single detached dwelling at 428 Maddox Cove Road. This lot is one of 4 undeveloped lots which are part of an approved 11-lot subdivision, called Cape Spear Estates, dating back to 2009. The proposed text amendment will allow stand-alone single detached dwellings in the Rural (RUR) Zone for civic numbers 420 to 496 Maddox Cove Road (even numbers only) and allow the last 4 vacant lots to be developed. A Municipal Plan amendment is not required.

Background information on the application and analysis are provided in the attached St. John's Development Regulations Amendment 11, 2022 document. The amendment is not intended to set a precedent for future rezonings to allow other stand-alone residential developments in the Rural Zone, but to fix a long-standing problem. In terms of wells and septic systems, each lot must be approved by the City and by Service NL.

This amendment was previously adopted by Council on May 2, 2022. Following adoption, the documents were forwarded to the Department of Municipal and Provincial Affairs for registration. Upon review, the Department requested changes to the amendment to bring it more in line with the St. John's Urban Region's Regional Plan with respect to scenic road requirements. From the Regional Plan, scenic roads are intended to provide traffic service and property access, but the principal goal is to develop leisurely routes where scenic potential is of greater importance. Maddox Cove Road is a scenic road and therefore the Regional Plan policies have to be incorporated into the proposed amendment. Additional rationale has been added to the background section of the amendment to explain how the amendment addresses those policies in the Regional Plan. Staff have revised the amendment and the Department is satisfied with the result. The changes are:

- Adding additional conditions to Section 6.27 (b) of the Development Regulations regarding scenic roads. Outdoor storage will not be permitted in the front yard of a lot

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adjacent to a scenic road, and the lots will have to maintain a 10-metre buffer at the front of the property to retain the landscape of the scenic road and its natural form.

- Increasing the building line setback from 15 to 30 metres for single detached dwellings along 420-496 Maddox Cove Road (even numbers only). This creates a greater distance from the road to each house, like the existing houses nearby.

Prior to adopting the revised amendment, Council must repeal its May 2, 2022 decision to adopt Development Regulations Amendment 11, 2022. Should Council adopt the new amendment, it will be forwarded to Municipal and Provincial Affairs for registration.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Affected property owners; neighbouring residents and property owners.
3. Alignment with Strategic Directions:  
  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Amendments to the St. John's Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council adopt St. John's Development Regulations Amendment Number 11, 2022, to allow stand-alone single detached dwellings in the Rural (RUR) Zone for civic numbers 420 to 496 Maddox Cove Road (even numbers only).

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	420-496 Maddox Cove Road, Adoption.docx
Attachments:	- 420-496 Maddox Cove Road - Adoption Attachments.pdf
Final Approval Date:	Nov 2, 2022

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Nov 1, 2022 - 12:32 PM**

**Jason Sinyard - Nov 2, 2022 - 1:33 PM**