

INFORMATION NOTE

Title:	Main Road and Shoal Bay Road, Goulds – MPA2400010
Date Prepared:	September 17, 2024
Report To:	Committee of the Whole
Councillor and Role:	Councillor Maggie Burton
Ward:	Ward 5

Issue: Municipal Plan and Development Regulations amendments to rezone land along Main Road and Shoal Bay Road from the Residential Rural Infill (RRI) Zone to the Residential 1 (R1) Zone, reflecting upgrades to the municipal sewage system serving Goulds.

Discussion – Background and Current Status:

At its March 5, 2024 regular meeting, Council decided to consider rezoning lands along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone. A Municipal Pan amendment is also required to re-designate the land from the Urban Expansion District to the Residential District.

At that time, the general area under consideration was provided to Council. It reflects the recent upgrades to the sanitary sewage system serving Goulds, allowing more serviced development in areas that are already serviced with municipal water and sewage. The area to be rezoned has now been refined and is provided for Council's information before proceeding to public consultation. Initially it was thought that the rezoning to R1 may be limited to a lot depth of 30 metres (standard lot depth for the R1 Zone) along Main Road and Shoal Bay Road, however the refined area goes deeper in places, including entire properties that are currently RRI Zone. The existing lots are typically much deeper than 30 metres. Limiting the lot depth for R1 to 30 metres may prevent some property owners from being able to subdivide, based on where their houses are built. Therefore, the R1 Zone is proposed to go deeper into the properties. Only properties that have frontage along Main Road and Shoal Bay Road, and that have municipal water and sewage services, have been included.

Some refinements to the map may occur as a result of public consultation, but the attached maps are a good starting point.

Further staff commentary about a comprehensive development plan, reserving public rights-of-way to backland areas, will be provided after the consultation period, when the amendment is brought back to Council for consideration of adoption.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Residents and property owners along Main Road and Shoal Bay Road 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: Map amendments to the Envision St. John's Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Conclusion/Next Steps:

The City will proceed to public consultation using the attached maps for the proposed rezoning amendments along Main Road and Shoal Bay Road, reflecting upgrades to the municipal sanitary sewage system.

Report Approval Details

Document Title:	Main Road and Shoal Bay Road - MPA2400010.docx
Attachments:	- GOULDS REZONING MAP.pdf - MUN PLAN AMENDMENT 15 (Goulds Rezoning).pdf - ZONING AMENDMENT 44 (Goulds Rezoning).pdf
Final Approval Date:	Sep 20, 2024

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

Ken O'Brien - Sep 18, 2024 - 4:12 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Sep 20, 2024 - 11:58 AM