

INFORMATION NOTE

Title:	55 Groves Road – MPA2300004
Date Prepared:	January 7, 2025
Report To:	Committee of the Whole
Councillor and Role:	Councillor Maggie Burton, Planning
Ward:	Ward 4

Issue: Municipal Plan and Development Regulations amendments to rezone land at 55 Groves Road from the Residential Rural Infill (RRI) Zone to the Residential 2 (R2) Zone.

Discussion – Background and Current Status:

At its July 9, 2024, regular meeting, Council decided to consider rezoning land at 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone. To rezone, a Municipal Plan amendment is required to redesignate the property from the Rural District to the Residential District.

Since Council’s decision, City staff have confirmed with provincial planning staff that an amendment to the St. John’s Urban Region Regional Plan (SJURRP) is also required. The subject property is designated as Rural under the Regional Plan. This allows residential development on rural lots that are typically large and unserved, using wells and septic systems.

The applicant is proposing to develop semi-detached dwellings and extend municipal water and sewage services to this portion of Groves Road. Thus, a Regional Plan amendment is needed to redesignate the subject property from Rural to Urban Development. This amendment will align the Regional Plan with the development patterns and servicing.

The City has asked the NL Department of Municipal and Provincial Affairs to consider amending the Regional Plan in line with Council’s decision on rezoning. The Department has agreed to consider the request and has given the City permission to proceed with public consultation for the amendment. The Regional Plan amendment would be carried out alongside the City’s Municipal Plan amendment, and public consultation for both amendments will be completed concurrently. Notices will be sent to the 14 other municipalities in the St. John’s Urban Region (the northeast Avalon Peninsula) that are subject to the Regional Plan.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: 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: Municipal Plan and Development Regulations map amendments (rezoning) 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. The Regional Plan amendment will be advertised with the Municipal Plan amendment.

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 and will advertise the proposed Regional Plan amendment (attached) alongside the Municipal Plan and Development Regulations amendments to rezone land at 55 Groves Road.

Faith Ford, MCIP – Planner III

Ken O'Brien, MCIP – Chief Municipal Planner

Report Approval Details

Document Title:	55 Groves Road – MPA2300004.docx
Attachments:	- 55 GROVES ROAD_Location Map.pdf - SJURRP-Amendment-107-2024.pdf
Final Approval Date:	Jan 8, 2025

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

Ken O'Brien - Jan 8, 2025 - 1:56 PM

Jason Sinyard - Jan 8, 2025 - 4:14 PM