

# DECISION/DIRECTION NOTE

**Title:** Main Road and Shoal Bay Road – MPA2400010 – Adoption

**Date Prepared:** April 2, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 5

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## **Decision/Direction Required:**

Following provincial release of the proposed amendments for Main Road and Shoal Bay Road, Council may now adopt Envision St. John's Municipal Plan Amendment Number 15, 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025, and proceed to a commissioner's public hearing.

## **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 Plan amendment is also required to re-designate the land from the Urban Expansion District to the Residential District. The amendment was prompted by the recent upgrades to the sanitary sewage system servicing Goulds, allowing more serviced development in areas that are already serviced with municipal water and sewage.

The proposed amendment was advertised on two occasions in *The Telegram* as well as on the City's website, and a project page was created on the Planning Engage web page. Submissions received are included for Council's review. A summary of the submissions is found in the attached amendment.

The NL Department of Municipal and Provincial Affairs has reviewed and released the amendments. The next step is to adopt them. Should Council decide to adopt the amendments, a public hearing is required. The tentative date is Monday, May 5, 2025 at 7 p.m. at City Hall. This will be a hybrid public hearing – people can attend in person or virtually using Zoom. It is recommended that Council appoint Marie Ryan, a member of the City's commissioner list, to conduct the hearing. If no submissions are received by two days beforehand, Council may cancel the hearing.

Following the hearing, the amendments will be brought back to Council with the commissioner's report for consideration of approval.

# ST. JOHN'S

### Goulds Neighbourhood Plan

Most of the lands south of Heffernan's Place on either side of Main Road are within the Urban Expansion District. This district is intended for future serviced urban expansion when infrastructure is extended and/or upgraded, depending on constraints in the specific area. A comprehensive development plan must be prepared prior to development in this district.

When the attached amendment was first considered, it was intended to identify constraints on development such as traffic safety and sightlines, and any need to reserve public rights-of-way to backlands so they are not cut off. However, more study is required. Staff recommend that the City prepare a neighbourhood (secondary) plan for Goulds to determine its future development potential and set out residential density and a future road network for undeveloped areas. As Goulds is a unique area of the city that includes agricultural lands, residential and commercial developments, as well as large forested areas, the terms of reference for this neighbourhood plan will be different from plans that are underway now. The plan will recognize rural needs, including how to foster more farming, plus more engineering work on municipal servicing and the Goulds Ultimate Service Area. The Goulds Neighbourhood Plan will set objectives for future growth in the next 10 years.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: The Goulds Neighbourhood Plan will use funds from the federal Housing Accelerator Fund, as it will open new lands for residential development.
2. Partners or Other Stakeholders: Property owners, residents, farmers and other business owners in Goulds.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:  
  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required.
8. Privacy Implications; Not applicable.

9. Engagement and Communications Considerations: The public hearing will be advertised in accordance with the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council:

(1) adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 15, 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025, and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Monday, May 5, 2025, at 7 p.m. at St. John's City Hall.

(2) direct staff to prepare terms of reference for a Goulds Neighbourhood Plan.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

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

**Report Approval Details**

Document Title:	Main Road and Shoal Bay Road - MPA2400010 - Adoption.docx
Attachments:	- MP Amend No. 15 and DR Amend No. 44, 2025 - Main Road and Shoal Bay Road, Goulds - MAP (amc).pdf
Final Approval Date:	Apr 3, 2025

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

**Ken O'Brien - Apr 2, 2025 - 12:48 PM**

**Jason Sinyard - Apr 3, 2025 - 11:42 AM**