

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 15, 2025

**Rural Land Use District and
Urban Expansion Land Use District to
Residential Land Use District
Main Road and Shoal Bay Road, Goulds**

January 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 15, 2025

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 15, 2025.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 15, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 15, 2025

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

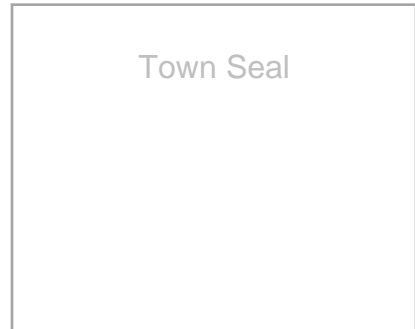
1. Adopted the St. John's Municipal Plan Amendment Number 15, 2025 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 15, 2025 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 15, 2025 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 15, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



<p>Municipal Plan/Amendment REGISTERED</p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>
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CITY OF ST. JOHN'S

Municipal Plan Amendment Number 15, 2025

BACKGROUND AND ANALYSIS

Over the past several years, the City has made improvements to the municipal sewage system in Goulds. The City has installed a force main north along Main Road to connect to the Riverhead Wastewater Treatment Facility before discharge into St. John's harbour.

The installation of this system allows the City to consider new development with frontage along Main Road and Shoal Bay Road. The properties currently have municipal water and sewage systems in place and are within the Goulds Future Ultimate Service Area. No new roads will be considered at this time.

As municipal water and sewer are now available in this area of 563 and 602 Main Road to 705 and 730 Main Road, and along Shoal Bay Road to civic numbers 83 and 86, the City would like to rezone the subject areas from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone to allow infill development. Further, in order to better align the zoning with property boundaries and where dwellings currently exist, the City is proposing to also rezone slivers of land from the Rural (RUR) Zone and Rural Residential (RR) Zone to Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone. These slivers generally occur along the rear of properties.

The subject area is designated in the Urban Expansion District under the Envision St. John's Municipal Plan. The City is proposed to re-designated the lands to the Residential District.

Analysis

Through the St. John's Municipal Plan, The City has identified the *Goulds Ultimate Service Area* (Map P-5) where development in Goulds is limited to the existing wastewater system. The map identifies the current service area and lands for future urban expansion. Through Municipal Plan policies, the City continues to upgrade and improve capacity of the wastewater system in this area and support extension of infrastructure into the future service area in a progressive manner, to accommodate fully serviced development.

The proposed areas to be rezoned are primarily in the Ultimate Service Area for future urban expansion. As the sewer upgrades have now allowed this area to be serviced with municipal sewer, the area can be considered for a different form of housing development. The City has proposed the Residential 1 (R1) Zone to be consistent with adjacent Main Road zoning.

The Envision St. John's Municipal Plan maintains a number of policies that recommend

developments that increase density within existing neighbourhoods in a manner that is complimentary with the existing neighbourhood.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 8.4.2 - Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

The R1 Zone will allow some infill in a manner that is consistent with surrounding dwellings. At full development potentiation, approximately 65 lots could be added to this area. Given the variable lot depth and dwelling setbacks, the areas to be rezoned are deeper than what would typically be considered in a new R1 subdivision. This is to allow infill developments to have a similar setback to the adjacent existing dwellings.

From Section 8.15 of the Municipal Plan, lands in Goulds are identified for future serviced urban expansion when infrastructure is extended and/or upgraded and therefore are within the Urban Expansion District. As the proposed rezoning is to consider infill lots only and no new street will be considered at this time, a comprehensive plan is not necessary. The City is redesignating the land to the Residential District to allow consideration of new serviced infill development.

The proposed amendment is limited to existing lots along Main Road and Shoal Bay Road. Should new roads be proposed, a comprehensive plan would be required prior to consideration of development within the Urban Expansion District in this area.

Land Use Report

As per Section 4.9 of the St. John's Development Regulations, a Land Use Report (LUR) is required for an amendment to the Municipal Plan or Development Regulations. Where the scale or circumstances of the proposed development does not merit a LUR, Council may accept a staff report in lieu of the Land Use Report. This amendment is to allow development along existing streets, therefore the scale does not merit a LUR.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on October 18, and October 25, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the subject properties and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project and feel that more housing is needed within this area of the City (the Goulds). Others felt that any vacant land should be left as is and land should be reserved for Agricultural lands. While the City understands the concerns, the amendment is in line with the City's policies to continue to upgrade and improve capacity of the wastewater system in the Goulds Ultimate Service Area and support the extension of infrastructure in a progressive manner to accommodate fully serviced development.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP). The subject area is primarily within the Urban Development designation of the Regional Plan. However, a small portion of land at the rear of properties along Main Road, between Helena Road and Shoal Bay Road, as well as the rear of 74 Shoal Bay Road, is within the Rural designation.

Section J. Implementation, (2.) of SJURRP allows the general policies of the Regional Plan to be varied and the land use pattern modified in the detailed plans to suit the particular circumstances involved provided that the general intent of the Regional Plan is maintained. In this case, the residential development proposed in this amendment aligns with the Urban Development policies and the intent of the Regional Plan remains.

The slivers of Rural designation at the rear of the properties are a result of different scales being applied to the original paper Regional Plan maps, compared to the digital mapping used today. This amendment better reflects the property boundaries and where the line between the Urban Development designation and Rural designation should be applied. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 15, 2025

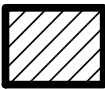
The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land along Main Road and Shoal Bay Road, Goulds from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

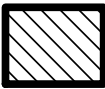


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 15, 2025**

Future Land Use Map P-1



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (RUR) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM
URBAN EXPANSION (UEX) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

2025 01 22 Scale: 1:5000
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.

Mayor

City Clerk

Council Adoption

M.C.I.P. signature and seal

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 44, 2025

**Rural (RUR) Zone, Rural Residential (RR) Zone and
Rural Residential Infill (RRI) Zone
to Residential 1 (R1) Zone;
Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and
Rural Residential Infill (RRI) Zone Rural Residential (RR) Zone
Main Road and Shoal Bay Road, Goulds**

January 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 44, 2025

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 44, 2025.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 44, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 44, 2025

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

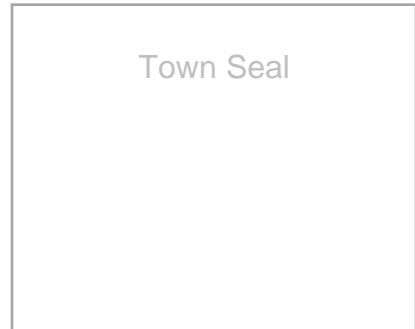
1. Adopted the St. John's Development Regulations Amendment Number 44, 2025 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 44, 2025 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 44, 2025 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

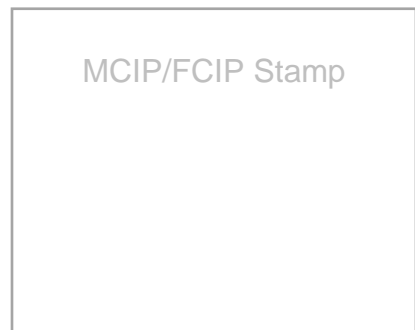
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 44, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 44, 2025

BACKGROUND

Over the past several years, the City has made improvements to the municipal sewage system in Goulds. The City has installed a force main north along Main Road to connect to the Riverhead Wastewater Treatment Facility before discharge into St. John's harbour.

The installation of this system allows the City to consider new development with frontage along Main Road and Shoal Bay Road. The properties currently have municipal water and sewage systems in place and are within the Goulds Future Ultimate Service Area. No new roads will be considered at this time.

As municipal water and sewer are now available in this area of 563 and 602 Main Road to 705 and 730 Main Road, and along Shoal Bay Road to civic numbers 83 and 86, the City would like to rezone the subject areas from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone to allow infill development. Further, in order to better align the zoning with property boundaries and where dwellings currently exist, the City is proposing to also rezone slivers of land from the Rural (RUR) Zone and Rural Residential (RR) Zone to Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone. These slivers generally occur along the rear of properties.

This amendment implements St. John's Municipal Plan Amendment 15, 2025, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on October 18, and October 25, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the subject properties and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project and feel that more housing is needed within this area of the City (the Goulds). Others felt that any vacant land should be left as is and land should be reserved for Agricultural lands. While the City understands the concerns, the amendment is in line with the City's policies to continue to upgrade and improve capacity of the wastewater system in the Goulds Ultimate Service Area and support the extension of infrastructure in a progressive manner to accommodate fully serviced development.

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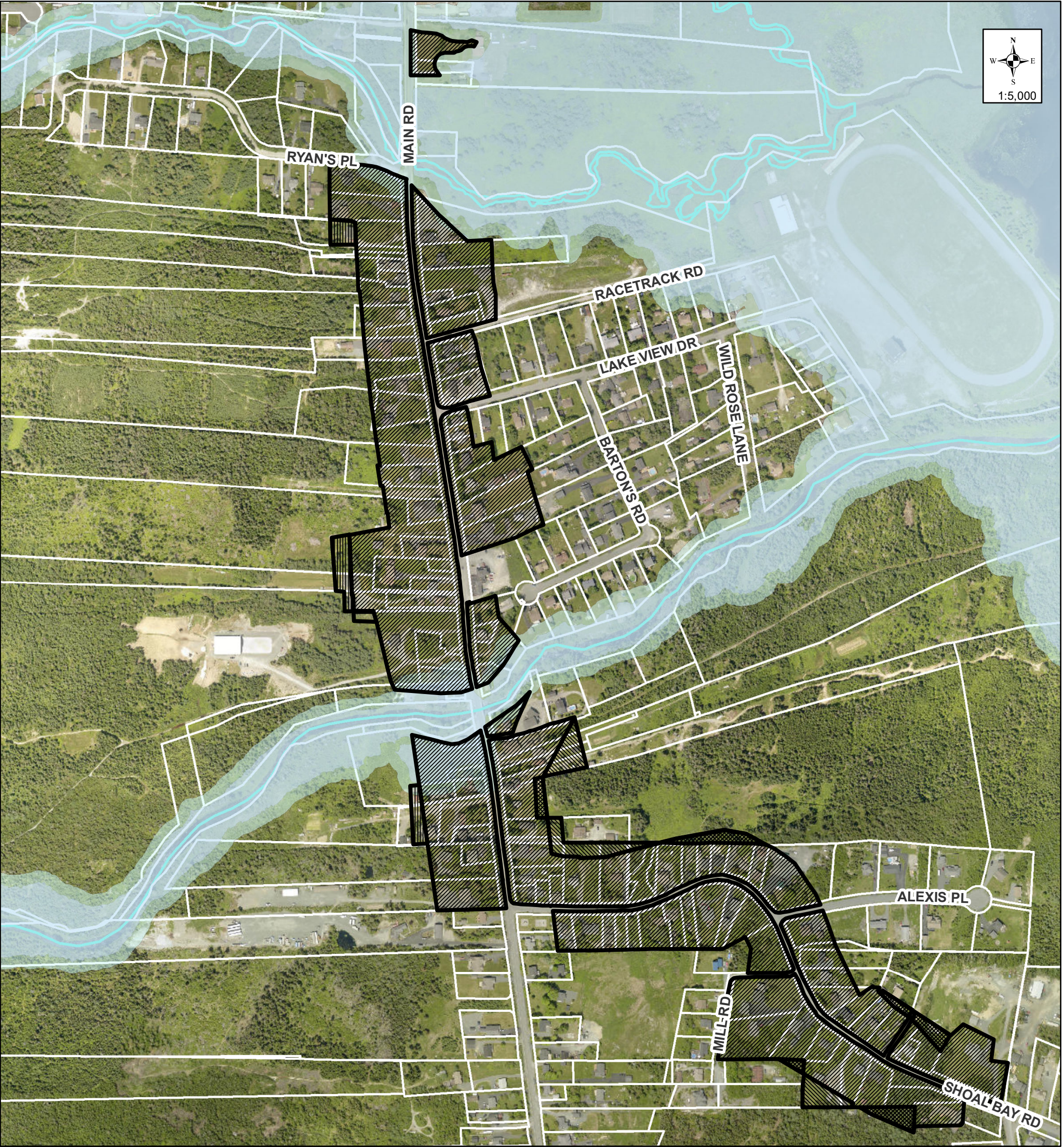
Section J. Implementation, (2.) of SJURRP allows the general policies of the Regional Plan to be varied and the land use pattern modified in the detailed plans to suit the particular circumstances involved provided that the general intent of the Regional Plan is maintained. In this case, the residential development proposed in this amendment aligns with the Urban Development policies and the intent of the Regional Plan remains.

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ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 44, 2025

The St. John's Development Regulations, 2021 is amended by:

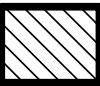
- 1. Rezoning land along Main Road and Shoal Bay Road, Goulds from the Rural (RUR) Zone, Rural Residential Infill (RRI) and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone, and from the Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone, as shown on City of St. John's Zoning Map attached.**

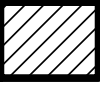



CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 44, 2025

2025 01 22 Scale: 1:5000
City of St. John's
Department of Planning, Development
& Regulatory Services

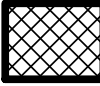
[City of St. John's Zoning Map]

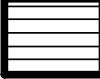
- 

AREA PROPOSED TO BE REZONED FROM
RURAL (RUR) LAND USE ZONE TO
RESIDENTIAL 1 (R1) LAND USE ZONE
- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RESIDENTIAL 1 (R1) LAND USE ZONE
- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL (RR) LAND USE ZONE
TO RESIDENTIAL 1 (R1) LAND USE ZONE

- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RURAL (RUR) LAND USE ZONE
- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RURAL RESIDENTIAL (RR) LAND USE ZONE

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

Mayor

City Clerk

Council Adoption

M.C.I.P. signature and seal

Development Regulations/Amendment
REGISTERED

Number _____
Date _____
Signature _____

Provincial Registration