

# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 51, 2025**

**Apartment 2 (A2) Land Use Zone to  
Residential 2 (R2) Land Use Zone**

**74 Welland Street (formerly 425 Blackmarsh Road)  
(Between 70 Welland Street and 418 Blackmarsh Road)**

**May 2025**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 51, 2025**

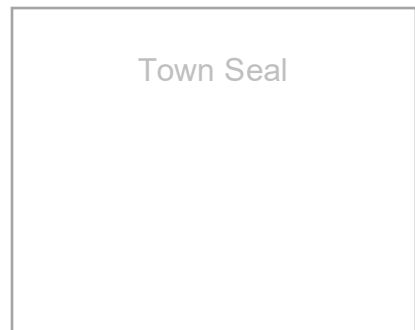
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 51, 2025.

Adopted by the City Council of St. John's on the 20th day of May, 2025.

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 51, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



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

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 51, 2025**

#### **BACKGROUND AND PURPOSE**

The City of St. John's wishes to allow the creation of one new lot for a Single Detached Dwelling on a portion of land at 74 Welland Street (formerly 425 Blackmarsh Road) between 70 Welland Street and 418 Blackmarsh Road. The new lot, which has frontage along Welland Street, will be subdivided from the larger 74 Welland Street property. The proposed lot size is 386.6 metres squared, which does not meet the requirements of the existing A2 Zone, and Single Detached Dwelling is not a listed use in the A2 Zone, so a rezoning is required. The property is within the Residential District, so a Municipal Plan amendment is not required.

#### **ANALYSIS**

The Envision St. John's Municipal Plan promotes infill development and a range of housing types. Policy 4.1.2 enables diverse neighbourhoods that include a mix of housing forms and tenures, including single and semi-detached dwellings, townhouses, and medium and higher density developments. The surrounding neighbourhood has a mix of residential uses including single detached dwellings, townhouses, and fourplexes. The proposed development also aligns with Policy 8.4.11 which supports infill development that uses existing infrastructure.

#### **PUBLIC CONSULTATION**

The proposed rezoning was advertised on three occasions in The Telegram newspaper on April 18, April 25, and April 11, 2025. A notice of the amendment was mailed to property owners within 150 metres of the application site, posted on the City's website, and posted on digital boards in the City's community centres. Background information on the amendment was available on the Engage St. John's project page. The City received no submissions.

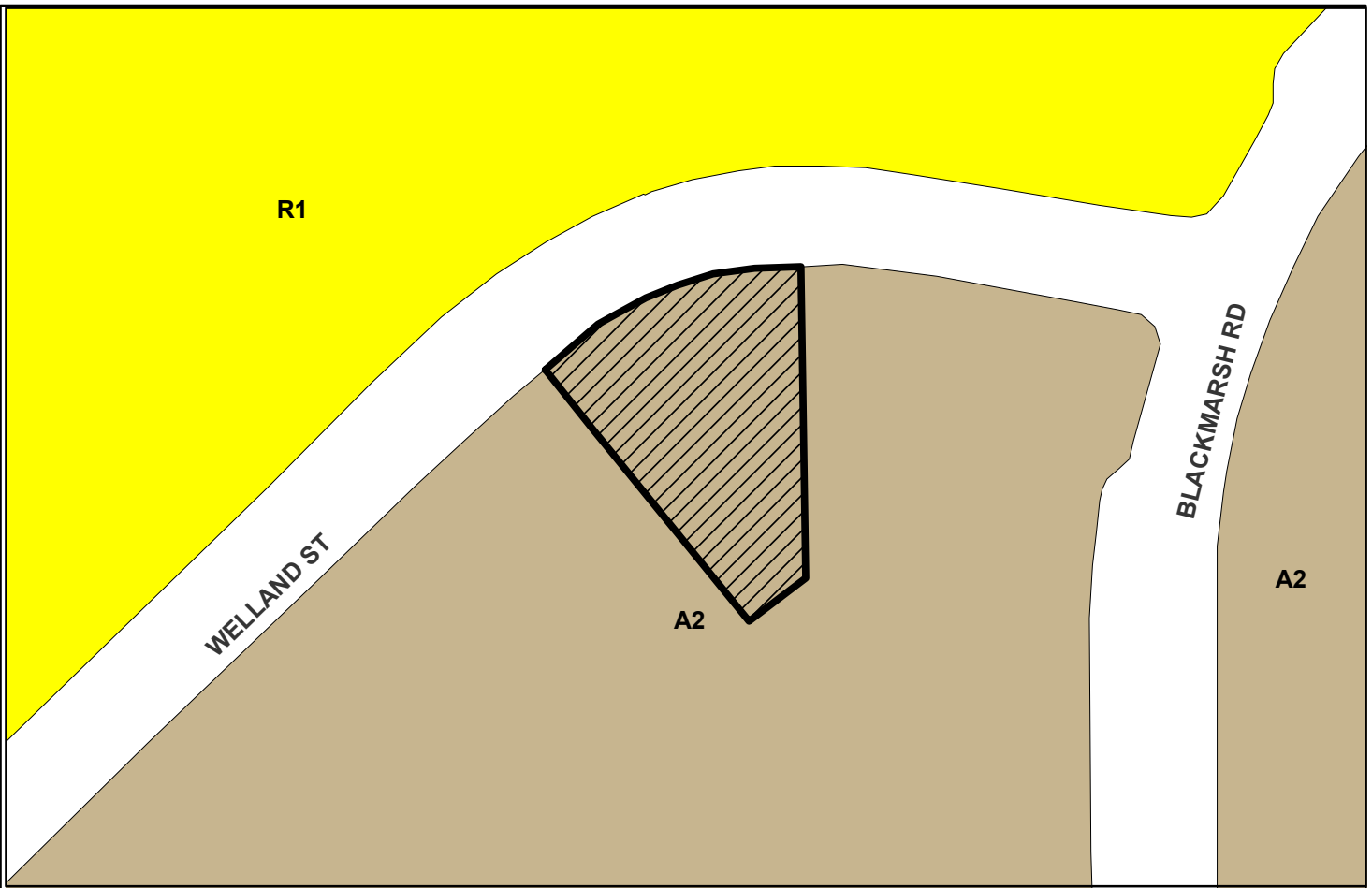
#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential 2 (R2) Zone.

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 51, 2025**

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

**Rezoning land at 74 Welland Street (formerly 425 Blackmarsh Road) [Parcel ID# 35261] from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone as shown on City of St. John's Zoning Map attached.**

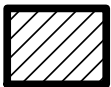


**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 51, 2025**

[City of St. John's Zoning Map]

2025 03 27 Scale: 1:750  
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.



AREA PROPOSED TO BE REZONED FROM  
APARTMENT 2 (A2) LAND USE ZONE TO  
RESIDENTIAL 2 (R2) LAND USE ZONE

**74 WELLAND STREET  
(Between 70 Welland St & 418 Blackmarsh Rd.)  
Parcel ID 35261**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration