

# DECISION/DIRECTION NOTE

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

**Date Prepared:** May 28, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Tom Davis, Planning

**Ward:** Ward 5

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## **Decision/Direction Required:**

Following the Commissioner's Public Hearing, Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 15, 2025, and Envision St. John's Development Regulations Amendment Number 44, 2025, regarding a rezoning along Main Road and Shoal Bay Road.

## **Discussion – Background and Current Status:**

At its March 5, 2024, Regular Meeting, Council decided to consider rezoning land along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone. 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.

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.

Council adopted the attached amendment on April 9, 2025, and a Commissioner's Public Hearing was held on May 5, 2025. The amendments are now brought before Council for approval.

## **Commissioner's Report**

The Commissioner's Report prepared by Marie Ryan is attached for Council's consideration. It outlines the process leading to the hearing, a summary of submissions received, and concerns raised during the hearing and considerations that led to the recommendation.

The Commissioner recommends the following:

- Acceptance of the Envision St. John's Municipal Plan Amendment Number 15, 2025, redesignating land along Main Road and Shoal Bay Road, Goulds, from the Urban

# ST. JOHN'S

Expansion Land Use District and Rural Land Use District to the Residential Land Use District

- Acceptance of the Envision St. John's Development Regulations Amendment Number 44, 2025 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

Staff agree with the Commissioner's recommendations. Should Council agree, the amendments will be sent to the NL Dept. of Municipal and Provincial Affairs for registration. Please note, once rezoned, each application for subdivision and/or infill will be reviewed on a case-by-case basis and will be required to meet all City policies and regulations.

#### Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a Land Use Report (LUR) for all amendments to the Municipal Plan or Development Regulations. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report. As the proposed rezoning is to allow future infill and is not linked to a specific development, staff recommend that Council accept this staff report in lieu of an LUR.

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

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and property owners of the subject properties.
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 to consider Residential 1 (R1) development in the identified areas.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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) approve 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, as adopted, regarding a rezoning along Main Road and Shoal Bay Road; and
- 2) as per Section 4.9(3) of the St. John's Development Regulations, accept this staff report in lieu of a Land Use Report (LUR).

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

**Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development**

**Report Approval Details**

Document Title:	Main Road and Shoal Bay Road - MPA2400010 - Approval.docx
Attachments:	- MP Amend No. 15 and DR Amend No. 44, 2025 - Main Road and Shoal Bay Road, Goulds - MAP (amc).pdf - May 22 Commissioner Report - Main Road and Shoal Bay Road with Appendices.pdf
Final Approval Date:	May 28, 2025

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

**No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett**

**Ken O'Brien - May 28, 2025 - 12:42 PM**

**Jason Sinyard - May 28, 2025 - 1:36 PM**