

Decision Note

Title:	Text Amendment – REZ2500021 – Public Consultation (Updated) - Adoption
Date Prepared:	April 13, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Tom Davis, Planning
Ward:	N/A

Decision/Direction Required:

That Council adopt the updated Envision St. John's Development Regulations Amendment Number 68, 2026, to amend section 4.8 "Public Consultation" and section 7.4 "Variances".

Discussion – Background and Current Status:

The Province has made changes to the Urban and Rural Planning Act (URPA), 2000, regarding publication requirements. Any notice required under URPA must now be posted in at least two (2) conspicuous places in the area affected, and the municipality in question must give public notice by one or more of the following methods:

- Publish the notice in a newspaper;
- Broadcast the notice on a radio or television station;
- Mail the notice;
- Publish the notice on the municipal website;
- Publish the notice on social media; or
- Use any other way that is reasonably expected to notify a person in the area affected.

The revised legislation has prompted changes to section 4.8 "Public Consultation" and section 7.4 "Variances" of our Development Regulations regarding consultation for rezonings, text amendments, discretionary uses, non-conforming uses, and variances. The proposed amendment is attached for Council's consideration.

This amendment was adopted by Council on January 27, 2026. That version made changes to section 4.8 "Public Consultation" only. Following adoption, the documents were forwarded to the NL Department of Municipal and Community Affairs for registration. Upon review, the Department asked for changes in the references to public consultation for variances. The revised amendment (attached) includes changes to both section 4.8 "Public Consultation" and section 7.4 "Variances".

The public notice for this amendment advised the public that the City was considering a text amendment to the Development Regulations to meet new consultation requirements of the Urban and Rural Planning Act. As variances are included in those provisions, we do not have to provide additional notice now. The advertising already done for this amendment will suffice.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for amendments to the Municipal Plan or Development Regulations. However, where the scale or circumstances of the proposed amendment do not merit a full LUR, Council may accept a staff report. The attached amendment is required to meet provincial legislation, only includes text changes, and is not related to a specific site, so staff recommend that Council accept this staff report (decision note) in lieu of an LUR.

Next Steps

Before adopting the revised amendment, Council must repeal its January 27, 2026, decision to adopt the first version of it. Should Council adopt the updated amendment, the documents will be forwarded to the NL Department of Municipal and Community Affairs for registration.

Key Considerations/Implications:

1. Budget/Financial Implications: Should Council agree to discontinue newspaper notices for planning and development applications, there will be savings in cost and time.
2. Partners or Interested Parties: St. John's residents and business/property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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.

An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Accessibility considerations will be incorporated into the design and wording of public notices.
7. Legal or Policy Implications: A Development Regulations text amendment is required.

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with section 4.8 of the Development Regulations. An EngageStJohns.ca project page was created.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council:

- 1) adopt the attached updated Envision St. John's Development Regulations Amendment Number 68, 2026, to amend section 4.8 "Public Consultation" and section 7.4 "Variances"; and
- 2) as per section 4.9(3) of the Development Regulations, accept this staff report in lieu of a land use report (LUR).

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

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

Report Approval Details

Document Title:	Text Amendment – REZ2500021 – Public Consultation (Updated) - Adoption.docx
Attachments:	- DR Amend No. 68, 2026 - Public Consultation (Updated) - TEXT (amc).pdf
Final Approval Date:	Apr 14, 2026

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

Ken O'Brien - Apr 14, 2026 - 1:59 PM

Jason Sinyard - Apr 14, 2026 - 2:20 PM