

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 68, 2026

Text Amendment to Public Consultation Regulations

April 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 68, 2026

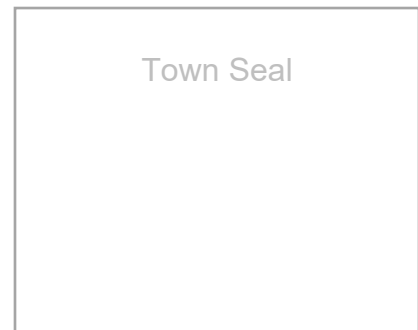
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 68, 2026.

Adopted by the City Council of St. John's on the 21st day of April, 2026.

Signed and sealed this ____ day of _____.

Mayor: _____

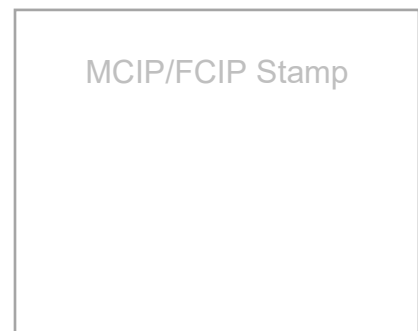
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 68, 2026 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 68, 2026

BACKGROUND AND ANALYSIS

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

- 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.

This new legislation has prompted changes to Section 4.8 “Public Consultation” and Section 7.4 “Variances” of the Envision St. John’s Development Regulations regarding consultation for such things as rezonings, text amendments, Discretionary Uses, Non-Conforming Uses, and Variances. The revised regulations will set a minimum requirement. Council may use additional methods to notify the public about applications.

The amendment includes provisions for a notice to be posted, at a minimum, at City Hall, in the John J. Murphy Building (City Hall Annex), and on the City’s website. Public consultation regulations will also include mailing notices to property owners within at least 150 metres of the application site, while Variance regulations will notify the adjacent property owners. In addition to these regulations, the City will continue to post notice of applications on the City’s social media sites and encourage residents to subscribe for website email notifications. This will exceed the minimum requirements of the Planning Act.

Further, the City will require on-site notices for the following applications:

1. Municipal Plan map amendments;
2. Development Regulations map amendments; and
3. Development Regulations text amendments that have a Land Use Report (LUR).

On-site notices are a best practice to publicize land-use changes and are common in many Canadian municipalities. The City will create guidelines on size, location and wording of the on-site notice. At a minimum the notices will include the civic address, a brief description of the land use change and a QR code that links to the City’s Engage project page where residents can learn more about the project and application process.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on January 2, January 9 and January 16, 2026. A notice of the amendment was also posted on the City's website, on the Planning Engage project page and in two conspicuous places in the area affected (St. John's City Hall and City Hall Annex). Submissions received on the proposed amendment were mixed. Some were in support and felt that this is a positive change that is in line with other municipalities in the country. Some had mixed feelings and would like assurance that the City will aim to make sure the information is easily accessible to the public in a digital format, while others were opposed to the change and feel that the methods proposed will reduce public awareness.

The City believes that these methods will increase public awareness and create direct links between the notice and where residents can find additional information about the project. While the City is regulating that notices are placed in two conspicuous places within the City, and on the City's webpage, this does not prevent the City from publicizing the application by other means. The City will continue to post applications on social media. The requirements in Section 4.8 will not prevent Council from advertising using additional methods in certain circumstances.

Submissions received are included in Council's January 27, 2026 Regular Council Meeting agenda.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to amend regulations regarding public consultation.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 68, 2026

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

1) Repealing Section 4.8 Public Consultation which states:

"4.8 PUBLIC CONSULTATION

- (1) Where there is a proposed change in these Regulations or an application which requires public consultation, Council shall give notice of the proposed change or application in a newspaper circulated in the area and shall make such effort as it deems reasonable that notice of the proposed change or application is provided to those property owners within a radius of 150 metres of the application site.
- (2) The notice referred to in Subsection (1) shall:
 - (a) contain a general description of the proposed change or application and advise where and when the application may be viewed;
 - (b) specify the date for receipt of written comment on the proposed change or application by the City Clerk;

- (c) specify the date, time, and location of a Public Meeting, if one is to be held; and
 - (d) be placed in the newspaper twice with the first advertisement being at least 14 calendar days prior to the date Council will consider the proposed amendment or application, or Public Meeting and be sent to the property owners referred to in Subsection (1) where possible, at least 14 calendar days prior to the date Council will consider the proposed amendment or application.
- (3) Public consultation shall be carried out for:
- (a) Discretionary Use applications;
 - (b) change in Non-Conforming Use applications;
 - (c) applications where a Land Use Report is mandatory or has been required by Council;
 - (d) any other application Council may direct; or
 - (e) amendments to these Regulations,
- and Council may require a Public Meeting to be held in respect of any of the above or any other matter arising under these Regulations.
- (4) Council shall appoint a person to chair a Public Meeting who may be a Member of Council.”

and substituting the following:

“4.8 PUBLIC CONSULTATION

- (1) Public consultation shall be carried out for:
- (a) Discretionary Use applications;
 - (b) change in Non-Conforming Use applications;
 - (c) applications where a Land Use Report is mandatory or has been required by Council;
 - (d) amendments to these Regulations; or
 - (e) any other application Council may direct,
- and Council may require a Public Meeting to be held in respect of any of the above or any other matter arising under these Regulations.
- (2)
- (a) For an application where public consultation is to be carried out, notice of the application shall be posted in City Hall, in the John J. Murphy Building (City Hall Annex) and on the City’s website. Additionally, Council shall make reasonable efforts to mail notice of the application to property owners within a 150-metre radius of the property which is

the subject of the application at least 14 calendar days prior to the date Council will consider the application.

- (b) In addition to the foregoing, for a Municipal Plan map amendment, a Development Regulations map amendment, or a Development Regulations text amendment with a Land Use Report, the proponent shall install a notice, which shall be acceptable to the City, at the property which is the subject of the application.
- (3) The notice referred to in Subsection (2)(a), shall:
 - (a) contain a general description of the proposed application and advise where and when the application may be viewed;
 - (b) specify the date for receipt of written comment on the application by the City Clerk; and
 - (c) specify the date, time, and location of a Public Meeting, if one is to be held.
- (4) Council shall appoint a person to chair a Public Meeting who may be a Member of Council.”

2) Repealing Section 7.4 Variances which states:

“7.4 VARIANCES

Notwithstanding any other provision in these Regulations:

- (a) Where an approval or Building Permit cannot be issued because a proposed Development does not comply with the requirements set out in these Regulations, the Council may, in its discretion, grant a Variance from the applicable requirements to a maximum of 10% where, in Council’s opinion compliance with the requirements would prejudice the proper Development of the land, Building or structure in question or would be contrary to the public interest.
- (b) A Variance shall not be allowed if the Variance, when considered together with other Variances made or to be made with respect to the same land, Building, or structure, would have a cumulative effect that is greater than a 10% Variance, even though the individual Variances are separately not more than 10%.
- (c) A Variance shall not be permitted where the proposed Development would increase the non-conformity of an existing Development.
- (d) Written notice of any proposed Variance shall be provided to all persons whose land abuts the Development that is the subject of the Variance.”

and substituting the following:

“7.4 VARIANCES

Notwithstanding any other provision in these Regulations:

- (a) Where an approval or Building Permit cannot be issued because a proposed Development does not comply with the requirements set out in these Regulations, the Council may, in its discretion, grant a Variance from the applicable requirements to a maximum of 10% where, in Council’s opinion compliance with the requirements would prejudice the proper Development of the land, Building or structure in question or would be contrary to the public interest.
- (b) A Variance shall not be allowed if the Variance, when considered together with other Variances made or to be made with respect to the same land, Building, or structure, would have a cumulative effect that is greater than a 10% Variance, even though the individual Variances are separately not more than 10%.
- (c) A Variance shall not be permitted where the proposed Development would increase the non-conformity of an existing Development.
- (d) Notice of any proposed Variance shall be posted in City Hall, in the John J. Murphy Building (City Hall Annex) and on the City’s website. Additionally, Council shall make reasonable efforts to provide written notice of the proposed Variance to all persons whose land abuts the Development that is the subject of the Variance at least 7 calendar days prior to the date Council will consider the Variance.”