

Decision Note

Title: 55 Groves Road – MPA2300004 – Approval

Date Prepared: April 14, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:

Following provincial release, Council may now adopt the proposed amendments for 55 Groves Road -- Envision St. John's Municipal Plan Amendment Number 17, 2025, and Envision St. John's Development Regulations Amendment Number 52, 2025 -- and proceed to a commissioner's public hearing.

Discussion – Background and Current Status:

At its July 9, 2024, regular meeting, Council voted to consider rezoning 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone. A Municipal Plan amendment is required to re-designate the land from the Rural District to the Residential District. An amendment to the St. John's Urban Region's Regional Plan is also required for this proposal, redesignating the land from Rural to Urban Development so as to allow serviced residential development.

The proposal is to develop semi-detached dwellings on serviced lots, with a total of 18 new houses. Municipal water and sewer services will be extended to service the subject property, and this portion of Groves Road will be widened, with sidewalk on one side).

The subject property has two parcels of land which are owned by the City. Several years ago, the property shown in blue was given to the City by the developer, who was developing the O'Brien subdivision immediately south. The developer and the City signed an agreement giving the developer the right of first refusal to reacquire the land. The developer has now exercised



that right. Council has approved the sale of this parcel, as well as the sale of a small strip of land abutting Groves Road. The sale of these properties is subject to rezoning approval and subsequent development approval.

The proposed amendments were advertised in the *Telegram* newspaper on four occasions, mailed to property owners within a 150-metre radius of the subject site, and posted on the City's website. A project page was posted to the Engage St. John's website. Submissions received are attached for Council's information, and a summary of public comments can be found in the attached amendment document.

St. John's Urban Region Regional Plan Amendment and Public Hearing

The NL Department of Municipal and Community Affairs has released the amendments from provincial review. Council may now consider adopting them and setting a commissioner's public hearing.

There is a Regional Plan amendment associated with this rezoning. The Minister of Municipal and Community Affairs has adopted St. John's Urban Region Regional Plan Amendment No. 107, 2025. Council must hold a joint public hearing for the City's amendments and the Regional Plan amendment.

It is recommended that Council appoint Glenn Barnes, a member of the City's commissioner list, to conduct the public hearing. Should Council decide to appoint Mr. Barnes as commissioner, Council will also need to ask the Minister to jointly appoint him as the commissioner for the Regional Plan amendment hearing.

The proposed date for the joint public hearing is **Wednesday, May 20, 2026, at 7 p.m.** at City Hall. The hearing will be a hybrid format, in-person as well as virtual via Zoom. If no submissions are received by two days beforehand, the City may cancel the hearing.

Following the hearing, the amendments will be brought back to Council with the commissioner's report for consideration of approval. The commissioner has 30 days to submit his report to Council and to the Minister.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and 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.

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 will be required. There is a Regional Plan amendment also required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: The joint public hearing will be advertised in accordance with the Development Regulations.
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 resolutions for Envision St. John's Municipal Plan Amendment Number 17, 2025, and Envision St. John's Development Regulations Amendment Number 52, 2025;
- (2) appoint Glenn Barnes as commissioner for a public hearing on the amendments; and
- (3) ask the Minister of Municipal and Community Affairs to jointly appoint Glenn Barnes as the commissioner for the associated Regional Plan amendment.

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

Report Approval Details

Document Title:	55 Groves Road - MPA2300004 - Adoption.docx
Attachments:	- 55 GROVES ROAD- Location Map.pdf - MP Amend No. 17 and DR Amend No. 52, 2025 - 55 Groves Road - MAP (faf).pdf - Minster Adopted - SJURRP-107-2025.PDF
Final Approval Date:	Apr 15, 2026

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

Ken O'Brien - Apr 15, 2026 - 7:53 AM

Jason Sinyard - Apr 15, 2026 - 9:11 AM