

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 17, 2025

**Rural Land Use District to
Residential Land Use District
55 Groves Road**

May 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

City of St. John's Municipal Plan, 2021

Amendment Number 17, 2025

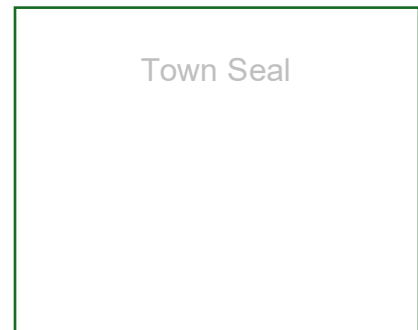
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Municipal Plan Amendment Number 17, 2025.

Adopted by the City Council of St. John's on the ____ day of ____.

Signed and sealed this ____ day of _____.

Mayor: _____

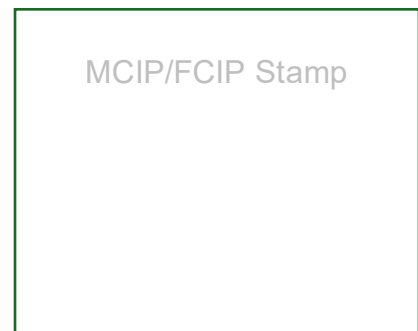
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 17, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

City of St. John's Municipal Plan, 2021

Amendment Number 17, 2025

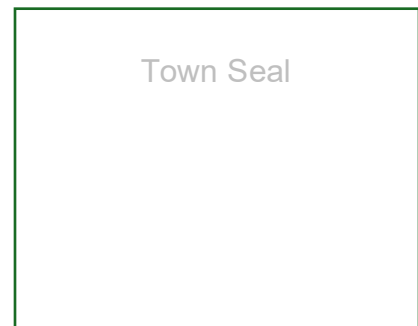
Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 17, 2025 on the ____ day of ____;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 17, 2025 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at Click or tap here to enter text. p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 17, 2025 on the ____ day of ____ as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____



Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 17, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



| | |
|---|-------|
| <p>Municipal Plan/Amendment</p> <p><u>REGISTERED</u></p> | |
| Number | _____ |
| Date | _____ |
| Signature | _____ |

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 17, 2025

BACKGROUND AND ANALYSIS

Background

The City has received an application to rezone land at 55 Groves Road to accommodate the development of semi-detached dwellings. A total of 18 semi-detached dwellings on serviced lots are proposed. The subject property is currently within the Rural District, and a Municipal Plan amendment is required to redesignate the property from the Rural District to the Residential District. The associated St. John's Development Regulations Amendment No. 52, 2025 will rezone the property from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone.

Analysis

Policy 4.1.2 of the Envision St. John's Municipal Plan enables a range of housing that includes a mix of housing forms and tenures, including single and semi-detached dwellings. The proposed development of semi-detached dwellings along Groves Road would introduce a new housing form to the Groves Road area, which has traditionally been a more rural residential neighbourhood with single detached dwellings.

Policy 4.3.3 of the Municipal Plan encourages a suitable transition in intensity, use and form of development between low-density residential areas and newly proposed medium/high density residential uses. The subject property is vacant and surrounded by residential development. The lands immediately south of the subject property, along Seaborn Street, consist primarily of serviced semi-detached dwellings and were developed approximately twenty years ago. There is existing residential development north of the site, along Groves Road, which consists primarily of single detached dwellings on large unserviced lots. The proposed development will gently increase density in the Groves Road area, with the development pattern transitioning from smaller, serviced lots south of Groves Road to larger, unserviced lots along the northern side of Groves Road.

The Municipal Plan policies for the Residential District also support infill development and moderate intensification where appropriate. Policies 8.4.2 and 8.4.3 speak to retaining existing housing stock with provisions for moderate intensification where appropriate and encourage residential infill of established neighbourhoods that is compatible with existing neighbourhoods. Further, Policy 8.4.9 encourages increased density in residential areas where appropriate.

The proposed development aligns with these policies; therefore, the proposed Municipal Plan and Development Regulations amendments are recommended.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on four occasions in The Telegram newspaper on April 11, April 18, April 25, and May 2, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Generally, the surrounding neighbourhood is not in favour of the proposed rezoning. Concerns raised included traffic and road safety, loss of trees and greenspace, presence of invasive species on the property, and the impact the proposed development would have on the rural feel of the community. Years ago, the developer sought to rezone the land at 55 Groves Road for serviced development, and at that time the neighbourhood opposed the proposal, and the rezoning did not proceed. Some neighbours questioned why rezoning is being considered again when the previous application was unsuccessful.

The City's Transportation Engineers reviewed the proposed development and no concerns were raised. Groves Road has been a traditionally rural area with roads maintained to a rural standard, no sidewalks, and larger, unserviced lots. Should the development proceed, municipal service would be extended to the subject property, and sidewalks would be required in front of the new dwellings. The proposed development will meet the City's landscaping requirements. The City generally does not regulate removal of invasive species on private property, though oftentimes development can contain or reduce the spread of invasive species by replacing unmanaged areas with maintained landscaping. While staff acknowledge the neighbourhood's concerns, the proposed development is in line with the Municipal Plan policies to gently increase density and allow for a variety of housing types in neighbourhoods.

ST. JOHN'S URBAN REGION REGIONAL PLAN

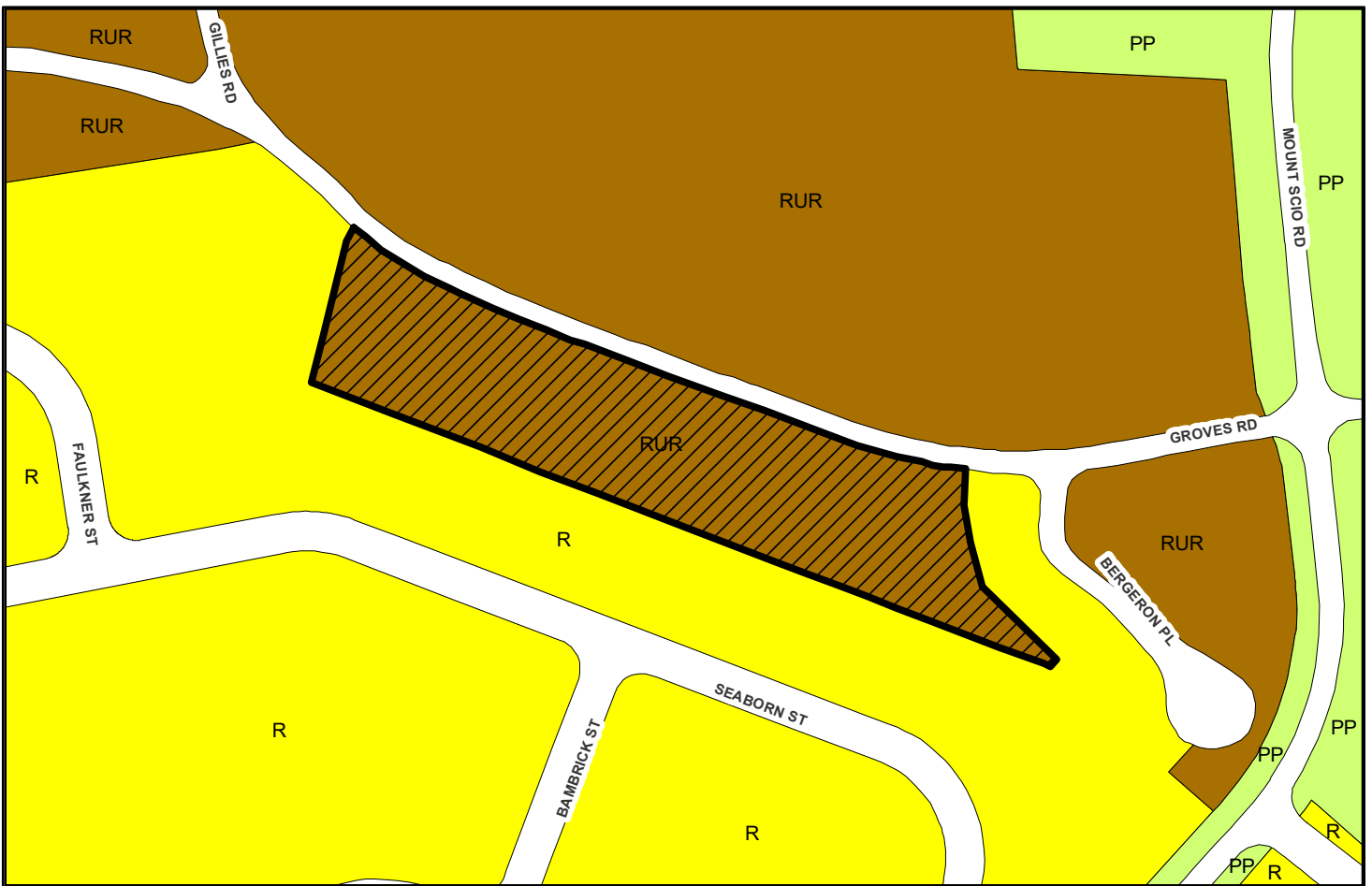
As the proposed development is to accommodate serviced residential development, an amendment to the St. John's Urban Region Regional Plan is needed. A map amendment from the Rural designation to the Urban Development designation is required to support the City's amendments. The proposed Regional Plan amendment was advertised along with the proposed Municipal Plan and Development Regulations amendment, and notice of the Regional Plan amendment was mailed to municipalities within the St. John's Urban Region, as required under the Urban and Rural Planning Act, 2000.

The City received responses from eight municipalities. No objections to the amendment were received; however, the Town of Torbay did respond with an inquiry as to how the proposed development for service expansion can be considered when Torbay's repeated requests to be included in the regional water supply have not been supported. As this is a question about regional supply capacity, the City believes this is not relevant to the proposed amendment and is best addressed outside the amendment process.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 17, 2025

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 50 Groves Road [Parcel ID# 43992] from the Rural Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 17, 2025**

2025 04 23 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

Future Land Use Map P-1

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (RUR) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**55 GROVES ROAD
Parcel ID 43992**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 52, 2025

Rural Residential Infill (RRI) Zone
to Residential 2 (R2) Zone
55 Groves Road

May 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

City of St. John's Development Regulations, 2021

Amendment Number 52, 2025

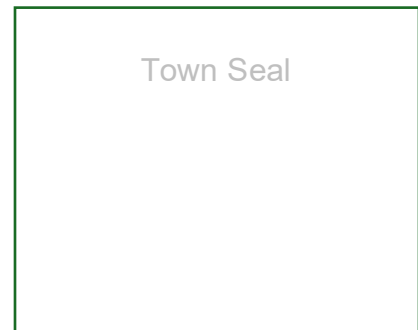
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 52, 2025.

Adopted by the City Council of St. John's on the ____ day of ____ , 2025 .

Signed and sealed this ____ day of _____.

Mayor: _____

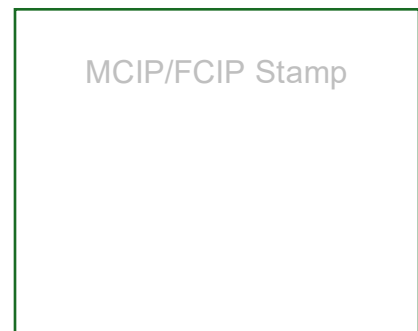
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 52, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

City of St. John's Development Regulations, 2021

Amendment Number 52, 2025

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

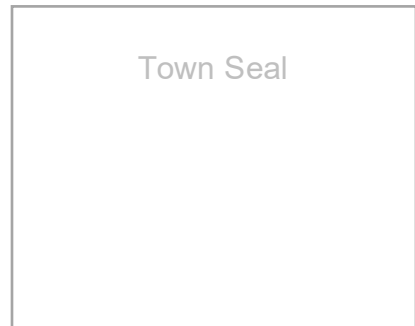
1. Adopted the St. John's Development Regulations Amendment Number 52, 2025 on the ____ day of ____ ;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 52, 2025 by way of an advertisement inserted in the Telegram newspaper on the ____ day of ____ , on the ____ day of ____, and on the ____ day of ____; and
3. Set the ____ day of ____ at ____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 52, 2025 on the ____ day of ____ as was originally adopted.

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 52, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment
REGISTERED

Number _____
Date _____
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 52, 2025

BACKGROUND

The City of St. John's wishes to allow serviced residential development in the form of semi-detached dwellings at 55 Groves Road. The subject property is currently within the Rural District and Rural Residential Infill (RRI) Zone. An amendment is required to rezone the property to the Residential 2 (R2) Zone.

This amendment implements St. John's Municipal Plan Amendment 17, 2025, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on four occasions in The Telegram newspaper on April 11, April 18, April 25, and May 2, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Generally, the surrounding neighbourhood is not in favour of the proposed rezoning. Concerns raised included traffic and road safety, loss of trees and greenspace, presence of invasive species on the property, and the impact the proposed development would have on the rural feel of the community. Years ago, the developer sought to rezone the land at 55 Groves Road for serviced development, and at that time the neighbourhood opposed the proposal, and the rezoning did not proceed. Some neighbours questioned why rezoning is being considered again when the previous application was unsuccessful.

The City's Transportation Engineers reviewed the proposed development and no concerns were raised. Groves Road has been a traditionally rural area with roads maintained to a rural standard, no sidewalks, and larger, unserviced lots. Should the development proceed, municipal service would be extended to the subject property, and sidewalks would be required in front of the new dwellings. The proposed development will meet the City's landscaping requirements. The City generally does not regulate removal of invasive species on private property, though oftentimes development can contain or reduce the spread of invasive species by replacing unmanaged areas with maintained landscaping. While staff acknowledge the neighbourhood's concerns, the proposed development is in line with the Municipal Plan policies to gently increase density and allow for a variety of housing types in neighbourhoods.

ST. JOHN'S URBAN REGION REGIONAL PLAN

As the proposed development is to accommodate serviced residential development, an amendment to the St. John's Urban Region Regional Plan is needed. A map

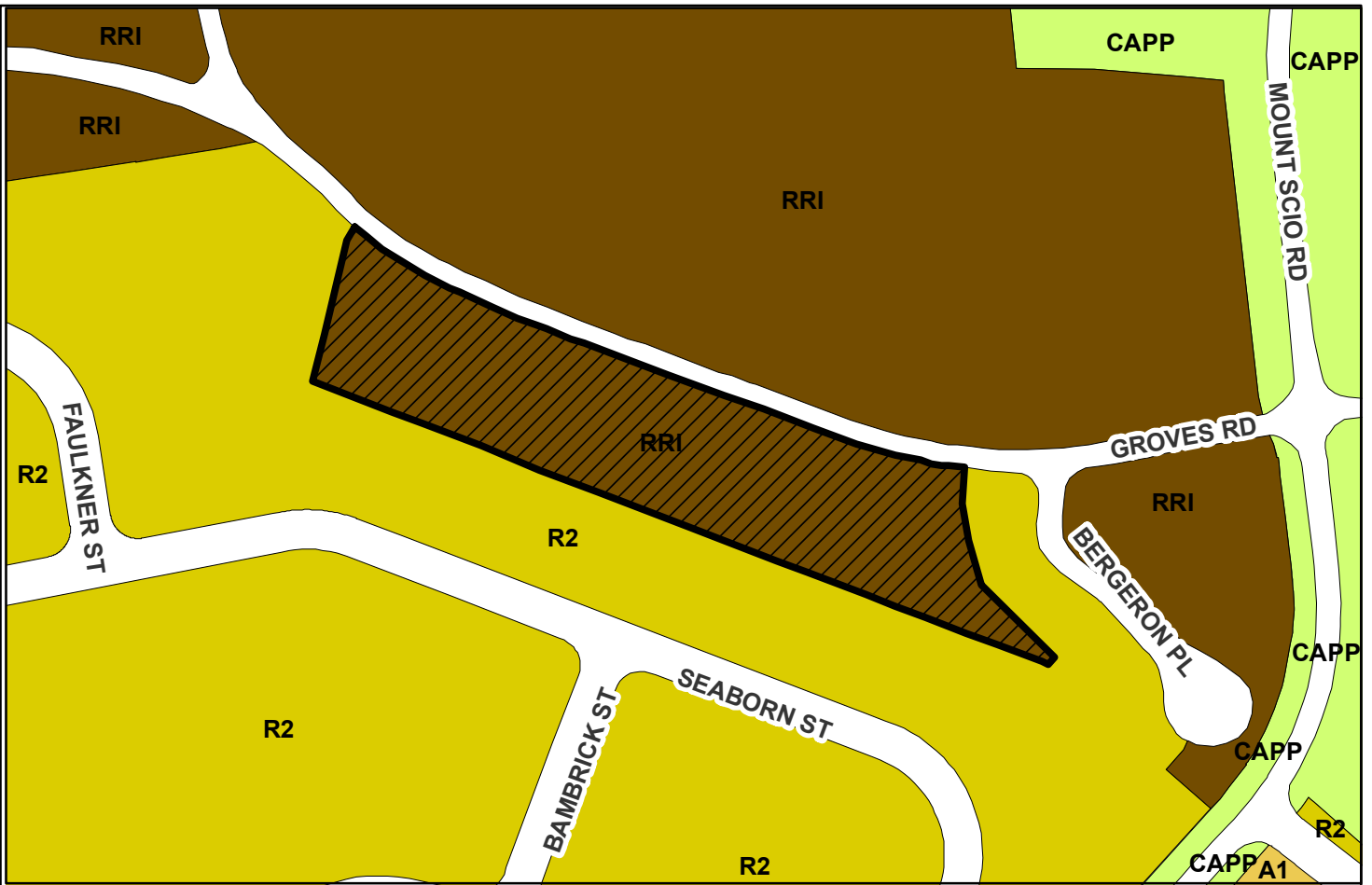
amendment from the Rural designation to the Urban Development designation is required to support the City's amendments. The proposed Regional Plan amendment was advertised along with the proposed Municipal Plan and Development Regulations amendment, and notice of the Regional Plan amendment was mailed to municipalities within the St. John's Urban Region, as required under the Urban and Rural Planning Act, 2000.

The City received responses from eight municipalities. No objections to the amendment were received; however, the Town of Torbay did respond with an inquiry as to how the proposed development for service expansion can be considered when Torbay's repeated requests to be included in the regional water supply have not been supported. As this is a question about regional supply capacity, the City believes this is not relevant to the proposed amendment and is best addressed by outside the amendment process.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 52, 2025

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

- 1. Rezoning land at 55 Groves Road [Parcel ID# 43992] from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone as shown on City of St. John's Zoning Map attached.**

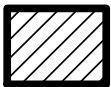


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 52, 2025**

[City of St. John's Zoning Map]

2025 04 23 Scale: 1:2000
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
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RESIDENTIAL 2 (R2) LAND USE ZONE

55 GROVES ROAD
Parcel ID 43992

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration