

ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT NO. 107, 2025

55 Groves Road
City of St. John's

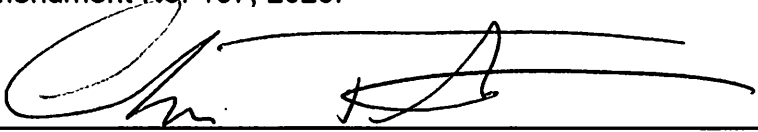
October 2025

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 107, 2025

Under the authority of Section 16 of the **Urban and Rural Planning Act, 2000**, the Minister of Municipal and Community Affairs hereby adopts St. John's Urban Region Regional Plan Amendment No. 107, 2025.



Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this 2 day of March, 2026.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 107, 2025 was prepared in accordance with the requirements of the **Urban and Rural Planning Act, 2000**.



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 107, 2025

Under the authority of Sections 16, 17 and 18 of the **Urban and Rural Planning Act 2000**, the Minister of Municipal and Community Affairs:

a) adopted the St. John's Urban Region Regional Plan Amendment No. 107, 2025, on the ____ day of _____, 2026;

b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 107, 2025, by _____ on the ____ day of _____, 2026: and

c) set the ____ day of _____, 2026, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the **Urban and Rural Planning Act 2000**, the Minister of Municipal and Community Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 107, 2025, as adopted on the ____ day of _____, 2026.

Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this ____ day of _____, 2026.

Witness

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 107, 2025

BACKGROUND

The City of St. John's is proposing to amend its Municipal Plan and Development Regulations. The **Urban and Rural Planning Act, 2000** (the "Act") sets out the process for amending a plan and development regulations.

The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to municipal plans within the region must comply with the Regional Plan.

This Regional Plan amendment will be processed simultaneously to accommodate the following proposed amendments to the City of St. John's Municipal Plan and Development Regulations, 2021:

Municipal Plan Amendment No. 17, 2025 and Development Regulations Amendment No. 52, 2025. The proposed amendments are to redesignate the subject property at 55 Groves Road from 'Rural' to 'Residential' and rezone the subject property from 'Rural Residential Infill' to 'Residential 2' to accommodate serviced residential development.

To accommodate the proposed amendments, the City is requesting to amend the Regional Plan map to change the designation of land on the south side of Groves Road (55 Groves Road) from 'Rural' to 'Urban Development'.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The Regional Plan identifies lands within St. John's as part of the Regional Centre. Within the Regional Centre, a wide range of uses including various residential densities, commercial, industrial, institutional, and various other uses that are often found within an urban centre, are permitted where municipal services are available.

E. Urban Development

(a) The Regional Centre

Policy: Within the area designated as the Regional Centre, which represents urban St. John's and its immediate environs, the entire range of urban uses shall be permitted on the basis that piped water, sewage collection, storm drainage, paved roads, and street lighting will all be provided.

These uses shall include the full range of various residential densities, regional, local and highway commercial facilities, heavy and light industrial uses where appropriate, all types of institutional and park facilities, the full range of educational and cultural facilities

and the wide variety of other activities commonly associated with a major metropolitan centre.

The subject property is designated as 'Rural' under the Regional Plan. The Rural designation does enable some residential development, provided the residential development is consistent with the traditional rural use and development patterns of the area and is not serviced by municipal water and sewer. The Regional Plan policies for the Rural designation do not contemplate serviced development.

To enable serviced residential development on the subject property, the City requests an amendment to the Regional Plan to change the designation of the subject property from 'Rural' to 'Urban Development'.

ANALYSIS

The City is proposing to amend its Municipal Plan to redesignate the subject property to 'Residential' and to amend its Development Regulations to rezone the subject property to 'Residential 2'. The proposed amendments are prompted by an application to develop semi-detached dwellings and extend municipal services to the subject property.

The lands directly south of the subject property are developed with semi-detached dwellings on smaller, serviced lots. The lands abutting the subject property to the south, east, and west are designated 'Urban Development' under the Regional Plan. The proposed amendment to redesignate the subject property from 'Rural' to 'Urban Development' to allow serviced residential development is compatible with the existing uses and designations of the surrounding area.

PUBLIC CONSULTATION

The City of St. John's conducted public consultation for this amendment. Notice of the proposed amendments was mailed to property owners within a 150-metre radius of the subject property and posted on the City's website. Additionally, the amendments were advertised on four occasions in The Telegram newspaper on April 11, April 18, April 25, and May 2, 2025.





The City also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments. No rejections to the proposed amendment were received.

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 107, 2025

The St. John's Urban Region Regional Plan is amended as follows:

1. Redesignating the vacant land on the south side of Groves Road (55 Groves Road) from 'Rural' to 'Urban Development' in accordance with the attached map.

**St. John's Urban Region
Regional Plan Amendment No. 107, 2025
related to Groves Road, St. John's
(MPA No.17,2025 and DRA No.52 ,2025)**

-  From Rural to Urban Development
-  Public Open Space
-  Rural
-  Urban Development



**From Rural to
Urban Development**

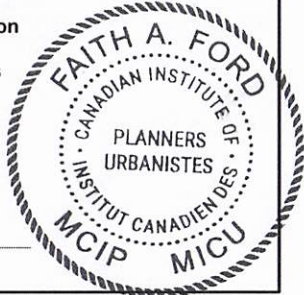


Signed this _____ day of _____, 20____.

Minister of Municipal and Community Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 107, 2025 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.



MCIP: 

St. John's Urban Region Regional Plan Amendment
REGISTERED

Number _____
Date _____
Signature _____