

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT No. 7, 2023

**South Pond Watershed Protection Redesignation
Torbay**

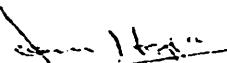
January 2025

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 7, 2023

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

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 7, 2023 on the 15th day of August 2024;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 7, 2023 by advertisement inserted on the 1st day of November 2024 in **The Telegram** newspaper and from October 25th to November 12th, 2024, in the electronic version of **The Telegram** (Saltwire); and
- c) set the 14th day of November 2024 for the holding of a public hearing to consider objections and submissions.

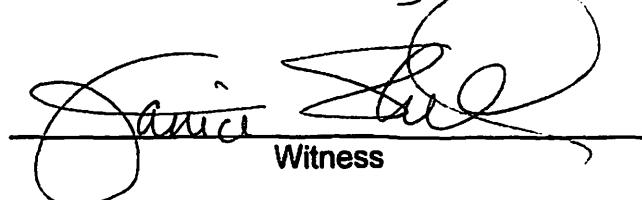
Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 7, 2023, as adopted, on the 15th day of August 2024.



Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 31 day of January, 2025.



Witness

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 7, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 7, 2023.



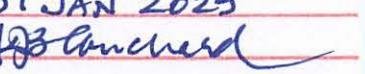
Minister of Municipal and Provincial Affairs

Signed and sealed at St. John's, Newfoundland and Labrador
this 15th day of August, 2024.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment No. 7, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Regional Plan/Amendment	
REGISTERED	
Number	SJURRP-0108-2025
Date	31 JAN 2025
Signature	

BACKGROUND

The Town Council of Torbay 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 prepared by municipalities in the St. John's Urban Region must be consistent with the regional plan.

This regional plan amendment will be processed simultaneously with the following proposed amendments to the Town of Torbay Municipal Plan and Development Regulations 2015-2025:

Municipal Plan Amendment No. 7, 2023 and Development Regulations Amendment No. 13, 2023 - the Town of Torbay has requested amendments to the regional plan map to change the regional plan designation of lands located on the west side of Torbay Bypass Road on the south side of South Pond, from 'Watershed Protection' to 'Urban Development', 'Regional Industrial', 'Rural', and 'Restricted', and from 'Urban Development' to 'Rural' to accommodate potential new land use in the South Pond Watershed area where provincial protection was repealed by the Minister of Environment and Conservation for use of South Pond as a municipal potable water supply.

In general terms, the Town's municipal plan amendment proposes to redesignate the subject lands from 'Watershed' to 'Rural', 'Conservation', 'Industrial', and 'Comprehensive Development Area – Industrial'. The Town's development regulations amendment proposes to rezone the subject land from 'Watershed' to 'Rural', 'Conservation', 'Industrial General', and 'Comprehensive Development Area – Industrial'.

ST. JOHN'S URBAN REGION REGIONAL PLAN

According to E. Urban Development (c) The Local Centres of the Regional Plan, land Portugal Cove-St. Philip's is identified as a local centre. Land within such centres shall be used in accordance with the policies of the relevant municipal plan.

The Regional Plan outlines guidelines for Municipal Plans for local centres including:

- a focus on low density development;
- encouraging infilling and consolidation of areas once municipal services are in place; and
- improvements to the local street system.

E. URBAN DEVELOPMENT

(c) The Local Centres

Policy:

The detailed development of the local centres designated on the Regional Plan Map shall be according to the policies in Local Area or Municipal Plans that might be prepared from time to time. Such plans shall conform to the following guidelines:

- i) *The local centres shall be able to develop to the fullest extent possible within the areas shown on the Regional Plan Map, consistent with the constraints set out in Objective No. 11...*
- iv) *Two prime aims in the local centres will be to encourage the infilling and consolidation of presently semi-development areas once essential public services to existing development are installed and to develop improved local road systems so that better circulation of traffic may be facilitated.*

ANALYSIS

The Town of Torbay is proposing to amend its Municipal Plan to redesignate the subject site to 'Rural', 'Conservation', 'Industrial', and 'Comprehensive Development Area – Industrial' and to amend its Development Regulations to rezone the same lands according to the same Municipal Plan land use classes and policies plus refinement of the 'Industrial-General' zone. In April, 2012, the Minister of Environment and Conservation formally repealed the public water supply status of South Pond due to contamination and acknowledging the watershed area be removed from watershed protection. Given the lands are no longer suitable for water supply, the Town is proposing that other land use classifications and policies be applied to the lands to enable other land uses and associated developments to occur. The proposed redesignations and rezonings align with existing designations and zoning of the surrounding area and are suitable in terms of land use compatibility.

PUBLIC CONSULTATION

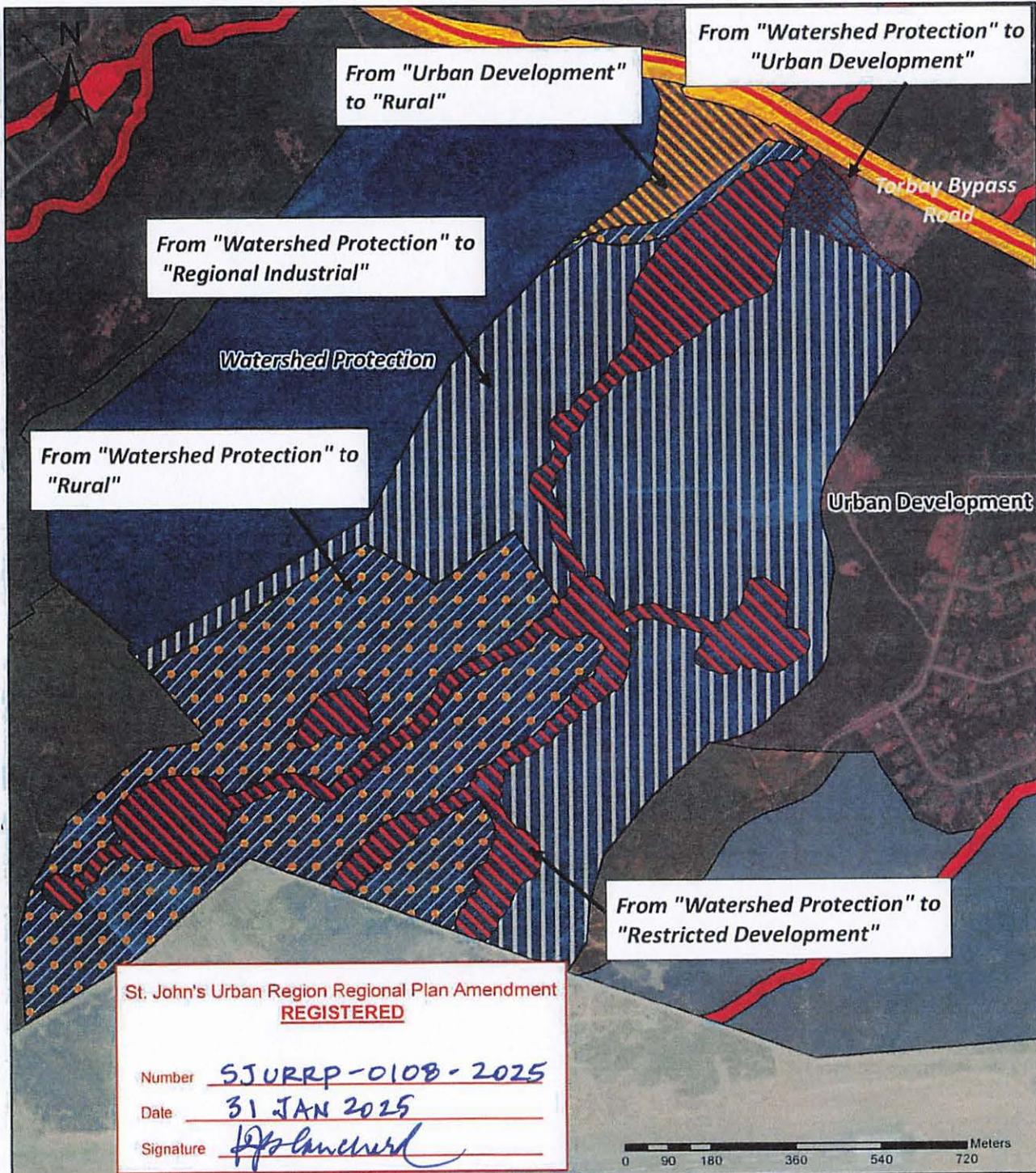
The Town of Torbay is responsible for conducting public consultations regarding the amendments. The Town advertised the proposed amendments in **The Telegram** on November 1, 2024, as well as via the electronic version of **The Telegram** (Saltwire) from October 25 to November 14, 2024. The Town also advertised the amendments on its website starting on October 25, 2024.

Additionally, the Town also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments and requested comments be supplied. No objections or concerns were identified by the municipalities.

St. John's Region Regional Plan, 1976

Amendment No. 7, 2023

The proposed St. John's Urban Region Regional Plan amendment would re-designate lands on the west side of Torbay Bypass Road and south side of South Pond from 'Watershed Protection' to 'Urban Development', 'Regional Industrial', 'Rural', and 'Restricted', and from 'Urban Development' to 'Rural' in accordance with the attached map.



St. John's Urban Region
Regional Plan Amendment No.7, 2023
In relation to Torbay MPA7 & DRA13, 2023

From "Urban Development" to "Rural"
From "Watershed Protection" to "Restricted Development"
From "Watershed Protection" to "Regional Industrial"
From "Watershed Protection" to "Rural"
From "Watershed Protection" to "Urban Development"
Torbay Bypass Road

Site

Signed this 30th day of January, 2023.

[Signature]

Minister of Municipal and Provincial Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No.7, 2023 has been prepared in accordance with requirements of the Urban and Rural Planning Act, 2000.

MCIP: _____

CHRISTOPHER R. HARDY
MCIP, MICP
St. John's Urban Region