

MAY - 4 2022

COR/2022/00989

Ms. Ann-Marie Cashin
City of St. John's
PO Box 908
St. John's, NL A1C 5M2

Email: acashin@stjohns.ca

Dear Ms. Cashin:

**ST. JOHN'S
Development Regulations Amendment No. 10, 2022**

I am pleased to inform you that the **St. John's Development Regulations Amendment No. 10, 2022**, as adopted by Council on the **April 4, 2022**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. This Development Regulations Amendment will come into effect on the date that this notice appears in the *Gazette*. Council must also place a notice of registration in a local newspaper and post a notice of registration on its website and social media pages.

The *Newfoundland and Labrador Gazette* is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, NL, A1B 4J6).

Attached is Council's registered copy of the **St. John's Development Regulations Amendment No. 10, 2022**. As this is a legal document, it should be reserved in a safe place.

Yours truly,



Kim Blanchard, MCIP
Manager of Land Use Planning

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 10, 2022

**Residential 2 (R2) Land Use Zone to
Residential Reduced Lot (RRL) Land Use Zone
for Single Detached Dwellings**

April 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 10, 2022

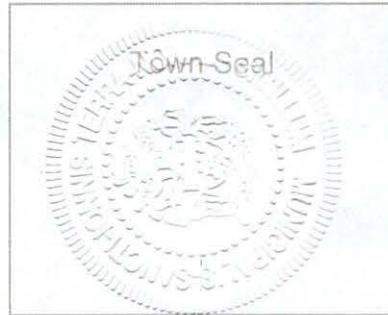
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 10, 2022.

Adopted by the City Council of St. John's on the 4th day of April, 2022.

Signed and sealed this 27 day of April.

Mayor:

Mary Benn



Clerk:

Karen Cheff

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 10, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

An-Marie Cashin

Development Regulations/Amendment	
REGISTERED	
Number	<u>4100-0022-003</u>
Date	<u>4 MAY 2022</u>
Signature	<u>Loganhard</u>



CITY OF ST. JOHN'S

Development Regulations Amendment Number 10, 2022

BACKGROUND AND PURPOSE

The City of St. John's wishes to allow the development of Single Detached Dwellings along a portion of 670 Kenmount Road. The total parcel of land is approximately 18 hectares and contains land within the Residential, Open Space and Urban Expansion Districts. This amendment only applies to the portion of the land within the Residential District fronting Leonard J. Cowley Street. As the land is designated Residential in the St. John's Municipal Plan, a Municipal Plan amendment is not required. Should the development proceed, the land will be subdivided at the development approval stage.

A portion of the property is currently zoned Residential 2 (R2) in which Single Detached Dwelling is a Permitted Use, however the applicant has requested to rezone this land to the Residential Reduced Lot (RRL) Zone to allow for a smaller lot area. The proposed development will contain 60 Single Detached Dwellings.

A portion of the property to the north is zoned Comprehensive Development Area 9 (CDA 9) due to the land being above the 190-metre contour and a portion along the west of the parcel is zoned Open Space due to the wetland and buffer.

In 2016 the applicant received approval from the City to clear and grade land within the Residential District and R2 Zone. During an earlier rezoning application Semi-Detached Dwellings were proposed in a concept plan but development approval was not issued at that time. The applicant is now proposing Single Detached Dwellings because they suggest the real estate market as well as builders that they are working with prefer to purchase stand alone homes instead of Semi-Detached Dwellings. They would like to provide affordable, detached homes to meet market demand.

ANALYSIS

As per Policy 8.4.1 of the St. John's Municipal Plan, within the Residential Land Use District Council shall establish low, medium, and high-density residential land use zones that consider a variety of residential forms. Further, Policy 8.4.8 states that the City will support a variety of residential forms in all medium and high-density zones that is reflective of the existing demographic and provides housing options for various socio-economic groups. The applicant has indicated that they would like to develop Single-Detached Dwellings. Rezoning this land from the R2 Zone to the RRL Zone will allow for a reduced lot area and frontage which will increase the number of Single Detached Dwellings along the street.

As per Section 4.10(3) of the St. John's Development Regulations Development shall not be permitted in a waterway, wetland, pond, lake, or the Buffer adjacent to a body of water or in a Floodplain and shall be located a minimum of 1.2 metres from the edge of

the Buffer. Should this development proceed, the dwellings along the west side of Leonard J. Cowley would not be permitted with 1.2 metres of the wetland buffer.

PUBLIC CONSULTATION

A virtual public meeting was set for January 26, 2022, at 7pm via Zoom. The proposed amendment and public meeting were advertised on three occasions in The Telegram newspaper on January 8, January 15, and January 22, 2022. 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. Minutes from the public meetings and submissions received can be found in the April 4, 2022, Regular Council Meeting agenda package.

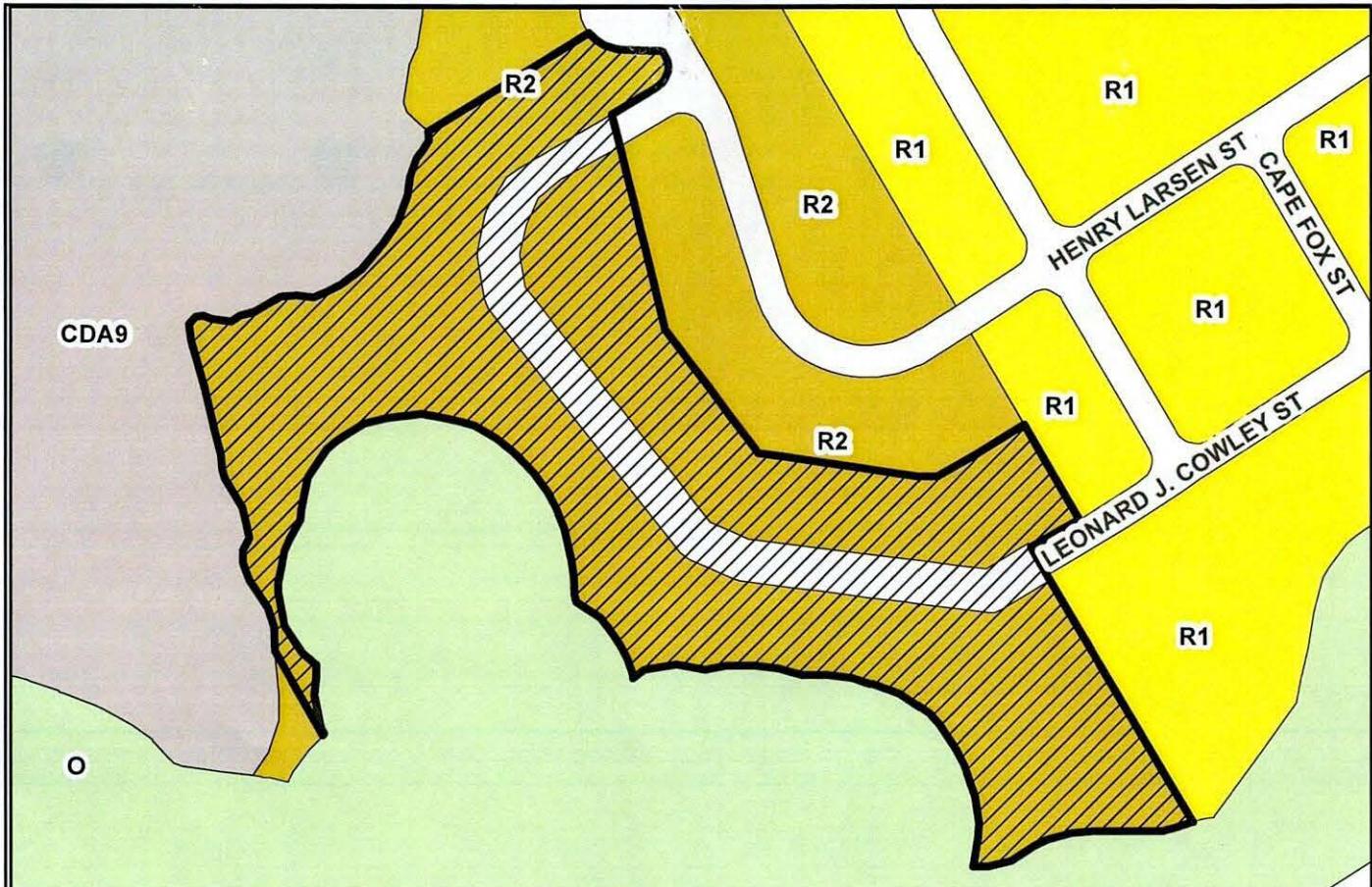
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The portion of the property being rezoned is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential Reduced Lot (RRL) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 10. 2022

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

Rezoning a portion of land at 670 Kenmount Road [Parcel ID# 21117] from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone as shown on City of St. John's Zoning Map attached.

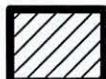


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 10, 2022**

[City of St. John's Zoning Map]

2022 03 17 Scale: 1:2500
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
RESIDENTIAL 2 (R2) LAND USE ZONE TO
RESIDENTIAL REDUCED LOT (RRL) LAND USE ZONE

670 KENMOUNT ROAD
Parcel ID 21117

Mayor

Karen Chaf

City Clerk

April 4, 2022

Council Adoption



M.C.I.P. signature and seal

Development Regulations/Amendment

REGISTERED

Number 4400-2022-003

Date 4 MAY 2022

Signature *John Edmund*

Provincial Registration

