

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT #9, 2020

City of St. John's:

**Regional Plan amendment to accommodate zoning change:
Kenmount Road at Kiwanis Street**

December 2020

URBAN AND RURAL PLANNING ACT, 2000

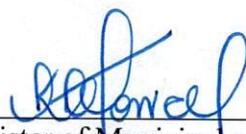
RESOLUTION TO APPROVE

ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 9, 2020

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. 9, 2020 on the 15th day of November, 2021;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 9, 2020 by advertisement inserted on the 18th and 24th days of December, 2021 and on the 8th day of January in The Telegram newspaper, and by notice to nearby property owners;
- c) in accordance with the Department of Municipal and Provincial Affairs COVID-19 protocol, set the 18th day of January, 2022, for the submission of written responses for consideration by the Commissioner; and
- d) held a virtual session on the 12th day of January 2022 for the Commissioner to receive any verbal submissions.

Now under the authority of Section 23 of the **Urban and Rural Planning Act 2000**, the Minister of Environment, Climate Change, and Municipalities hereby approves the St. John's Urban Region Regional Plan Amendment No. 9, 2020, as adopted on the 15th day of November, 2021.



Minister of Municipal and Provincial Affairs

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

this 1 day of June, 2022.



Witness

Plan/Amendment	
REGISTERED	
Number	5502-2022-056
Date	June 1/2022
Signature	



URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 9, 2020

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. 9, 2020.

R. Bowden

Minister of Municipal and Provincial Affairs

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

this 15 day of November, 2020

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 9, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 9, 2020

BACKGROUND

In response to a proposed development application, the St. John's City Council wishes to amend to its Development Regulations; specifically, a change to the future land use and zoning maps for a parcel of land located at 350 Kenmount Road/9 Kiwanis Street.

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 and Development Regulations prepared by municipalities in the St. John's Urban Region must conform to the Regional Plan.

The City wishes to re-designate and rezone land located at 350 Kenmount Road and 9 Kiwanis Street from the Open Space Open (O) future land use district to the Commercial General (CG) future land use district and from the Space (O) zone to the Commercial Kenmount (CK) zone to recognize an existing car sales lot. The subject property is partly designated ‘Public Open Space’ by the St. John's Urban Region Regional Plan.

An amendment to the Regional Plan is required in order to accommodate the City’s request. This Regional Plan amendment will change the land use designation for this specific parcel of land from ‘Public Open Space’ to ‘Urban Development’. This Regional Plan amendment will enable the City to re-designate and re-zone the subject property.

The Minister agreed to initiate the process to amend the Regional Plan by authorizing the City to undertake the consultation process in conjunction with the proposed amendments to the St. John's Municipal Plan and Development Regulations. The Regional Plan map amendment will be processed simultaneously with the City’s amendments to its Municipal Plan and Development Regulations.

PUBLIC CONSULTATION

As the proposed zoning amendment triggers an amendment to the Regional Plan, the City of St. John's requested the Minister's authorization to undertake consultation regarding the change to the Regional Plan map required to enable the City's amendment to its land use zoning map.

The St. John's City Council published a notice in *The Telegram* newspaper on September 11, 18 and 25, 2021 soliciting comments on the proposed SJURRP Amendment 9, 2020, as well as the associated proposed amendments to the St. John's Municipal Plan and Development Regulations. The City mailed a notice to property owners within 150 metres of the subject site and posted the notice on its website and invite input. One response was received which supported the proposed amendments.

The City also wrote to the other 14 municipalities subject to the St. John's Urban Region Regional Plan regarding the proposed amendments to the Regional Plan.

Following consultations, City Council submitted the amendment documentation respecting the consultation process for provincial review and requested the Minister of Municipal and Provincial Affairs adopt St. John's Urban Region Regional Plan Amendment No. 9, 2021.

ST. JOHN'S REGION REGIONAL PLAN, 1976 AMENDMENT NO. 9, 2020

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

Redesignating land at 350 Kenmount Road and 9 Kiwanis Street from 'Public Open Space' to 'Urban Development'.

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

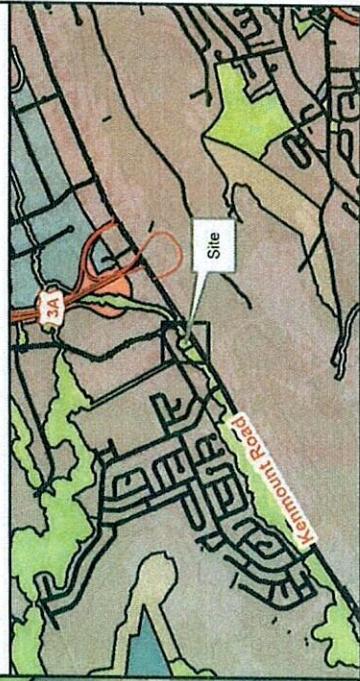
I certify that the attached St. John's Urban Region Regional Plan Amendment No. 9, 2020 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



**St. John's Urban Region
Regional Plan Amendment No. 09, 2020**

St. John's

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



St. John's Urban Region Regional Plan Amendment
REGISTERED

Number 3502-2000-054
Date June 7/23
Signature John D. Kellie

Signed this 7 day of July, 2023.

John D. Kellie
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. 9, 2020 has
been prepared in accordance with requirements
of the Urban and Rural Planning Act, 2000.

MCIP: John D. Kellie

