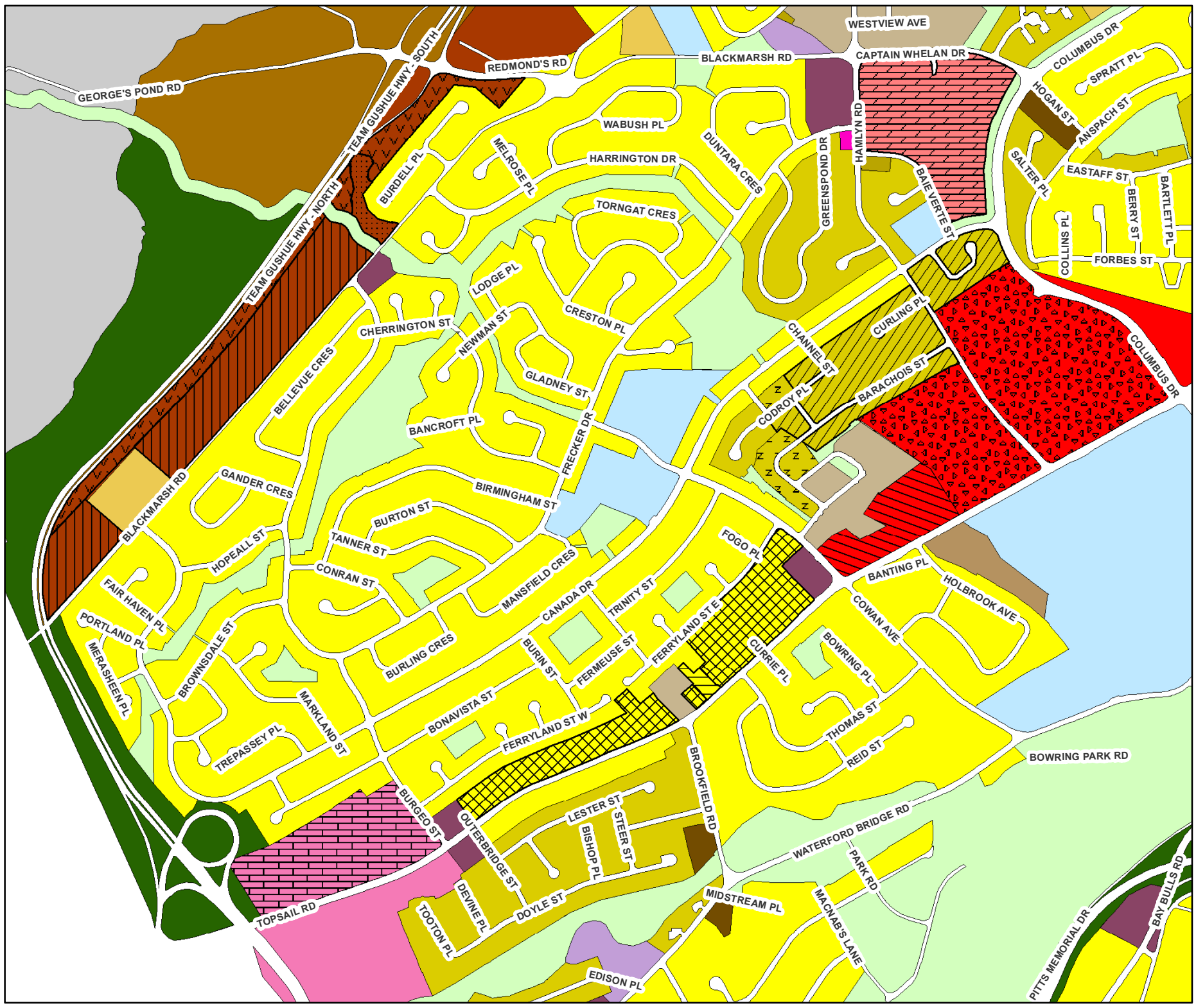



# CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 61, 2026

**[City of St. John's Zoning Map]**

2026 04 13 Scale: 1:11000
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 COMMERCIAL HIGHWAY (CH) LAND USE ZONE TO COMMERCIAL MIXED (CM) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM COMMERCIAL REGIONAL (CR) LAND USE ZONE TO COMMERCIAL MIXED (CM) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM COMMERCIAL REGIONAL (CR) LAND USE ZONE TO NEIGHBOURHOOD INFILL 1 (NI1) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM COMMERCIAL OFFICE HOTEL (COH) LAND USE ZONE TO NEIGHBOURHOOD INFILL 2 (NI2) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RESIDENTIAL 1 (R1) LAND USE ZONE TO RESIDENTIAL 3 (R3) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RESIDENTIAL 2 (R2) LAND USE ZONE TO RESIDENTIAL 3 (R3) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RURAL RESIDENTIAL (RR) LAND USE ZONE TO APARTMENT 1 (A1) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RESIDENTIAL 2 (R2) LAND USE ZONE TO APARTMENT 2 (A2) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RURAL RESIDENTIAL (RR) LAND USE ZONE TO OPEN SPACE (O) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RURAL RESIDENTIAL (RR) LAND USE ZONE TO OPEN SPACE RESERVE (OR) LAND USE ZONE
- AREA PROPOSED TO BE REZONED FROM RESIDENTIAL 1 (R1) LAND USE ZONE TO COMMERCIAL MIXED (CM) LAND USE ZONE

**COWAN HEIGHTS**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment
REGISTERED
Number
Date
Signature

Provincial Registration