City of St. John's Development Regulations, 2021

St. John's Development Regulations
Amendment Number 63, 2025

Residential Special (RA) Land Use Zone to
Residential 1 (R1) Land Use Zone
for Single Detached Dwellings

July 2025

ENVISION ST. JOHN'S

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 63, 2025

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 63, 2025.

Adopted by the City Council of St. John's on the 29th day of July, 2025.

Signed and sealed this 29th day of August, 2025.

Mayor: _____

Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 63, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000.*

MCIP/FCIP: _____

Development Regulations/Amendment
REGISTERED
Number 4400-0408-2025
Date November 7, 2025
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 63, 2025

BACKGROUND AND PURPOSE

The City of St. John's wishes to allow Single Detached Dwellings on 8 Shaw Street and 4 McLea Place. The properties are within the Residential District, therefore a Municipal Plan amendment is not required. The subject property is currently vacant and zoned Residential Special (RA). The applicant is proposing to subdivide the properties to develop Single Detached Dwellings on properties that meet the Residential 1 (R1) Zone standards. Single Detached Dwellings are permitted in the R1 Zone.

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 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure. The proposed development will take advantage of existing municipal services.

The proposed development is inline with Policy 8.4.5 of the St. John's Municipal Plan, as the proposed development is similar to existing development on Shaw Street and will continue with similar landscape materials, building form, massing and style to provide continuity on the street.

PUBLIC CONSULTATION

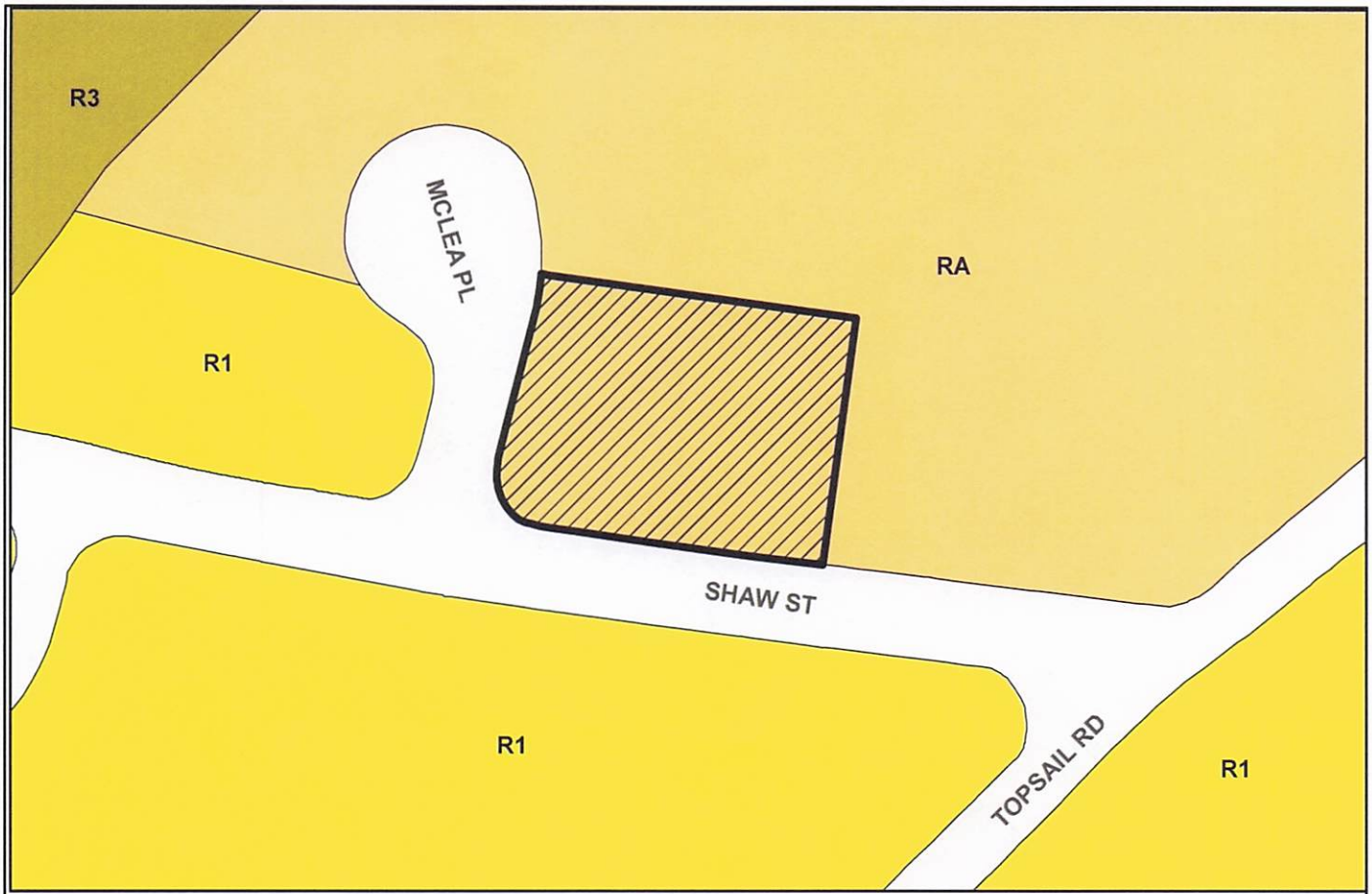
The proposed amendment was advertised on three occasions in The Telegram newspaper on June 20, June 27, and July 4, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site, posted on the City's website and in two conspicuous places in the area affected. Four submissions were received on the project engage page. The main concern raised was about accessing the existing community mailboxes located on Shaw Street. If there is a conflict with the current location of the community mailboxes, then that will be addressed at the development stage. A question was raised about the preservation of mature trees on the lots. The City of St. John's does not have the authority to restrict the cutting of trees on privately owned property, unless the land is a designated heritage property. In this case, neither 8 Shaw Street nor 4 McLea Place are designated heritage properties.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan (the "Regional Plan"). The subject property 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.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 63, 2025
The City of St. John's Development Regulations, 2021 is amended by:

Rezoning land at 8 Shaw Street [Parcel ID 404990] and 4 McLea Place [Parcel ID 352140] from the Residential Special (RA) Zone to the Residential 1 (R1) Zone as shown on City of St. John's Zoning Map attached.



CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 63, 2025

[City of St. John's Zoning Map]

2025 07 23 Scale: 1:1000
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.

LINDSAY CHURCH
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP MICU

L. Church

M.C.I.P. signature and seal

AREA PROPOSED TO BE REZONED FROM RESIDENTIAL SPECIAL (RA) LAND USE ZONE TO RESIDENTIAL 1 (R1) LAND USE ZONE

8 SHAW STREET
Parcel ID 404990
4 McLEA PLACE
Parcel ID 352140

Mayor

City Clerk

July 29, 2025

Council Adoption

Development Regulations/Amendment
REGISTERED
Number 4400-0408-2025
Date November 7 2025
Signature

Provincial Registration