

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
(SJURRP)**

Amendment No. 3, 2014

Digital Map Consolidation

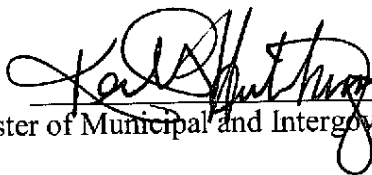
ADOPTED AMENDMENT

November 2014


URBAN AND RURAL PLANNING ACT, 2000

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976 AMENDMENT No. 3, 2014

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Intergovernmental Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014.

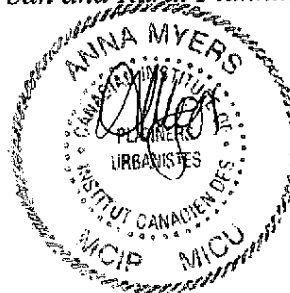

Minister of Municipal and Intergovernmental Affairs

Signed and sealed before me at St. John's Newfoundland and Labrador
this 13th day of November, 2014.


Witness
Peter Howe

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT No. 3, 2014

BACKGROUND

The Department of Municipal and Intergovernmental Affairs (MIGA) is responsible for regional land use plans in the province of Newfoundland and Labrador.

Land use planning in the northeast Avalon region is currently guided by the St. John's Urban Region Regional Plan, 1976 (SJURRP). The SJURRP region is defined by the *St. John's Urban Region, Regional Planning Area* (CNLR 927/96). The *St. John's Urban Region, Regional Development Order* (CNLR 926/96) requires that development within the Region comply with the SJURRP.

While there have been a number of amendments to the SJURRP over the years, it has not been subjected to a comprehensive review or modernization. Therefore, the Minister established a committee to oversee the development of a new regional plan in late 2013. That committee consists of representatives from all municipalities in the region as well as MIGA. The committee expects to complete its work in late 2015.

Municipal Plans prepared by municipalities within the St. John's Urban Region must conform to the SJURRP. All of the 15 Municipalities in the urban region have implemented Municipal Plans. The 1976 SJURRP Regional Plan Map may not reflect the current vision of many of the municipalities within the region as depicted in the individual Municipal Plans.

The 1976 Regional Plan Map was produced using manual drafting technology. Previous amendments to the Regional Plan Map were produced using various manual and digital technologies. A new digitally produced Regional Plan Map will be user friendly, adaptable to several electronic formats, and make for easier integration into the municipal planning process.

In order to ease the planning process while a new regional plan for the North East Avalon Region Plan is under development, MIGA prepared this amendment to update the 1976 SJURRP Regional Plan Map. This amendment replaces the paper based 1976 SJURRP Regional Plan Map with a new digital produced map that reflects the current municipal plans within the region along with a consolidation of all previous amendments to the SJURRP Regional Plan Map. The new SJURRP Regional Plan Map uses current digital technologies that will allow the map to be viewed and used on multiple digital platforms such as ArcGIS, AutoCAD, and Google Earth. The new SJURRP Regional Plan Map is available in static electronic image formats such as JPEG and Adobe PDF.

An amendment to the St. John's Urban Region Regional Plan, 1976 must be undertaken in accordance with Part III of the *Urban and Rural Planning Act, 2000*.

The new SJURRP Regional Plan Map is based on the “Future Land Use Map” from each Municipal Plan. The policies of each Municipal Future Land Use Designation were reviewed in order to apply appropriate regional land use designations. Additionally, amendments made to the original SJURRP Regional Plan Map along with amendments to the SJURRP that the Minister agreed to initiate are incorporated into the new SJURRP Regional Plan Map.

This amendment does not create any new policies or alter the existing policies for regional land use designations within the SJURRP.

Several recent proposals for changes to SJURRP to accommodate a variety of developments are included in the revised Regional Plan Map. The municipalities involved in each of those proposals initiated changes to their Municipal Plans to accommodate for the new development and have asked that the SJURRP also be revised similarly. Those proposals have been assessed and those further changes to the Regional Plan Map include:

1. ‘Rural’ and ‘Restricted Development’ to ‘Urban Development’ on the southeast shore of Duck Pond, west of Bauline Line, in the Town of Bauline to accommodate development of a residential subdivision;
2. ‘Rural’ to ‘Urban Development’ at Bakeapple Marsh, in the Town of Flatrock, to accommodate development of a residential subdivision;
3. ‘Rural’ to ‘Urban Development’ at Pine Line and Logy Bay Road in Logy Bay-Middle Cove-Outer Cove to accommodate the development of a residential subdivision;
4. ‘Rural’ and ‘Restricted Development’ to ‘Urban Development’ in vicinity of Kenmount Hill in the City of Mount Pearl to accommodate residential development;
5. ‘Rural’ to ‘Urban Development’ at St. Thomas Line in the Town of Paradise to accommodate a place of worship.
6. ‘Productive Forest’ to ‘Urban Development’ at Old Broad Cove Road in the Town of Portugal Cove-St. Phillips to accommodate development of a residential subdivision;
7. ‘Rural’ to ‘Urban Development’ south of Thorburn Road near Rainbow Gully Park in the Town of Portugal Cove-St. Phillips to accommodate construction of a new school;
8. ‘Restricted Development’ and ‘Rural’ to ‘Urban Development’ in the Town of Pouch Cove to recognize existing development and allow for new residential development;
9. ‘Rural’ to ‘Urban Development’ on Bauline Line from Big River Bridge to the Bauline/Torbay boundary in the Town of Torbay, to accommodate residential development;

10. 'Regional Industrial' to 'Urban Development' near Bremigen's Boulevard in the Town of Paradise to accommodate the development of a business park and office complex.

Finally, a portion of the SJURRP applies to land outside of any municipal jurisdiction and is governed by the *Butterpot-Witless Bay Line Environs Development Control Regulations*. Those regulations are implemented based on zoning illustrated in a series of maps associated with the SJURRP.

MIGA received two requests for changes to zoning on those maps to allow for specific developments. Those request were:

- expansion of quarry uses south of Black Mountain Pond, and
- cottage development south of the Witless Bay Line at Five Mile Pond.

MIGA assessed the proposals, and subject to public consultation, was prepared to make necessary amendments that would accommodate the proposals. The requested changes were:

1. Amend Map No. 1 for the Butterpot - Witless Bay Line Environs to re-zone 25.19 hectares of land south of Black Mountain Pond and west of existing quarry uses near Incinerator Road, Foxtrap from "Recreational Open Space" to "Rural".
2. Amend Map No. 4 for the Butterpot - Witless Bay Line Environs to re-zone 4.19 hectares of land at Five Mile Pond, southeast of where the Witless Bay Line meets the Trans Canada Highway from "Conservation" to "Rural".

PUBLIC and STAKEHOLDER CONSULTATION

In order to inform the preparation of this amendment MIGA undertook a public and stakeholder consultation process in accordance with section 14 of the *Urban and Rural Planning Act, 2000*. The process included the following:

- Publishing a notice in *The Telegram* newspaper on September 24, 2014 seeking input from the public.
- Publishing a notice of the proposed amendment on the Department's website seeking input from interested parties.
- Publishing the Draft Amendment on the Department's website.
- Writing the Mayors and Councils of the 15 Municipalities that are subject to the St. John's Urban Region Regional Plan soliciting input on the Draft Amendment.
- Requested input of Government Departments with a mandate in land use.

MIGA received input from all 15 municipalities within the region, and heard from private citizens that were interested in the process. One municipality and one private citizen expressed concern with proposed changes within the *Butterpot-Witless Bay Line Environs* that would allow for increased quarry activity near Black Mountain.

The Lands Branch of the Department of Municipal and Intergovernmental Affairs determined that a portion of the lands proposed for rezoning at Five Mile Pond may be Crown land. The Department therefore withdrew this aspect of the overall amendment pending resolution of the land ownership questions.

AMENDMENT EVOLUTION

The process established by the *Urban and Rural Planning Act, 2000* to change the St. John's Urban Region Regional Plan, 1976 includes several points when an amendment may evolve based on input from the public and considerations by Government. There will be three versions of the amendment document that will be available to the public and interested stakeholders. There may be significant, minimal or no changes from one version to the next. Any changes between versions of the amendment will be explained in the subsequent versions.

The three document versions are as follows:

1. The Draft Amendment (released September 24, 2014).
2. This Adopted Amendment to be considered at the Public Hearing.
3. The approved Amendment (to be released on publication of a "Notice of Registration" in the NL Gazette, expected in late December, 2014).

This Adopted Amendment that will be considered at the Public Hearing differs from the Draft Amendment as a result of public and stakeholder consultation described above. The draft Regional Plan Map was revised to better reflect the Municipal Plan Future Land Use Designations of seven communities within the urban region. Specifically those changes were:

Town of Conception Bay South

- The Regional Plan Map was revised to include developed areas that are not of regional significance as 'Urban Development'. These changes included lands designated as recreation and open space, river courses, and general industrial on the Future Land Use mapping in the Town's Municipal Plan.

City of Mount Pearl

- The Regional Plan Map was revised to include developed areas that are not of regional significance as 'Urban Development', 'Major Industrial' and 'Public Open Space'. These changes included lands designated as recreation and open space, river courses, and general industrial on the Future Land Use mapping in the City's Municipal Plan.

Town of Paradise

- The Regional Plan Map was revised to retain the Regional Industrial designation at the Octagon Pond Industrial Park; and,
- The Regional Plan Map was revised to reflect proposed urban development at Bremigen's Boulevard where a SJURRP amendment was initiated in 2014 to designate the area as 'Urban Development'.

Town of Petty Harbour-Maddox Cove

- The Regional Plan Map was revised to reflect the draft Petty Harbour-Maddox Cove Municipal Plan near the Maddox Cove subdivision (and possible expansion) as ‘Urban Development’.

Town of Portugal Cove-St. Philip’s

- The Regional Plan Map was revised to reflect the location of a proposed school on Thorburn Road. The Regional Plan Map was also revised reflect the changes in agricultural lands as a result of the *St. John's Urban Region Agriculture Development Area Order, 2013*. Both changes are reflected in the Town’s current Municipal Plan.

City of St. John’s:

- The Regional Plan Map was revised to align 11 of the City’s Land Use designations with more appropriate Regional Land use Designations; for example, local recreational areas were initially noted as Regional Open Space areas as opposed to Urban Development.
- The Regional Plan Map was revised to reflect earlier amendments to both the St. John’s Municipal Plan and the SJURRP to allow for urban development on the southern end of Maddox Cove Road.

Town of Torbay

- The Regional Plan Map was revised to reflect the SJURRP designation of ‘Urban Development’ that was implemented though a previous amendment to the SJURRP north and south of Indian Meal Line.

As a result of the consultations with the Lands Branch of the Department of Municipal and Intergovernmental Affairs, a proposed change to the zoning within the *Butterpot-Witless Bay Line Environs Development Control Regulations* was withdrawn. Specifically the proposal to re-zone 4.19 hectares from “Conservation” to “Rural” on Map No. 4 for the *Butterpot-Witless Bay Line Environs* was deleted from the amendment.

St. John’s Urban Region Regional Plan Amendment No. 3, 2014:

The St. John’s Urban Region Regional Plan, 1976 is amended as follows:

1. Repeal the “St John’s Urban Region Regional Plan 1976 Regional Plan Map”.
2. Add the Map at **Appendix A** of this amendment document, “St. John’s Urban Region Regional Plan, 1976: Amendment No 3, 2014 (Digital Map and Consolidation)” to the St. John’s Urban Region Regional Plan, 1976 as a guide for where the land use policies of the St. John’s Urban Region Regional Plan, 1976 will be applied.
3. Amend Map No. 1 for the Butterpot - Witless Bay Line Environs as illustrated at **Appendix B** to re-zone land from “Recreational Open Space” to “Rural”.

Appendix A

St. John's Urban Region Regional Plan, 1976: Amendment No 3, 2014 (Digital Map & Consolidation)

Appendix B

**Map No. 1, *Butterpot - Witless Bay Line Environs*
Re-Zone from “Recreational Open Space” to “Rural”**