

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

**Amendment No. 3, 2014**

**Digital Map Consolidation**

**DRAFT**

September 2014

***URBAN AND RURAL PLANNING ACT, 2000***

**RESOLUTION TO APPROVE**

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

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*,  
the Minister of Municipal and Intergovernmental Affairs

- a) adopted St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014  
on the \_\_\_\_ day of \_\_\_\_\_, 2014;
- b) gave notice of the adoption of St. John's Urban Region Regional Plan, 1976  
Amendment No. 3, 2014 by advertisement inserted on the \_\_\_\_ day and the \_\_\_\_  
day of \_\_\_\_\_ 2014 in *The Telegram* newspaper; and
- c) set the \_\_\_\_ day of \_\_\_\_\_, 2014 at \_\_\_\_\_, \_\_\_\_\_ for the  
holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, I, Dan  
Crummell, Minister of Municipal and Intergovernmental Affairs hereby approve St. John's  
Urban Region Regional Plan, 1976 Amendment No. 3, 2014 as adopted (or modified as noted  
below).

\_\_\_\_\_  
Dan Crummell  
Minister of Municipal and Intergovernmental Affairs

Signed and sealed before me at St. John's Newfoundland and Labrador  
this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Witness

**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*.

***URBAN AND RURAL PLANNING ACT, 2000***  
**RESOLUTION TO ADOPT**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976 AMENDMENT No. 3, 2014**

I, Dan Crummell, Minister of Municipal and Intergovernmental Affairs, under the authority of Section 16 of the *Urban and Rural Planning Act 2000* adopt St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014.

\_\_\_\_\_  
Dan Crummell  
Minister of Municipal and Intergovernmental Affairs

Signed and sealed before me at St. John's Newfoundland and Labrador  
this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Witness

**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 the department. 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. A new digitally produced Regional Plan Map is adaptable to several electronic formats, making 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 Regional 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 an appropriate regional land use designations. Additionally, amendments made to the original SJURRP Regional Plan Map along with amendments to the SJURRP that the Minster agreed to initiate have been incorporated into the new SJURRP Regional Plan Map.

There is no intention to add new policies or alter the existing policies for regional land use designations within the SJURRP as a part of this amendment.

Several recent proposals for changes to the regional plan 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 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; 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. The Department received two requests for changes to zoning on those maps to allow for specific developments. Those developments are:

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

The Department assessed the proposals, and subject to public consultation, is prepared to make necessary amendments that would accommodate the proposals. The necessary zoning changes are:

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 CONSULTATION**

In order to inform the preparation of this amendment the Department of Municipal and Intergovernmental Affairs 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:

- The Department published a notice in *The Telegram* newspaper on September 24, 2014 seeking input from the public.
- The Department published a notice of the proposed amendment on the Department's website seeking input from interested parties.
- The Department published the Draft Amendment on the Department's website.
- The Department wrote 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.

## **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 "Adopted" and "Approved" Amendments.

The three document versions are as follows:

1. This Draft Amendment (released September 24, 2014).
2. The Adopted Amendment (scheduled for release on October 20, 2014)
3. The Approved Amendment (to be released on publication of a “Notice of Registration” in the NL Gazette, expected in late December, 2014).

### **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”.
4. Amend Map No. 4 for the Butterpot - Witless Bay Line Environs as illustrated at **Appendix C** to re-zone land from “Conservation” 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”**

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**Appendix C**  
**Map No. 4, Butterpot - Witless Bay Line Environs**  
**Re-Zone from “Conservation” to “Rural”**