

# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 18, 2022**

**Add Restaurant as a Permitted Use in the  
Commercial Highway (CH) Zone**

**September 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 18, 2022**

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 18, 2022.

Adopted by the City Council of St. John's on the 19th day of September, 2022.

Signed and sealed this 23 day of Sept./22.

Mayor:

Ray B.

Clerk:

Karen Chelso



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 18, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

Ann-Marie Cashin



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>4400-2022-013</u>
Date	<u>Sept 29 /2022</u>
Signature	<u>[Signature]</u>

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 18, 2022**

#### **BACKGROUND AND ANALYSIS**

The City of St. John's wishes to revise its Development Regulations to add Restaurant as a Permitted Use in the Commercial Highway (CH) Zone. When the Envision St. John's Development Regulations were brought forward, the Restaurant land use was inadvertently left out of the zone table for the CH Zone. It should be added in, as it had previously been a long-standing Permitted Use in the zone.

From Section 8.5(1) of the St. John's Municipal Plan, within the Commercial Land Use District, Council shall establish commercial land use zones that accommodate a wide range of permitted and discretionary uses including retail, restaurants, entertainment and assembly, hotel, office, service shop, clinics, residential, day care centres, schools, place of worship, parking, and light industrial uses, along with other uses which are listed in the corresponding Zones under the Development Regulations. The proposed amendment aligns with this policy.

#### **PUBLIC CONSULTATION**

The proposed amendment was advertised on three occasions in The Telegram newspaper on August 27, September 3, and September 10, 2022. A notice of the amendment was also posted on the City's website and Planning Engage Page. No submissions were received by the City Clerk's Office.

#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to add Restaurant as a Permitted Use in the Commercial Highway (CH) Zone.

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 18, 2022**

The City of St. John's Development Regulations, 2021 is amended by:

- 1) Adding "Restaurant" as a Permitted Use to the following Zone:  
Commercial Highway (CH) Zone**