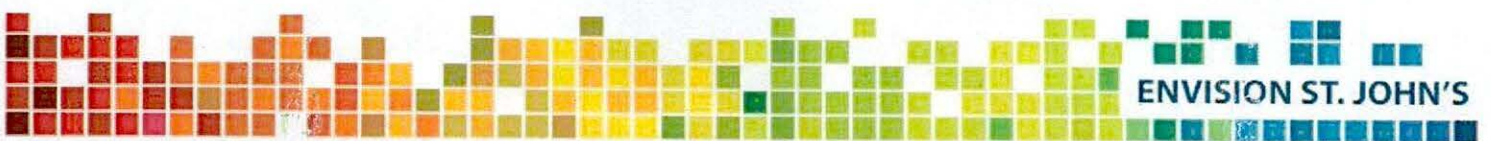


City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 6, 2022

**Institutional (INST) Land Use Zone to
Commercial Neighbourhood (CN) Land Use Zone
for an Office and Similar Uses
19 King's Bridge Road**

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 6, 2022

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 6, 2022.

Adopted by the City Council of St. John's on the 14th day of February, 2022.

Signed and sealed this 25 day of May, 2022.

Mayor:

May B...

Clerk:

Karen Ch...



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 6, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

Ann-Marie Cashin



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 6, 2022

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 6, 2022 on the 14th day of February, 2022;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 6, 2022 by way of an advertisement inserted in the Telegram newspaper on the 19th day of February, 2022; on the 26th day of February, 2022; on the 5th day of March, 2022; on the 12th day of March, 2022; and on the 19th day of March, 2022;
3. Accepted written objections and submissions for the paper public hearing until the 22nd day of March, 2022; and
4. Set the 16th day of March, 2022 at 7:00 p.m. virtually via Zoom for the holding of an additional virtual session.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 6, 2022 on the 9th day of May, 2022 as amended with the changes outlined below.

The area to be rezoned at 19 King's Bridge Road has been updated to reflect the correct property boundary. The area on the adopted amendment map included a portion of the neighbouring property.

Signed and sealed this 25 day of May, 2022.

Mayor:

[Signature]

Clerk:

[Signature]



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 6, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

[Signature]



Development Regulations/Amendment
REGISTERED

Number 4400-2022-007
Date 30 JUNE 2022
Signature [Signature]

CITY OF ST. JOHN'S

Development Regulations Amendment Number 6, 2022

PURPOSE

The City wishes to rezone 19 King's Bridge Road from the Institutional (INST) Zone to the Commercial Neighbourhood (CN) Zone to allow offices and other commercial uses within the existing building.

The existing building was owned by the Anglican Church of Canada and housed offices and a retail store. The building has been sold and the new owner is seeking a rezoning as the building is no longer associated with an institution.

This amendment implements St. John's Municipal Plan Amendment 4, 2022, which is being processed concurrently.

PUBLIC CONSULTATION

A virtual public meeting for the proposed amendments was held December 1, 2021 via Zoom. The proposed amendments and public meeting were advertised on three occasions in The Telegram newspaper on November 13, November 20 and November 27, 2021. A notice was also mailed to property owners within 150 metres of the application site and posted on the City's website. No submissions were received by the City Clerk's Office and there were no attendees at the public meeting.

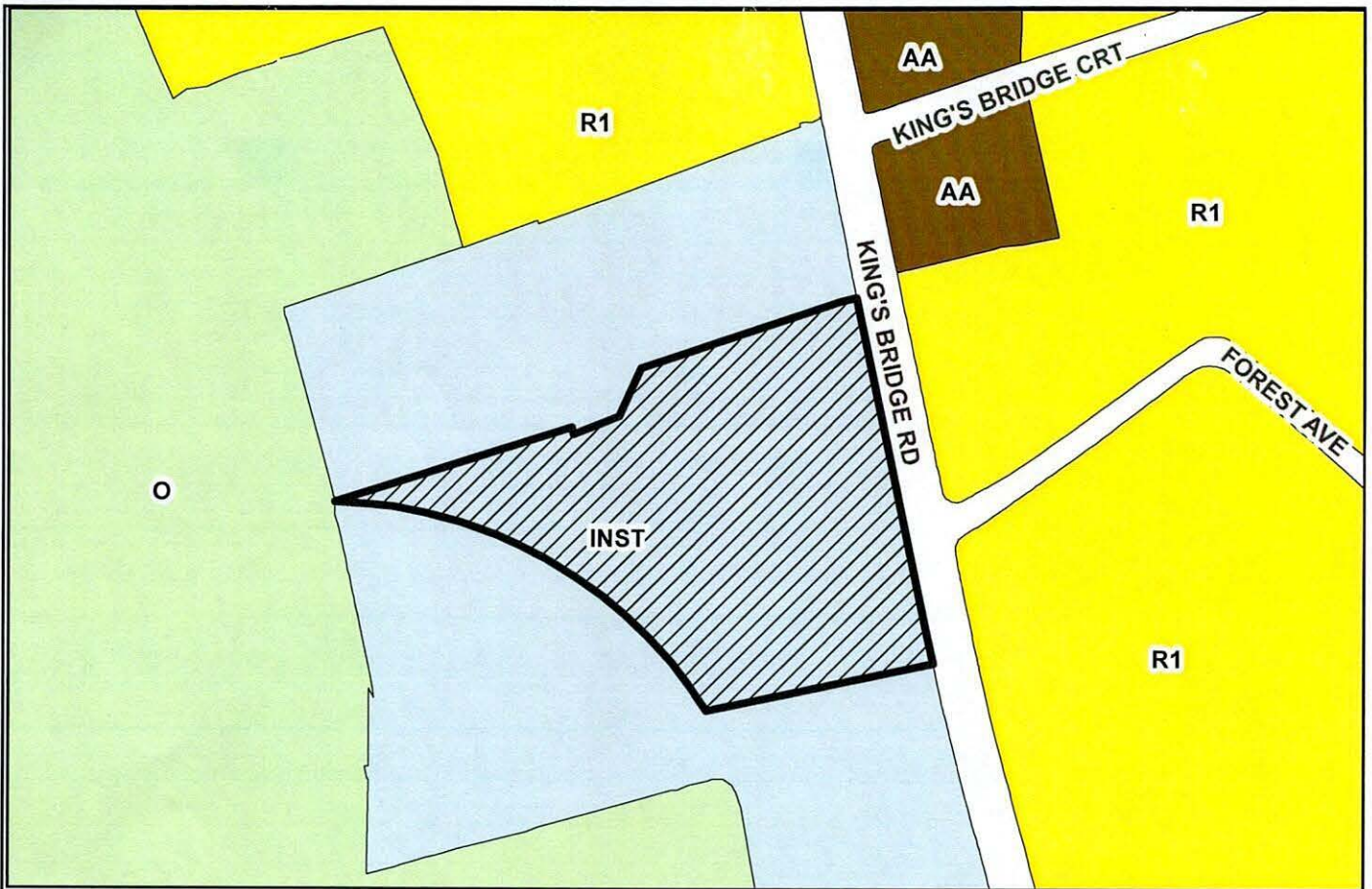
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region 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.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 6, 2022

The St. John's Development Regulations is amended by:

Rezoning land at 19 King's Bridge Road [Parcel ID# 12683] from the Institutional (INST) Zone to the Commercial Neighbourhood (CN) Zone as shown on City of St. John's Zoning Map attached.



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 6, 2021**
[City of St. John's Zoning Map]

2021 12 02 Scale: 1:1500
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
INSTITUTIONAL (INST) LAND USE ZONE TO
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

19 KING'S BRIDGE ROAD
Parcel ID 12683



M.C.I.P. signature and seal

Mayor

Mayor

Mayor Chief

City Clerk

February 17, 2022

Council Adoption

Development Regulations/Amendment

REGISTERED

Number 4400-2022-007

Date 30 JUNE 2022

Signature *[Signature]*

Provincial Registration