

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

## **St. John's Development Regulations Amendment Number 7, 2022**

**Open Space (O) Land Use Zone to  
Commercial Kenmount (CK) Land Use Zone  
for an existing Car Sales Lot  
350 Kenmount Road / 9 Kiwanis Street**

**January 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 7, 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 7, 2022.

Adopted by the City Council of St. John's on the 13th day of December, 2021.

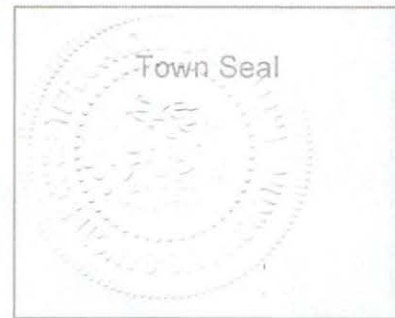
Signed and sealed this 7 day of February, 2022.

Mayor:

Ray B...

Clerk:

Karen Chafe



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Development Regulations Amendment Number 7, 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 7, 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 7, 2022 on the 13th day of December, 2021;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 7, 2022 by way of an advertisement inserted in the Telegram newspaper on the 18th day of December, 2021, and on the 24th day of December, 2021, and on the 8th day of January, 2022;
3. Set the 12th day of January, 2022 at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions; and
4. Accepted written submissions until the 18<sup>th</sup> day of January, 2022.

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 7, 2022 on the 31st day of January, 2022 as was originally adopted.

Signed and sealed this 7 day of February, 2022.

Mayor:

Ray B



Clerk:

Ka Chef

Development Regulations/Amendment  
**REGISTERED**  
Number 41100-2022-004  
Date 13 JUNE 2022  
Signature [Signature]

**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 7, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: Ann-Marie Cashin





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

### **Development Regulations Amendment Number 7, 2022**

#### **PURPOSE**

The City of St. John's wishes to bring an existing car dealership into conformance by redesignating land at 350 Kenmount Road/9 Kiwanis Street from the Open Space Land Use District to the Commercial Land Use District and rezoning the land from the Open Space (O) Zone to the Commercial Kenmount (CK) Zone.

This amendment implements St. John's Municipal Plan Amendment 5, 2022, which is being processed concurrently.

#### **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on September 11, September 18 and September 25, 2021. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. Submissions received are included in the Council Decision Note dated October 5, 2021.

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

An amendment to the St. John's Urban Region Regional Plan is also required. A map amendment from the Public Open Space designation to the Urban Development designation is required to support the City's amendments. A notice of the Regional Plan amendment was mailed to municipalities within the St. John's Urban Region, as required under the Urban and Rural Planning Act, 2000.

#### **CHANGE IN AMENDMENT REFERENCE NUMBERS**

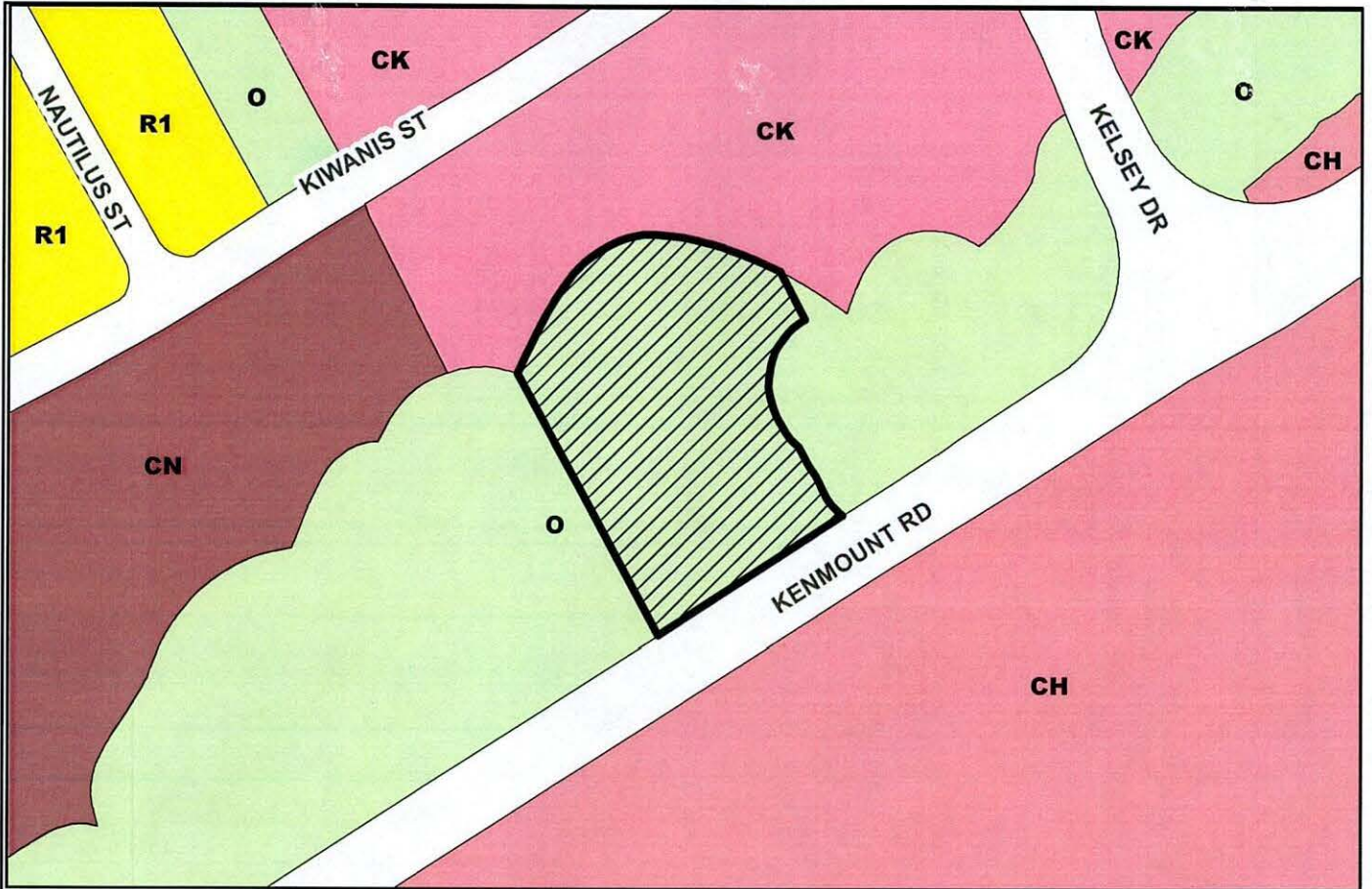
At its regular meeting on October 12, 2021, Council decided to proceed with the proposed amendments and asked that Municipal and Provincial Affairs issue provincial release. At that time the amendments were referenced as St. John's Municipal Plan Amendment 159, 2021 and St. John's Development Regulations Amendment 727, 2021. Since then, Council has adopted the new Envision Municipal Plan and Development Regulations and the numbering for amendments reset. Further, the amendment year has been update from 2021 to 2022. These amendments are now referenced as Municipal Plan Amendment Number 5, 2022 and Development Regulations Amendment Number 7, 2022.

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 7, 2022**

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

**Rezoning land at 350 Kenmount Road/9 Kiwanis Street [Parcel ID# 5637] from the Open Space (O) Zone to the Commercial Kenmount (CK) Zone as shown on City of St. John's Zoning Map attached.**





**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 7, 2022**

[City of St. John's Zoning Map]

2021 12 02 Scale: 1:2000  
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  
OPEN SPACE (O) LAND USE ZONE TO  
COMMERCIAL KENMOUNT (CK) LAND USE ZONE

350 KENMOUNT RD / 9KIWANIS ST  
Parcel ID 5637

*Mayor's signature*

Mayor

*City Clerk's signature*

City Clerk

*December 13<sup>th</sup>, 2021*

Council Adoption



M.C.I.P. signature and seal

Development Regulations/Amendment  
**REGISTERED**  
Number 1100-2022-004  
Date 13 JUNE 2022  
Signature [Signature]

Provincial Registration