

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

Amendment No. 3, 2014

Digital Map Consolidation

APPROVED AMENDMENT

March 2015

URBAN AND RURAL PLANNING ACT, 2000

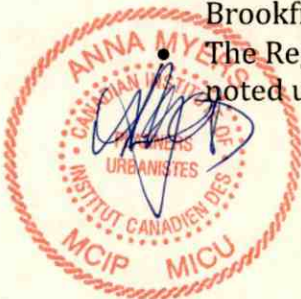
**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 3, 2014**

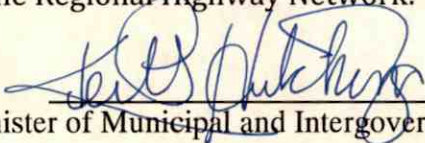
Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Intergovernmental Affairs

- a) adopted St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014 on the 13th day of November, 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 19th day and the 29th day of November 2014 in *The Telegram* newspaper; and
- c) set the 4th day of December, 2014 at the Fairfield Inn & Suites, St. John's, 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*, the Minister of Municipal and Intergovernmental Affairs hereby approves St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014 as modified as noted below.

- Only lands identified in the *St. John's Urban Region Agriculture Development Area Order, 2013* are designated 'Agriculture'; any other agriculture lands on a municipal Future Land Use map are assigned the 'Rural' designation;
- The current Regional Highway Network as built and proposed is reflected on the regional plan map; therefore the Team Gushue Highway alignment is corrected and Brookfield Road removed from designation 'Collector' road;
- The Regional land use designations are realigned to correspond with the above noted update of the Regional Highway Network.




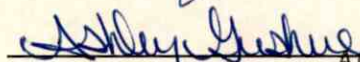

Minister of Municipal and Intergovernmental Affairs

Signed and sealed before me at St. John's Newfoundland and Labrador

Regional Plan/Amendment
REGISTERED

this 24th day of March, 2015.

Number SJUR-2015-001
Date March 27, 2015
Signature 

 **ASHLEY GUSHUE**
Witness A Commissioner for Oaths in and for
the Province of Newfoundland and Labrador.
My commission expires on December 31, 2018.

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

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

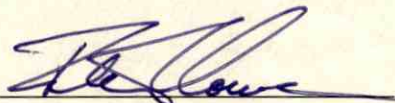
Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Intergovernmental Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 3, 2014.



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.

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 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 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 Bauline, 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 requests 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* (Act). 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 lands. The Department therefore withdrew this aspect of the overall amendment.

Upon adoption of the amendment by the Minister of Municipal and Intergovernmental Affairs, the date for the Public Hearing to consider objections and representations regarding the Adopted Amendment was set for December 4, 2014.

To inform the public and stakeholders of the Public Hearing, the Department:

- Published a notice in the *Telegram* on November 19 and 29, 2014;

- Published notice of the Public Hearing on the Departmental Consultation website;
- Published a copy of the Adopted Amendment and mapping on the Departmental website;
- Informed the Mayors and Councils of the 15 Municipalities that are subject to the St. John's Urban Region Regional Plan of the date and location of the Public Hearing.

The Minister appointed Mr. S. Clinton, MCIP, to act as commissioner for the Public Hearing.

The Public Hearing was held at 7 p.m. on December 4, 2104 at the Fairfield Inn & Suites, Kenmount Road, St. John's. Representations were made by:

- The Town of Conception Bay South with regard to concerns related to the Newcrete quarry extension on Black Mountain;
- Representatives of Newcrete regarding their environmental protection plan associated with their proposed quarry expansion;
- The Town of Portugal Cove-St. Philip's regarding SJURRP designations and the provincial Agricultural Development Area designations and a 'Public Open Space' designation;
- The City of St. John's regarding clarification of current SJURRP zoning designations.
- The City of Mount Pearl submitted a written representation (but did not appear at the Hearing) with regard to the depiction of the Team Gushue Highway alignment and the removal of 'Collector' designation for Brookfield Road.

The Commissioner's Report was received on December 22, 2014.

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. Draft Amendment – published on September 24, 2014;
2. Adopted Amendment considered at the Public Hearing (published November 19, 2014).
3. Approved Amendment (to be published in the Newfoundland and Labrador Gazette early in 2015)

The Adopted Amendment considered at the Public Hearing differed 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 designated as "Regional Open Space" 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.

The Approved Amendment differs from the Adopted Amendment as a result of submissions made to the Commissioner both in written form and verbal representations at the Public Hearing held on December 4, 2014 at 7 p.m. at the Fairfield Inn & Suites, St. John’s.

Recommendation made by the Commissioner: The St. John’s Urban Region Regional Plan Amendment No. 3, 2014 as adopted by the Minister of Municipal and Intergovernmental Affairs now be approved by the Minister of Municipal and Intergovernmental Affairs with the following amendments:

1. Only lands falling within the St. John’s Urban Regional (Agriculture) Development Area are designated for ‘Agriculture’ and that any lands removed from the ‘agriculture’ designation be designated ‘Rural’ except where in a Registered Municipal Plan they are designated for some other purpose, in which case the appropriate Regional Plan designation should be applied;
2. The alignment of the Team Gushue Highway be corrected to reflect the actual alignment and that the incorrect segment of the alignment be removed;
3. Those lands where the Team Gushue Highway alignment is removed be designated ‘Urban Development’ consistent with the Mount Pearl Municipal Plan; and,
4. The ‘Collector’ designation for Brookfield Road is removed.

The Minister considered and accepted the Commissioner’s recommendations on the basis of the following rationale:

- The SJURRP agricultural designation should apply only to provincially important agricultural lands.
- The SJUURP should reflect the regional highway network as it currently exists and proposals for its expansion.
- Where the highway designations were realigned to accommodate the regional road network, it is appropriate to apply the “Urban Development” Regional Land Use Designation that is reflective of the actual land use.

Therefore the Minister approved the St. John’s Urban Region Regional Plan Amendment No. 3, 2014 as adopted with the following changes:

- Only lands identified in the *St. John’s Urban Region Agriculture Development Area Order, 2013* are designated ‘Agriculture’; any other agriculture lands on a municipal Future Land Use map are accommodated under the ‘Rural’ designation;
- The current Regional Highway Network as built and proposed is reflected on the regional plan map; therefore the Team Gushue Highway alignment is corrected and Brookfield Road removed from designation ‘Collector’ road; and,
- The Regional land use designations are realigned to correspond with the above

noted update of the Regional Highway Network.

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)

Note: Go back to main page for links to this map in Google earth format and pdf form.

Appendix B

Map No. 1, *Butterpot-Witless Bay Line Environs*

Re-Zone from “Recreational Open Space” to “Rural”

Note: Go back to main page for links to this map in Google earth format and pdf form.