



Envision St. John's

Municipal Plan

Appendices

Last Updated August 2025

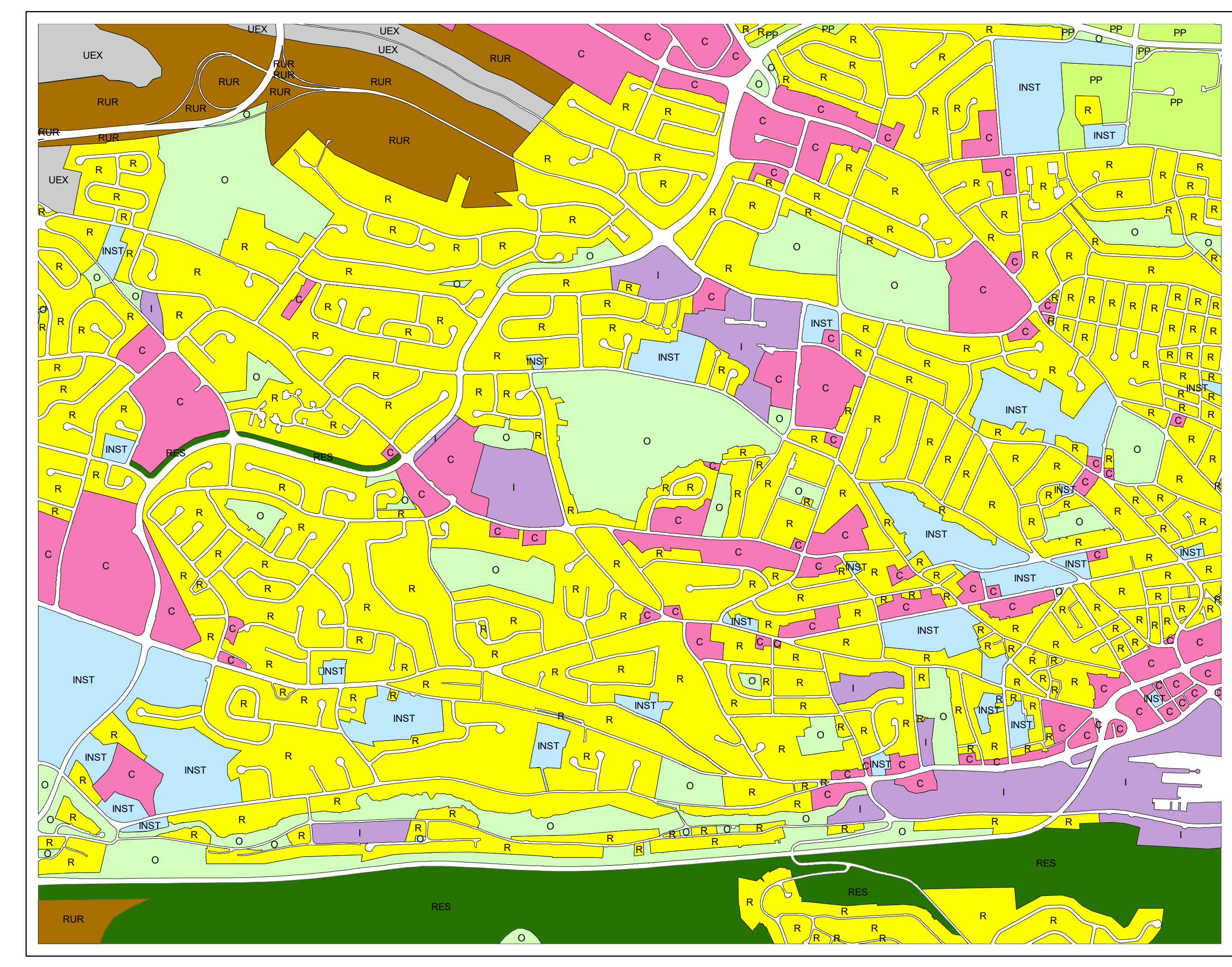
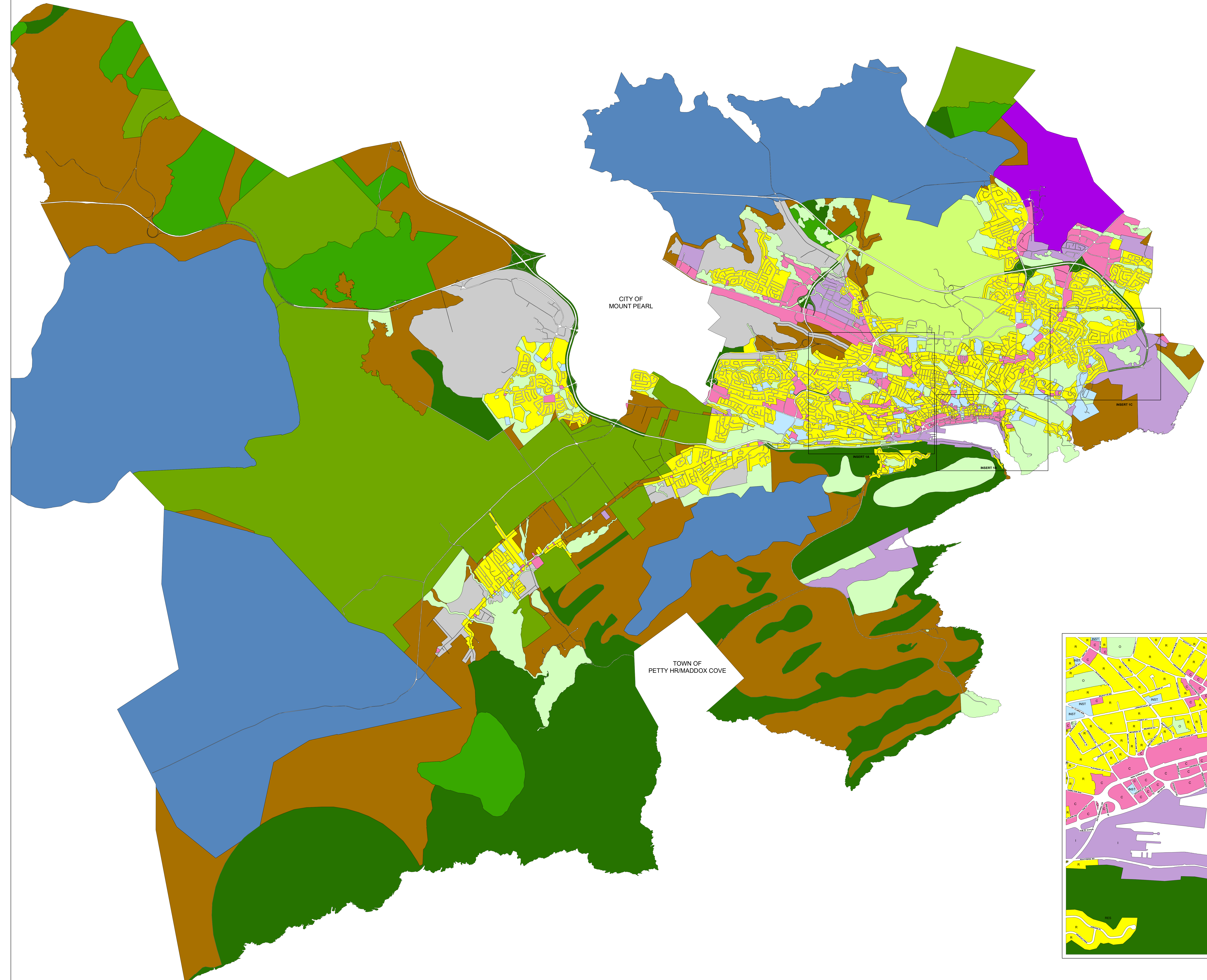




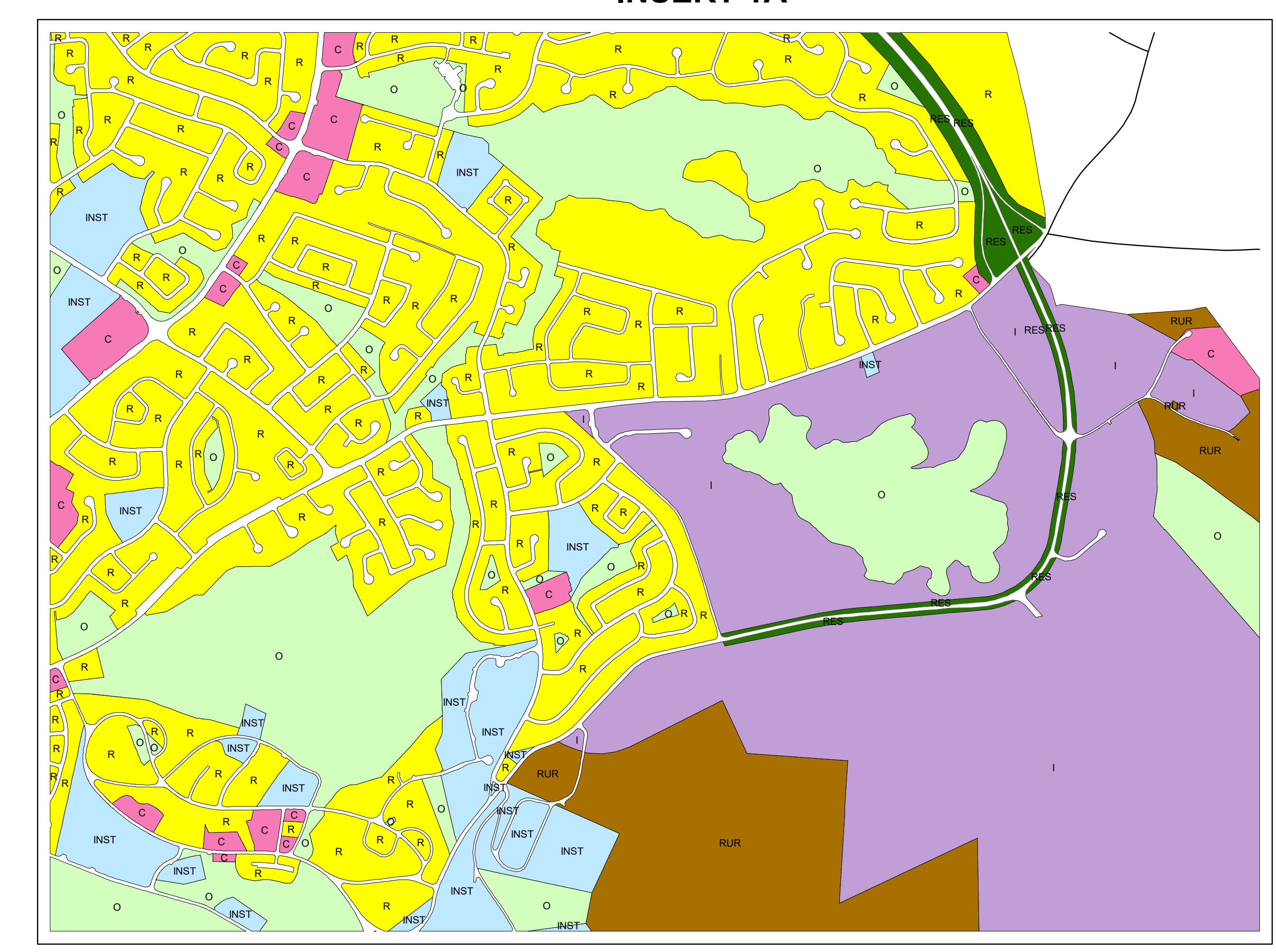
APPENDIX 'A'

ENVISION ST. JOHN'S MUNICIPAL PLAN FUTURE LAND USE MAP

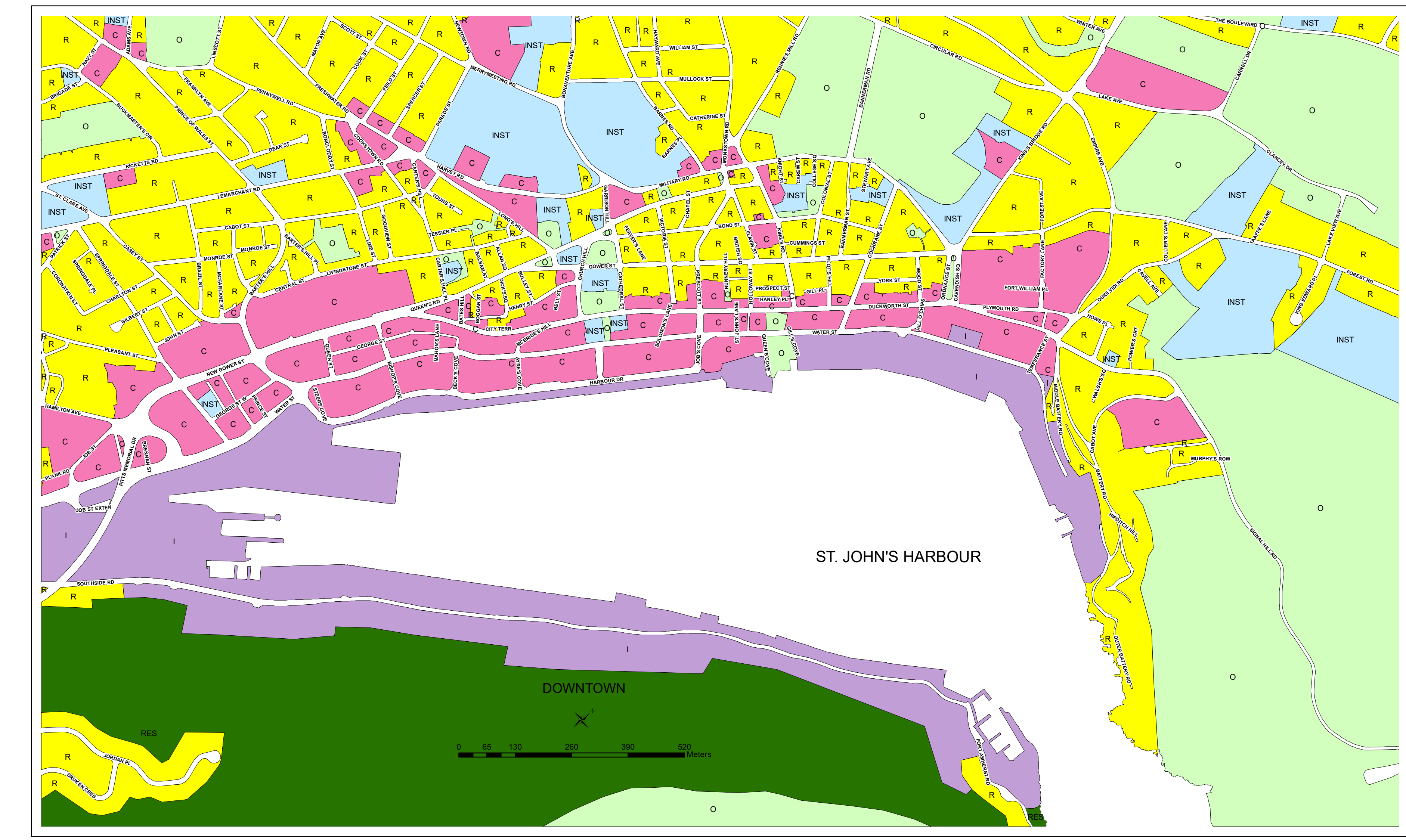
- Residential (R)
- Commercial (C)
- Industrial (I)
- Airport (AIR)
- Institutional (INST)
- Pippy Park (PP)
- Open Space (O)
- Agricultural (AG)
- Forestry (F)
- Rural (RUR)
- Restricted (RES)
- Watershed (W)
- Urban Expansion (UEX)



INSERT 1A



INSERT 1C



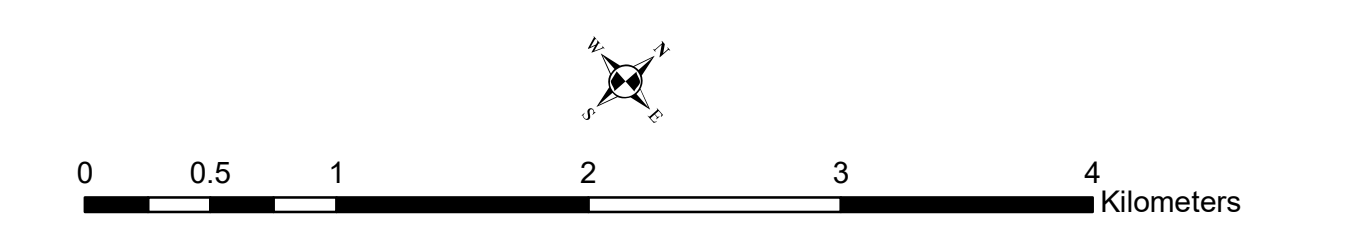
INSERT 1B

I hereby certify that this map has been prepared in accordance with the Urban and Rural Planning Act

M. C. I. P. signature and seal

Office Consolidate, Updated: August 11, 2025

Council Adoption
Council Approval
Mayor
City Clerk
Date of Gazetting

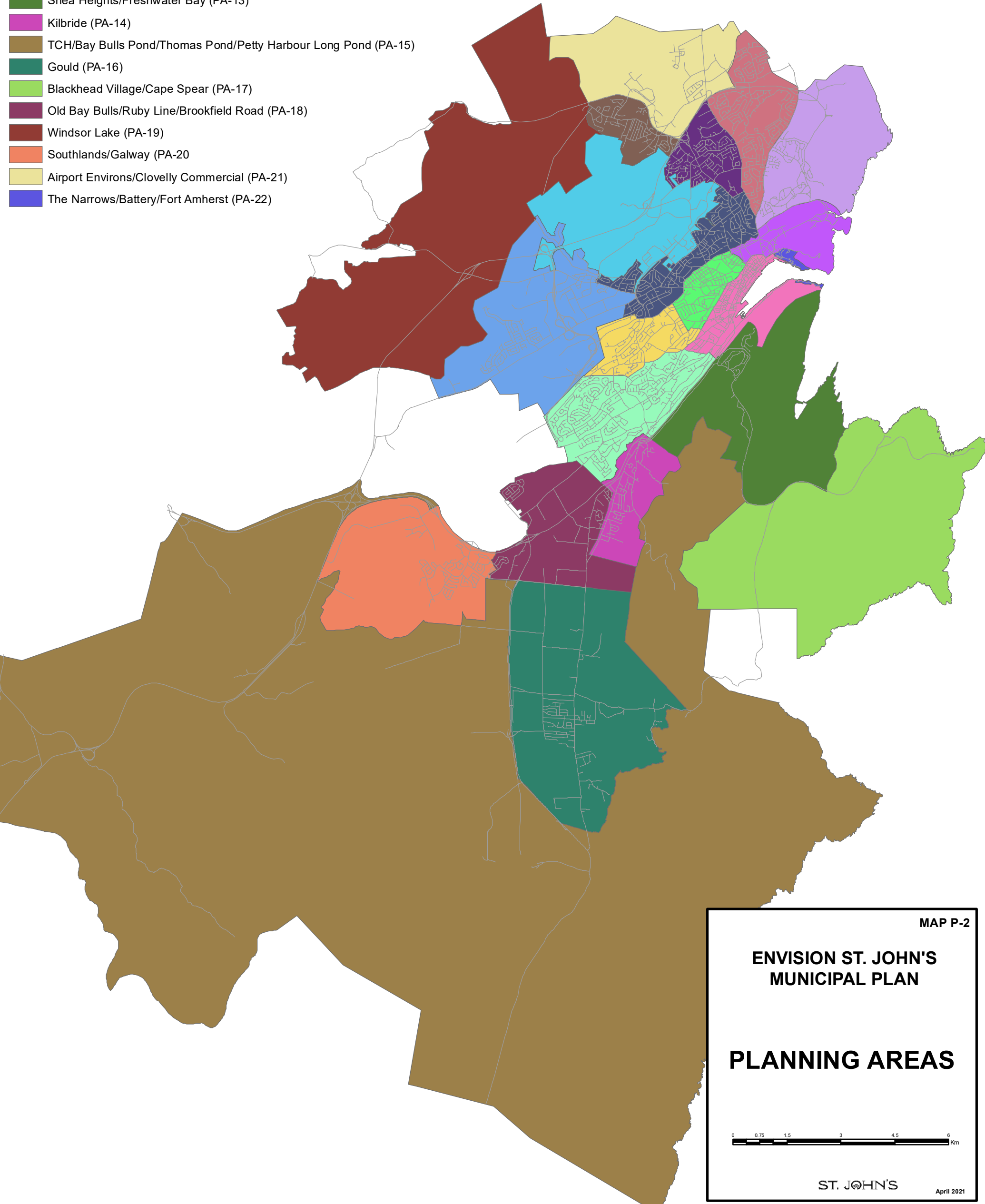


ST. JOHN'S



PLANNING AREA

- Downtown (PA-1)
- East End/Quidi Vidi Village (PA-2)
- Georgestown/Rabbittown/Higer Levels (PA-3)
- Mundy Pond (PA-4)
- Rennies River/Churchill Park/Baird (PA-5)
- Pleasantville/Virginia Park (PA-6)
- Waterford/Amherst Heights/Cowan Heights (PA-7)
- Glenbrook/Centennial Meadows/Fox Avenue (PA-8)
- O'Leary/Southwest Expansion Area (PA-9)
- Airport Heights (PA-10)
- Ennis Avenue/Wedgewood Park/Clovelly Residential (PA-11)
- Pippy Park (PA-12)
- Shea Heights/Freshwater Bay (PA-13)
- Kilbride (PA-14)
- TCH/Bay Bulls Pond/Thomas Pond/Petty Harbour Long Pond (PA-15)
- Gould (PA-16)
- Blackhead Village/Cape Spear (PA-17)
- Old Bay Bulls/Ruby Line/Brookfield Road (PA-18)
- Windsor Lake (PA-19)
- Southlands/Galway (PA-20)
- Airport Environs/Clovelly Commercial (PA-21)
- The Narrows/Battery/Fort Amherst (PA-22)



MAP P-2

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

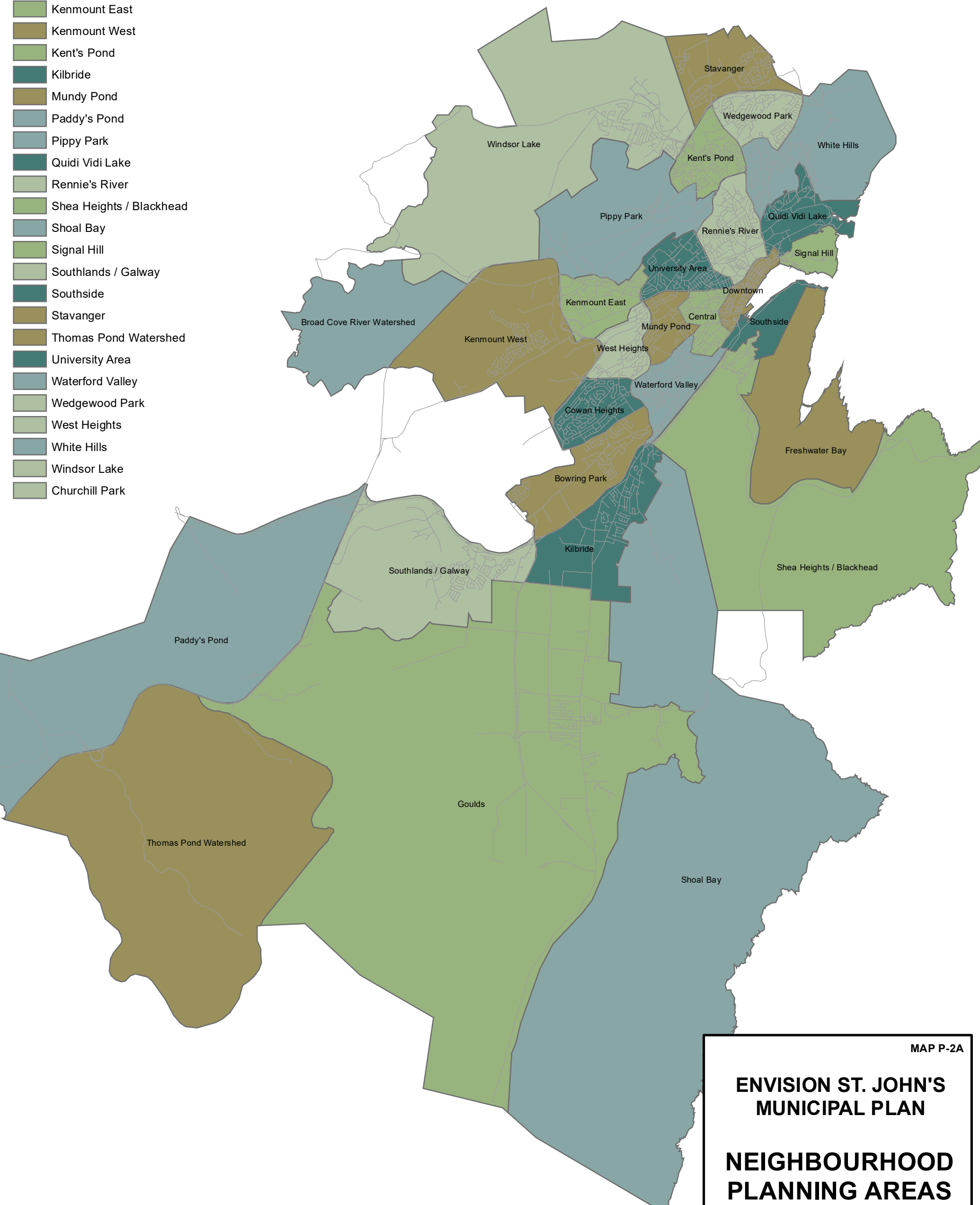
PLANNING AREAS

ST. JOHN'S

April 2021

Legend

- Bowring Park
- Broad Cove River Watershed
- Central
- Cowan Heights
- Downtown
- Freshwater Bay
- Goulds
- Kenmount East
- Kenmount West
- Kent's Pond
- Kilbride
- Mundy Pond
- Paddy's Pond
- Pippy Park
- Quidi Vidi Lake
- Rennie's River
- Shea Heights / Blackhead
- Shoal Bay
- Signal Hill
- Southlands / Galway
- Southside
- Stavanger
- Thomas Pond Watershed
- University Area
- Waterford Valley
- Wedgewood Park
- West Heights
- White Hills
- Windsor Lake
- Churchill Park



MAP P-2A

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

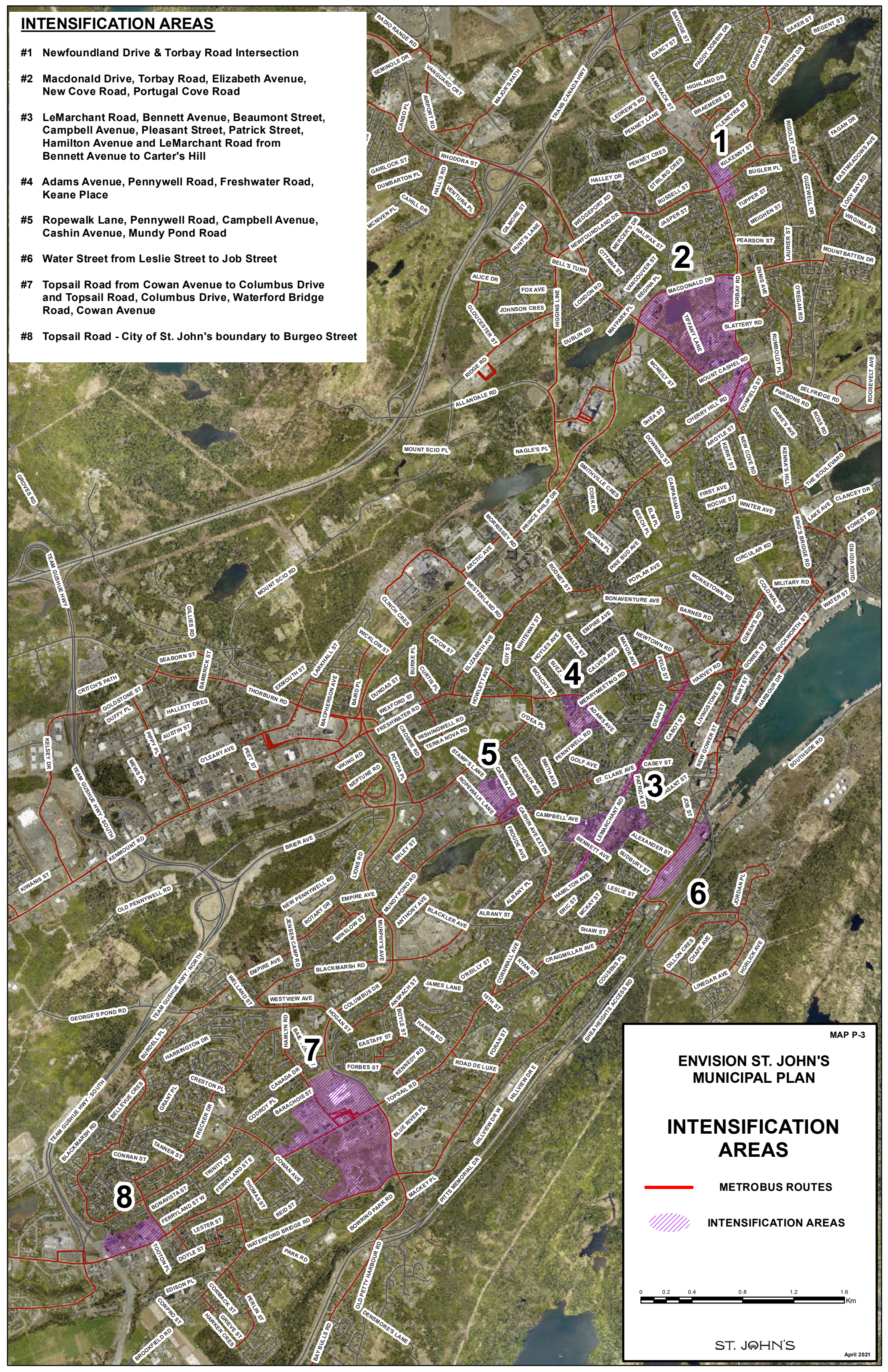
**NEIGHBOURHOOD
PLANNING AREAS**

ST. JOHN'S

April 2021

INTENSIFICATION AREAS

- #1 Newfoundland Drive & Torbay Road Intersection
- #2 Macdonald Drive, Torbay Road, Elizabeth Avenue, New Cove Road, Portugal Cove Road
- #3 LeMarchant Road, Bennett Avenue, Beaumont Street, Campbell Avenue, Pleasant Street, Patrick Street, Hamilton Avenue and LeMarchant Road from Bennett Avenue to Carter's Hill
- #4 Adams Avenue, Pennywell Road, Freshwater Road, Keane Place
- #5 Ropewalk Lane, Pennywell Road, Campbell Avenue, Cashin Avenue, Mundy Pond Road
- #6 Water Street from Leslie Street to Job Street
- #7 Topsail Road from Cowan Avenue to Columbus Drive and Topsail Road, Columbus Drive, Waterford Bridge Road, Cowan Avenue
- #8 Topsail Road - City of St. John's boundary to Burgeo Street



MAP P-3

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

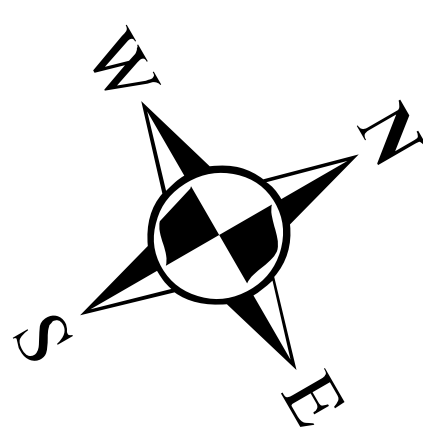
**INTENSIFICATION
AREAS**

— METROBUS ROUTES
 INTENSIFICATION AREAS

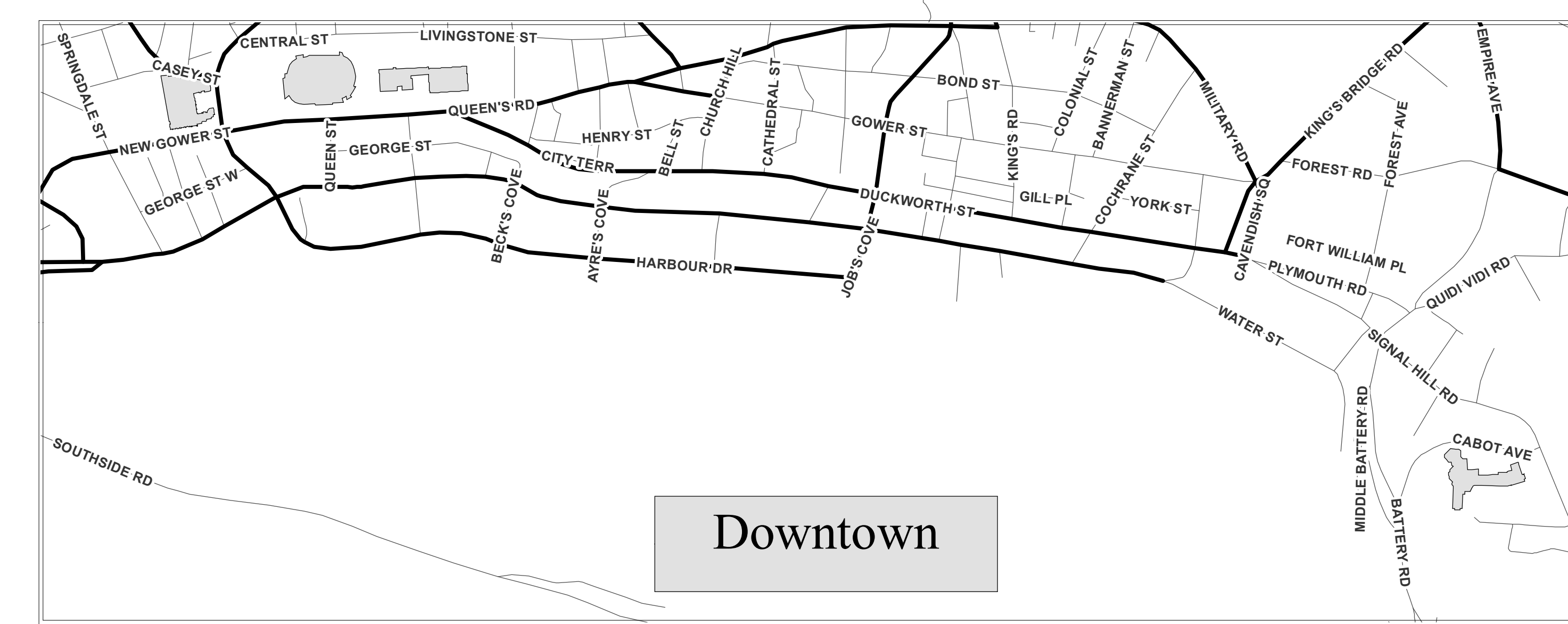
0 0.2 0.4 0.8 1.2 1.6
 Km

ST. JOHN'S

April 2021



See Downtown Inset



Downtown

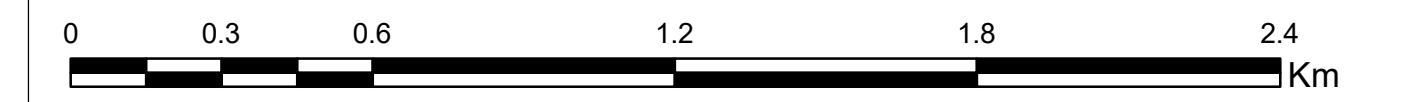
MAP P-4

ENVISION ST. JOHN'S MUNICIPAL PLAN

ROAD CLASSIFICATIONS

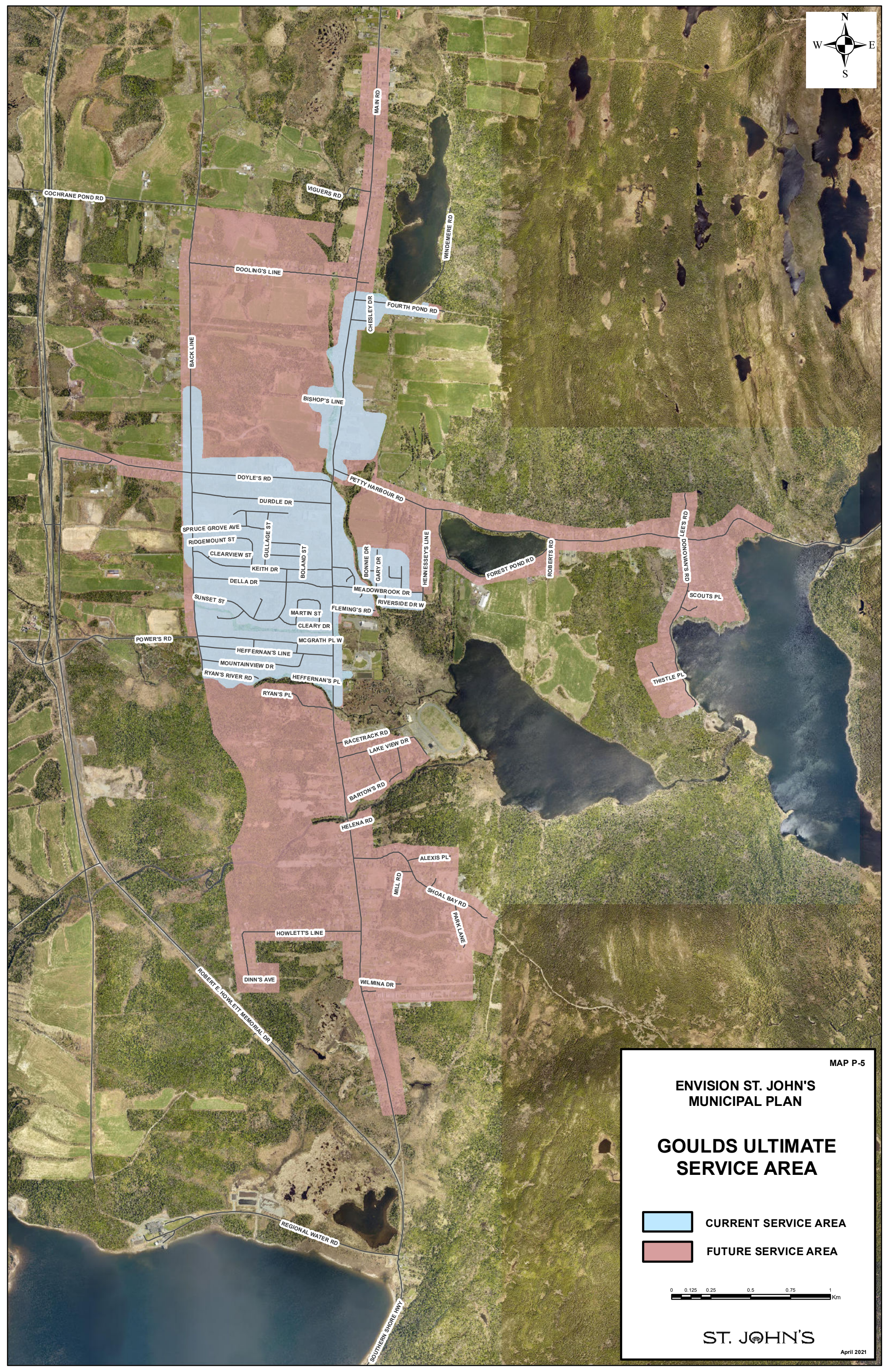
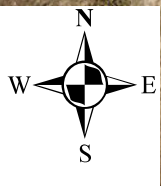
Roads Legend

- Roads
- Scenic Roads
- Protected Roads



ST. JOHN'S

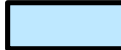

April 2021

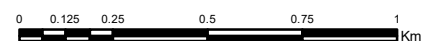


MAP P-5

ENVISION ST. JOHN'S MUNICIPAL PLAN

GOULDS ULTIMATE SERVICE AREA

-  CURRENT SERVICE AREA
-  FUTURE SERVICE AREA



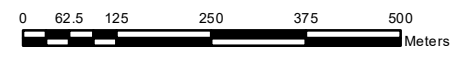
ST. JOHN'S



MAP P-6

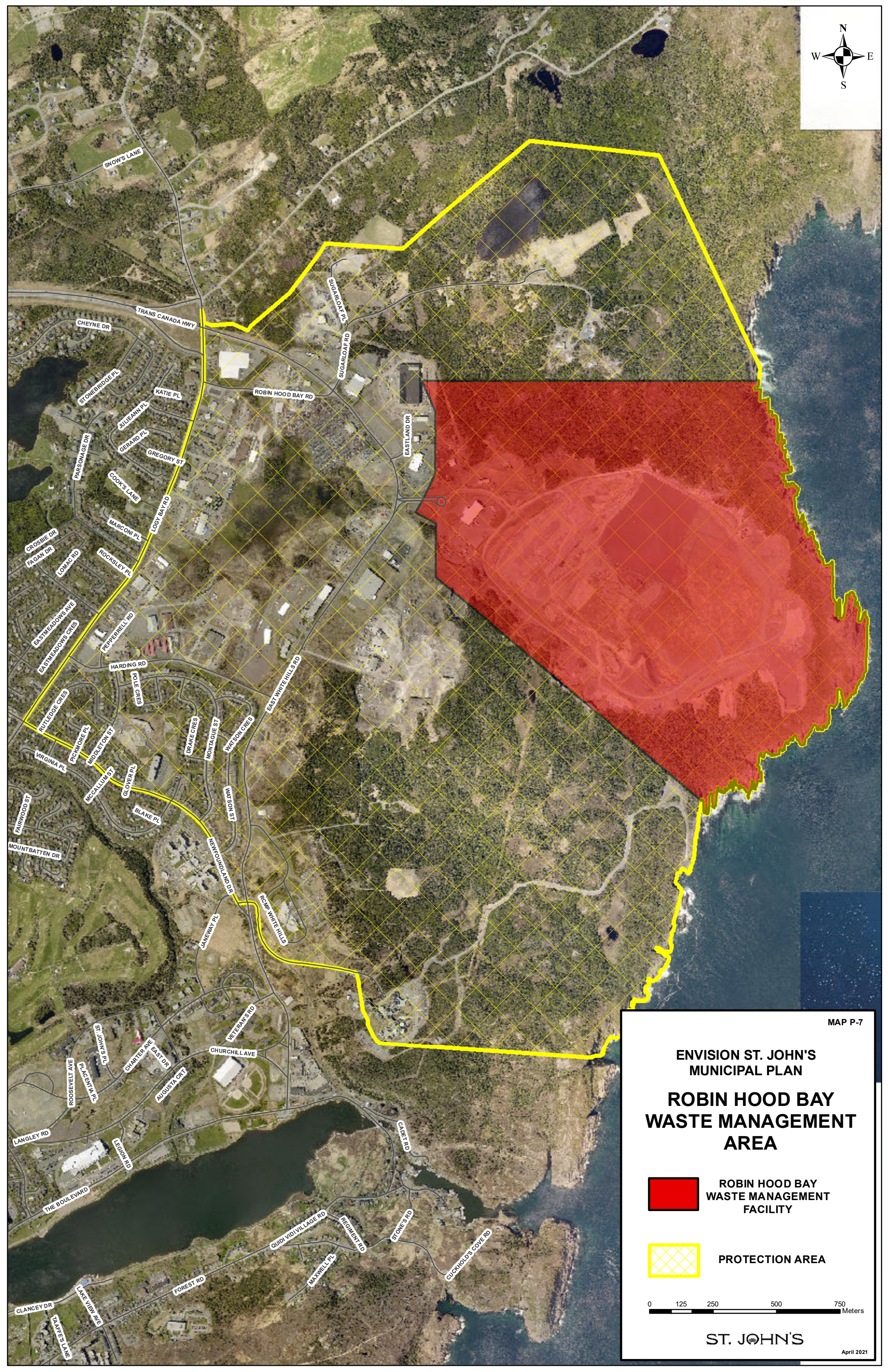
**ENVISION ST. JOHN'S
MUNICIPAL PLAN**
**TORBAY ROAD NORTH
COMMERCIAL AREA**

 **COMMERCIAL AREA**



ST. JOHN'S

April 2021



MAP P-7

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

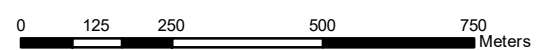
**ROBIN HOOD BAY
WASTE MANAGEMENT
AREA**



**ROBIN HOOD BAY
WASTE MANAGEMENT
FACILITY**

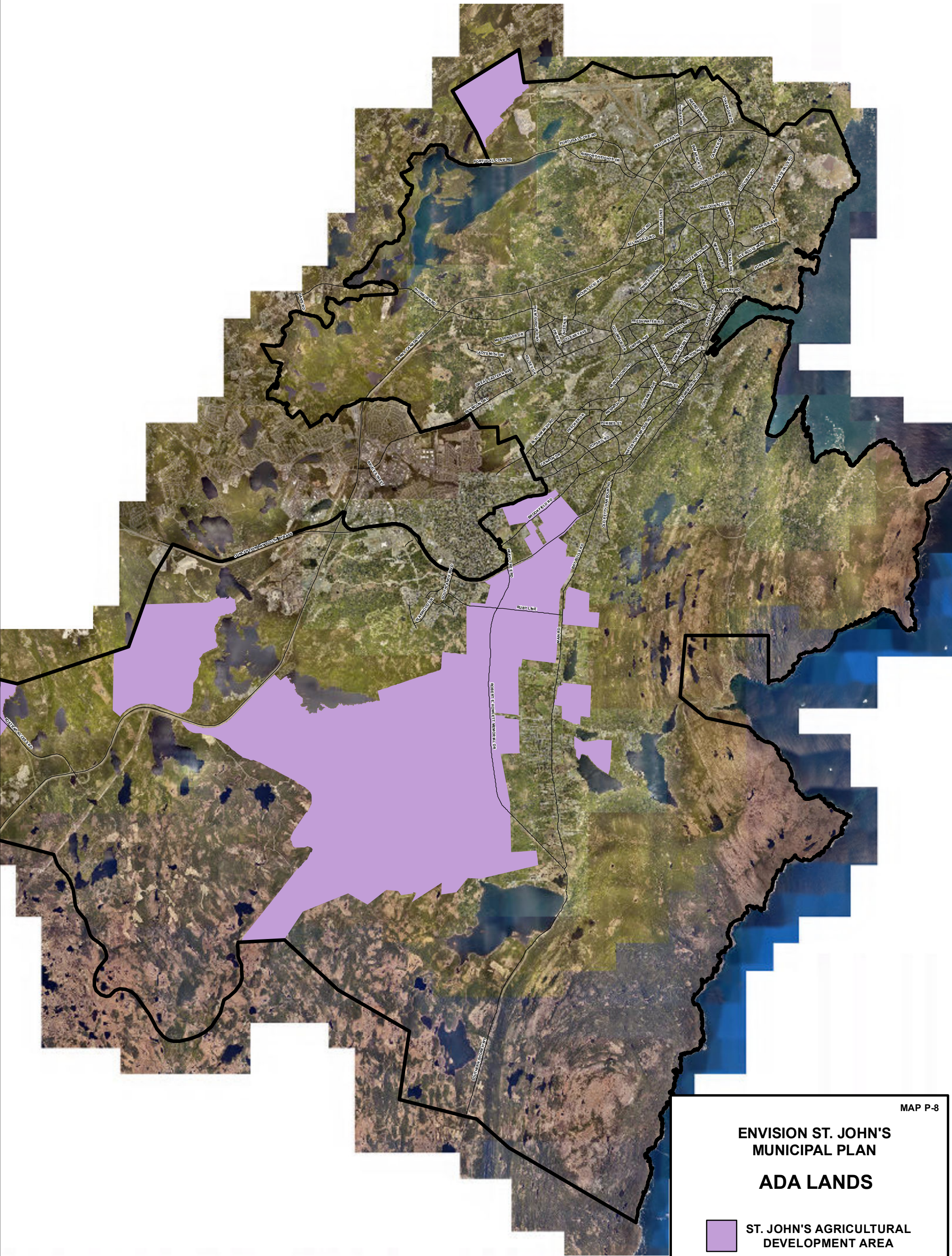
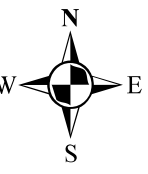


PROTECTION AREA



ST. JOHN'S

April 2021

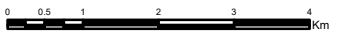


MAP P-8

ENVISION ST. JOHN'S MUNICIPAL PLAN

ADA LANDS

 ST. JOHN'S AGRICULTURAL
DEVELOPMENT AREA



ST. JOHN'S



Note: ADA in Thomas Pond Watershed as been excluded.




MAP P-9

**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

FORESTRY AREAS

-  FORESTRY MANAGEMENT AREAS
-  SILVICULTURE AREAS



0 0.5 1 2 3 4 KM

ST. JOHN'S

April 2021

ENVISION ST. JOHN'S MUNICIPAL PLAN

PLANNING AREA 2

Neighbourhoods and Sub-Areas



Planning Area Boundary



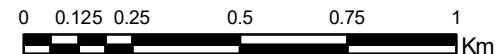
NEIGHBOURHOODS

- (A) Circular/Forest Road
- (B) The Battery
- (C) Signal Hill Park
- (D) Quidi Vidi Village

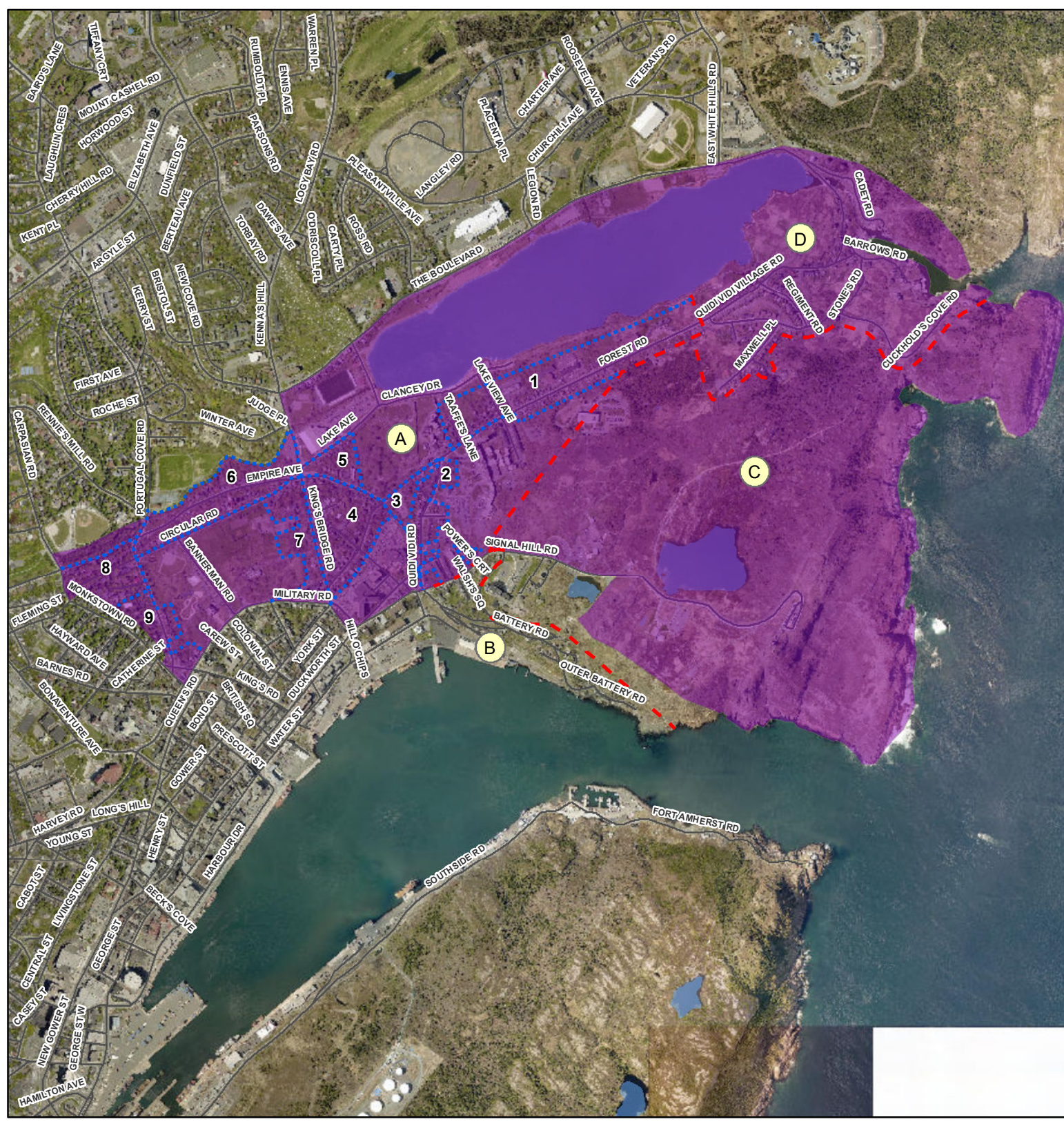


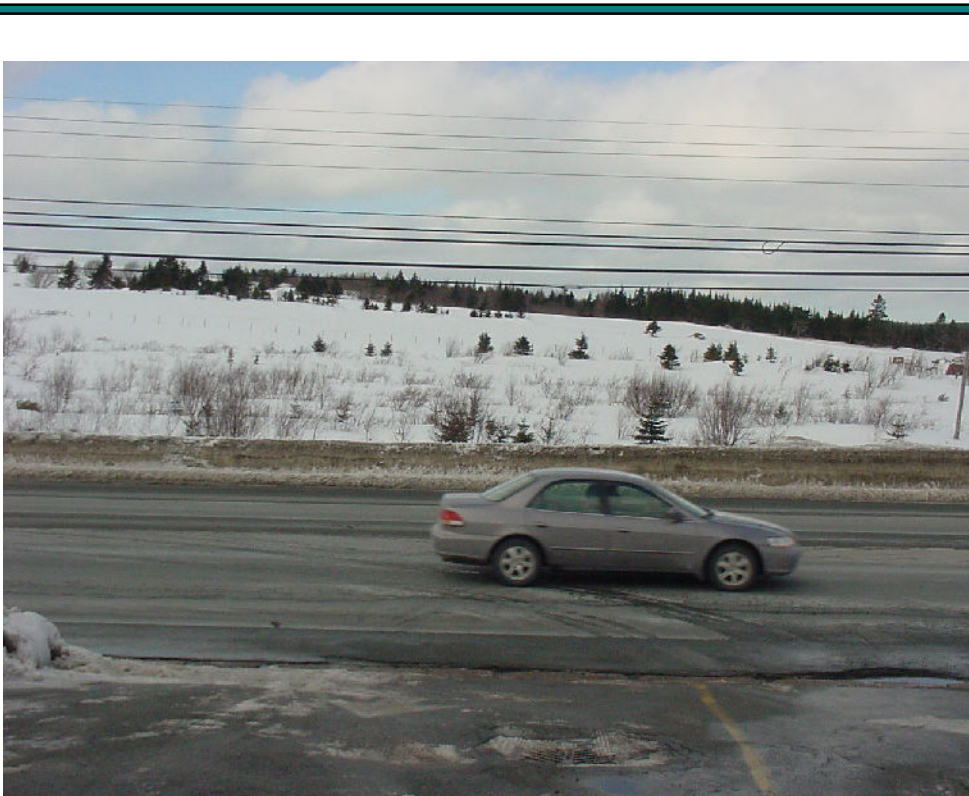
SUB - AREAS

- 1. Forest Road (East of Quidi Vidi Road to Quidi Vidi Village)
- 2. Quidi Vidi Road
- 3. Forest Road (Empire Avenue to Quidi Vidi Road)
- 4. Forest Road - Empire Avenue and King's Bridge Road
- 5. Empire Avenue - King's Bridge Road - Lake Avenue and Anglican Cemetary
- 6. Circular Road - Empire Avenue
- 7. King's Bridge Road - Circular Road - Government House Grounds - Military Road
- 8. Upper Rennies Mill Road - Circular Road West (Monkstown & Riverview)
- 9. Lower Rennies Mill Road and Rennies Mill Road



ST. JOHN'S





ACCESS "A"



ACCESS "B"



ACCESS "C"



ACCESS "D"



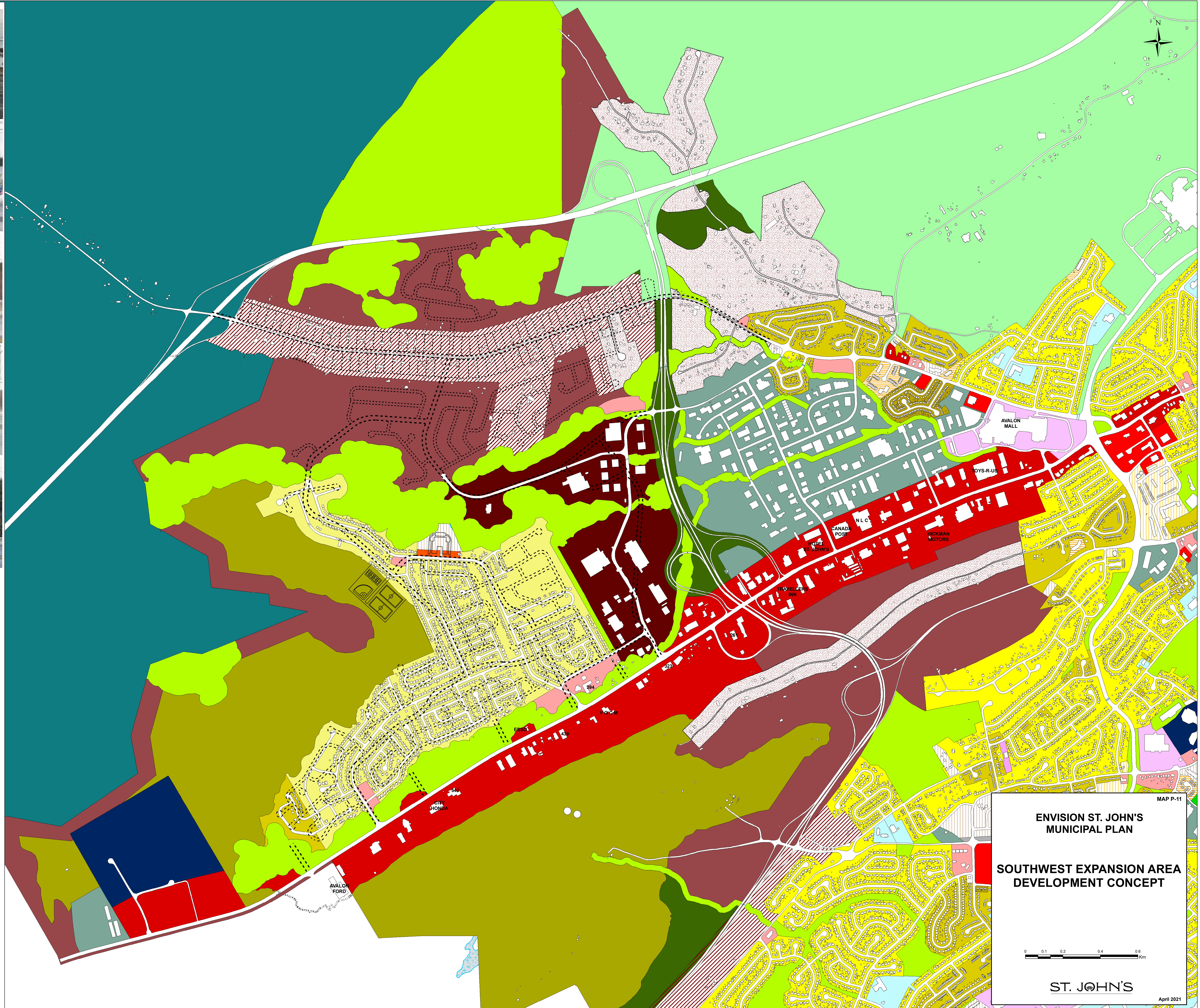
ACCESS "E"

SOUTHWEST EXPANSION AREA DEVELOPMENT CONCEPT

RK ZONE (136 ha) - APPROX. 2100 LOTS
CK ZONE (63.50 ha)

FUTURE RESIDENTIAL
SOUTH OF THORBURN ROAD (65.50 ha) - APPROX. 930 LOTS
NORTH OF THORBURN ROAD (34.90 ha) - APPROX. 350 LOTS

- Legend**
- (RK) Residential Kenmount
 - (R1) Residential Low Density
 - (R2) Residential Medium Density
 - (R3) Residential High Density
 - (AA) Apartment Special
 - (A1) Apartment Low Density
 - (A2) Apartment Medium Density
 - (CL) Commercial Local
 - (CN) Commercial Neighbourhood
 - (CO) Commercial Office
 - (COH) Commercial Office Hotel
 - (CH) Commercial Highway
 - (CK) Commercial Kenmount
 - (CR) Commercial Regional
 - (CI) Commercial Industrial
 - PIPPY PARK
 - (INST) Institutional
 - (O) Open Space
 - (OR) Open Space Reserve
 - (R) Rural
 - (RR) Rural Residential
 - (RRR) Rural Residential Infill
 - (W) Watershed
 - (CDA) Comprehensive Development Area



MAP P-11

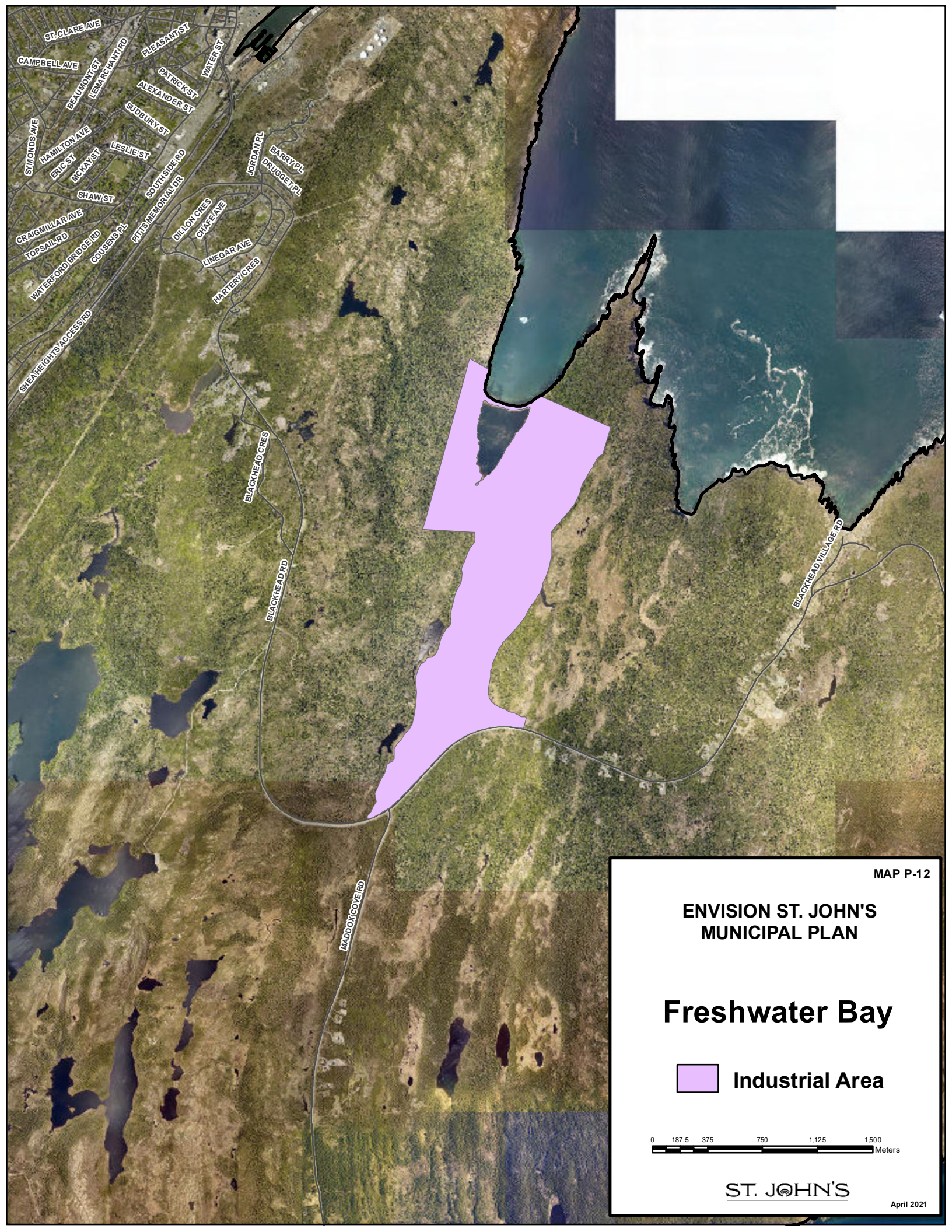
**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

**SOUTHWEST EXPANSION AREA
DEVELOPMENT CONCEPT**

0 0.1 0.2 0.4 0.6
Km

ST. JOHN'S

April 2021



ST. CLARE AVE
 CAMPBELL AVE
 BEAUFORT ST
 LEMARCHANT RD
 PLEASANT ST
 PATRICK ST
 ALEXANDER ST
 SUBBURY ST
 SYMONDS AVE
 HAMILTON WYVE
 ERIC ST
 MCKAY ST
 LESLIE ST
 SOUTH SIDE RD
 JORDAN PL
 BARRY PL
 DRUGGET PL
 SHAW ST
 CRAIGMILLAR AVE
 TOPSAIL RD
 WATERFORD BRIDGE RD
 COUSSENS PL
 PITTS MEMORIAL DR
 DILLON CRES
 CHAFF AVE
 LINEGAR AVE
 MARTERY CRES
 SHEAHEIGHTS ACCESS RD

BLACKHEAD CRES
 BLACKHEAD RD

MADDOX COVE RD

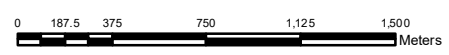
BLACKHEAD VILLAGE RD

MAP P-12

**ENVISION ST. JOHN'S
 MUNICIPAL PLAN**

Freshwater Bay

 **Industrial Area**



ST. JOHN'S

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