

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 5, 2021

**Open Space Land Use District to
Commercial Land Use District for an existing Car Sales Lot
350 Kenmount Road / 9 Kiwanis Street**

December 2021



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 5, 2021

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 Municipal Plan Amendment Number 5, 2021.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 5, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 5, 2021

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

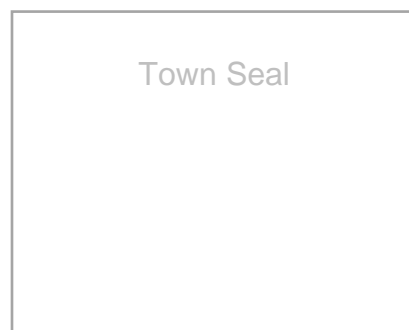
1. Adopted the St. John's Municipal Plan Amendment Number 5, 2021 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 5, 2021 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date.;; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 5, 2021 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John’s Municipal Plan Amendment Number 5, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Municipal Plan Amendment Number 5, 2021

BACKGROUND AND 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.

The subject property is one lot with a dual civic address because it fronts on both Kiwanis Street and Kenmount Road. The property contains a car rental business and a car dealership. Ken Brook, part of the Rennie's River system, flows across the property in a long culvert roughly parallel to Kenmount Road.

A portion of the property fronting Kiwanis Street is within the CK Zone and the portion fronting Kenmount Road is within the O Zone, making the car dealership a non-conforming use. The purpose of this amendment is to bring the use into conformance as a permitted use in the CK Zone.

There is no development proposed at this time, however if the rezoning proceeds, the applicant would be able to redevelop the site for any uses in the CK Zone. Development would be required to meet all City policies and regulations.

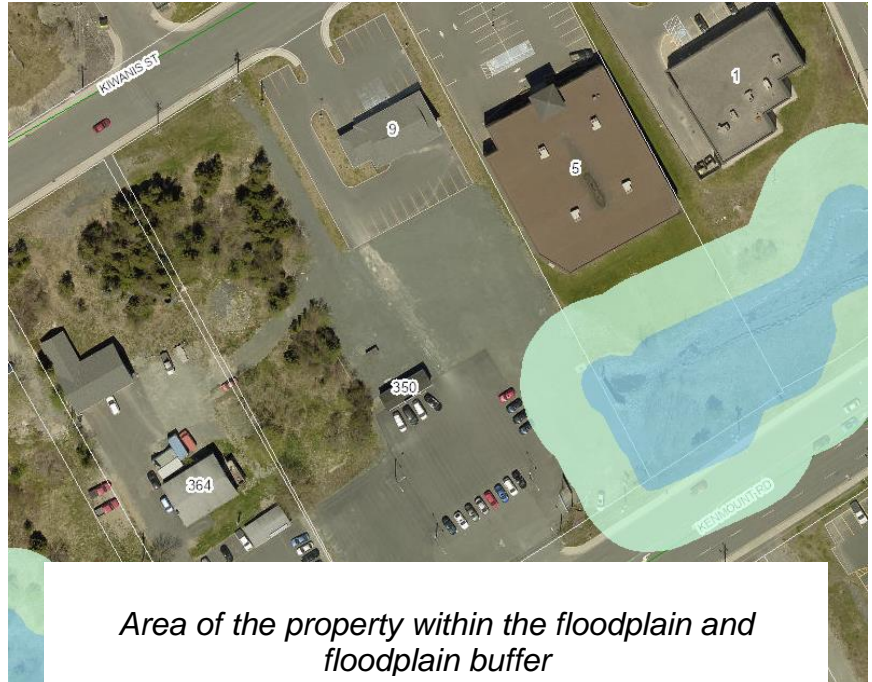
This portion of Kenmount Road is zoned Open Space (O) due to the floodplain and buffer for Ken Brook along the north side of the road. Ken Brook is part of the Rennie's River/Quidi Vidi Lake waterway system. In 2017 the property owner applied to install a long culvert on the property, replacing three (3) old culverts, which would remove the floodplain and buffer from a portion of the property and make the land more useable for commercial purposes. The culvert was approved and installed in 2017. The rezoning would reflect this change to the site.

ANAYLSIS

From Section 3.4 of the St. John's Municipal Plan, Development shall be prevented within the 1:100 year floodplain and within the buffer areas surrounding ponds, wetlands, rivers, major tributaries of rivers, or floodplain area, or any flood risk areas identified by the Department of Environment and Climate Change as identified under

the St. John's Development Regulations (Z-3 Flood Hazard Areas, Watersheds, Waterways and Wetlands Map).

A small portion of the property is still within the floodplain and buffer, so in the amendment below this area remains within the O Zone. The change to the CK Zone would apply to the portion of the lot that is no longer affected by the floodplain. As the flood hazard risk has been reduced for majority of the lot, it is recommended to proceed to redesignating the lot, as shown on the map, to the Commercial Land Use District and Commercial Kenmount Land Use Zone.



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.

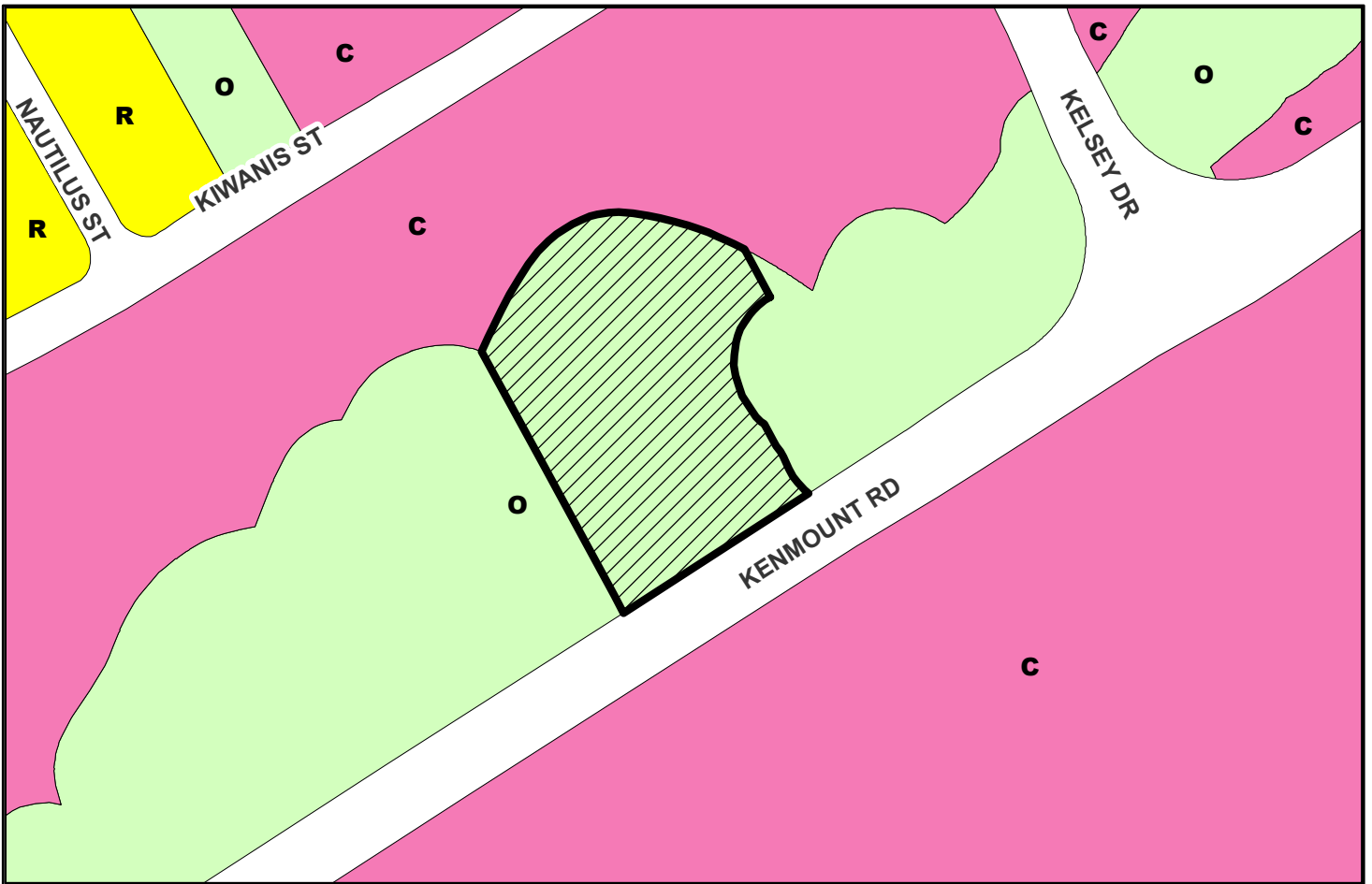
ST. JOHN'S URBAN REGION REGIONAL PLAN

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.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 5, 2021

The St. John's Municipal Plan is amended by:

Redesignating land at 350 Kenmount Road/9 Kiwanis Street [Parcel ID# 5637] from the Open Space Land Use District to the Commercial Land Use District as shown on Future Land Use Map P-1 attached.

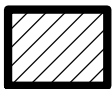


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 5, 2021**

[Future Land Use Map P-1]

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 REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
COMMERCIAL (C) LAND USE DISTRICT**

**350 KENMOUNT RD / 9 KIWANIS ST
Parcel ID 5637**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 7, 2021

**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**

December 2021



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 7, 2021

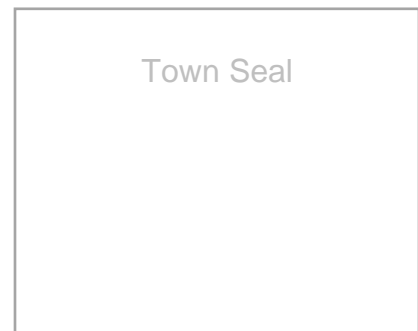
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 7, 2021.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

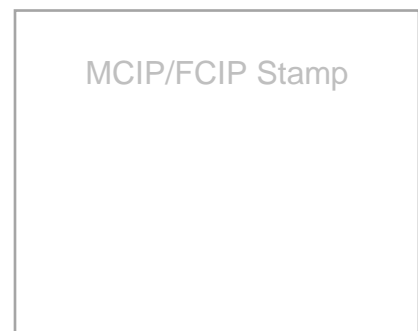
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 7, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 7, 2021

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

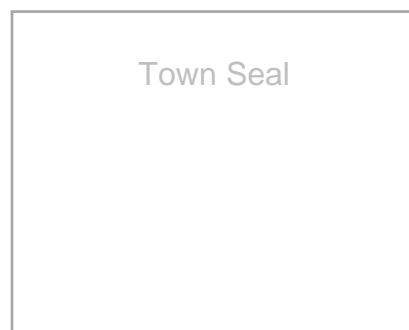
1. Adopted the St. John's Development Regulations Amendment Number 7, 2021 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 7, 2021 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of Click or tap to enter a date. at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions.

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, 2021 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 7, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Development Regulations Amendment Number 7, 2021

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, 2021, 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.

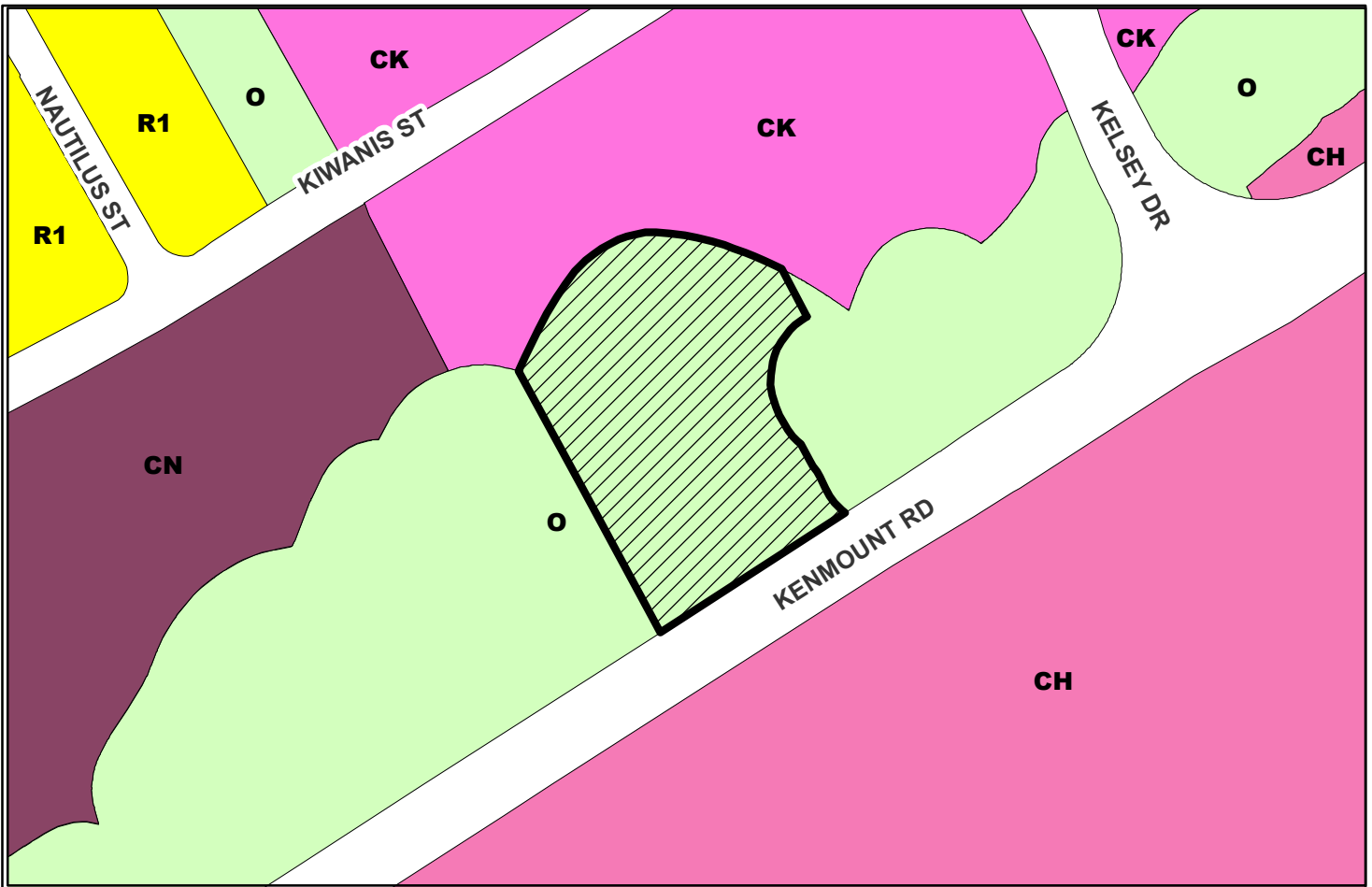
ST. JOHN'S URBAN REGION REGIONAL PLAN

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.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 7, 2021

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.

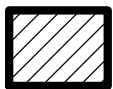


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 7, 2021**

[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**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration