

Monday, May 5, 2025

Main Road and Shoal Bay Road, Goulds - Public Hearing

Date and Time: Monday, May 5 7:00 pm

Address: Foran/Greene Room, Fourth Floor, St. John's City Hall

A Public Hearing will take place regarding an amendment to rezone lands along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone. This change reflects the recent upgrades to the sanitary sewage system serving Goulds, allowing more serviced development in areas that are already serviced with municipal water and sewage.

The proposed changes will generally follow property boundaries. In order to do this, the amendment will also include rezoning slivers of land at the edge of properties to better align with property boundaries. This will include rezoning small areas from:

- the Rural (RUR) Zone to R1;
- the Rural Residential (RR) Zone to R1;
- the RRI Zone to RUR Zone; and
- the RR1 Zone to RR Zone.

The St. John's Municipal Council adopted **St. John's Municipal Plan Amendment Number 15, 2025**, and **St. John's Development Regulations Amendment Number 44, 2025**, on April 9, 2025, and hereby gives notice of its intent to seek registration of the amendments from the Minister of Municipal and Provincial Affairs, in accordance with the **Urban and Rural Planning Act**.

The effect of the Municipal Plan amendment would be to re-designate land along Main Road and Shoal Bay Road from the Urban Expansion District and the Rural District to the Residential District.

The effect of the **Development Regulations** amendment would be to rezone land along Main Road and Shoal Bay Road from the Rural (RUR) Zone, Rural Residential (RR) Zone and Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone, as well as from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone and Rural Residential (RR) Zone.

You can learn more about this application on the [Planning St. John's webpage](https://engagestjohns.ca/planning) at **engagestjohns.ca/planning**. The Planning St. John's webpage allows the public to learn more about planning applications, track progress, give feedback and ask questions all in one place.

Comment By

9:30 a.m. Monday, May 5, 2025

If no written objections are received, the Public Hearing may be cancelled in accordance with the provisions of the Urban and Rural Planning Act.

Public Hearing Time & Date

Foran/Greene Room, Fourth Floor, St. John's City Hall

The City also offers the option to attend online using Zoom. Registration is required to receive Zoom link. To register, scan the QR code. Choose Register for Virtual Public Hearing under "Important Links".

All comments made during the Public Hearing by in-person and online attendees will be included in the Commissioner's report to Council.

Comments

Provide your comments to the Office of the City Clerk including your name and address to cityclerk@stjohns.ca or P.O. Box 908, St. John's NL A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or cityclerk@stjohns.ca.

Additional Information

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192, email planning@stjohns.ca.

A copy of the [Municipal Plan](#) and [Development Regulations](#) amendments can be viewed in-person at Planning & Development Division, fourth floor of the John J. Murphy building (City Hall Annex), weekdays from 9 a.m. - 4:30 p.m.

Wednesday, May 7, 2025

Cowan Heights Open House - In-Person

Date and Time: Wednesday, May 7 5:00 pm - 8:00 pm

Address: École St. Matthew's School, 119 Cowan Avenue

The City of St. John's invites residents and businesses to share their thoughts on the initial recommendations for new neighbourhood plans for the University Area and Cowan Heights.

"In fall 2024, we heard from community members during the first round of engagement," said Councillor Maggie Burton, lead for Planning. "We've listened to what matters most in each neighbourhood, and now we're checking back in to ensure the draft recommendations reflect those priorities."

The neighbourhood plans will translate the vision and high-level policies from the Envision St. John's Municipal Plan to local policies and improvements for each neighbourhood. Initial recommendations address the following key areas:

- Mix of land uses
- Height and density of development
- Transportation
- Open spaces
- Protection of natural and cultural heritage features

This engagement opportunity is open to all residents and businesses, with a particular focus on those living and working in the University Area and Cowan Heights. The project team will also connect with local community groups, institutions, and key interested parties. A variety of tools are available to support engagement, including:

- Complete the [Cowan Heights survey](#) and/or the [University Area survey](#);
- Submit ideas at [EngageStJohns.ca](#). A project page has been set up for both the [Cowan Heights](#) and [University Area](#) neighbourhoods;

Attend an online or in-person open house session (schedule below);

- Email engage@stjohns.ca; and/or
- Call 311 and ask to speak to a member of the project team.

Feedback will be collected until May 16, 2025. Findings will be shared with the public prior to the development of the final neighbourhood plans.

Engagement Event Schedule

For the Cowan Heights neighbourhood, the following open houses have been scheduled:

- Online Open House: Tuesday, April 29 from 7 to 8 p.m. ([Registration](#) required to receive a Zoom link)
- In-Person Open House: Wednesday, May 7 from 5 to 8 p.m. at École St. Matthew's School, 119 Cowan Avenue (No registration required). This includes a walking tour that begins at 5:30 p.m. (weather dependant).

For the University Area neighbourhood, the following open houses have been scheduled:

- Online Open House: Wednesday, April 30 from 7 to 8 p.m. ([Registration](#) required to receive a Zoom link)
- In-Person Open House: Thursday, May 8 from 5 to 8 p.m. at the St. John's Community Market, 245 Freshwater Road (No registration required). This includes a walking tour that begins at 5:30 p.m. (weather dependant).

The City recognizes that some people may need alternate ways to provide feedback. If accommodations are required for an in-person meeting or to provide feedback, please email engage@stjohns.ca or call 311 and ask to speak with a member of the project team.

The City of St. John's has a strategic direction to be a Sustainable City, planning for land use while preserving and enhancing the natural and built environment for residents. The University Area and Cowan Heights neighbourhood plans play a key role in advancing this direction.

Thursday, May 8, 2025

University Area Open House - In-Person

Address: St. John's Community Market, 245 Freshwater Road

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Friday, May 9, 2025

92-96 Forest Pond Road - Local Board of Appeal Board Hearing

Date and Time: Friday, May 9 12:00 pm

Address: City Hall, 10 New Gower Street

The following appeal under the City of St. John's Development Regulations will be heard by the Local Board of Appeal on **Friday, May 9, at 12 p.m.**

92-96 Forest Pond Road: Decision of City regarding rejection of proposed home extension.

Any persons whose properties are affected by the above-noted appeal has the right to be heard and to give evidence thereon. If there is an intention to appear before the Board, you are requested to notify the City Clerk at cityclerk@stjohns.ca or by calling 709-576-8054.

11 Barrows Road - Local Board of Appeal Hearing

Date and Time: Friday, May 9 1:00 pm

Address: City Hall, 10 New Gower Street

The following appeal under the City of St. John's Development Regulations will be heard by the Local Board of Appeal on **Friday, May 9, at 1:00 p.m.**

11 Barrows Road: Decision of City regarding approval of temporary, seasonal use for seven restaurants, five food trucks, one ice cream shop, and one temporary building for the sale of food and beer and associated parking relief.

Any persons whose properties are affected by the above-noted appeal has the right to be heard and to give evidence thereon. If there is an intention to appear before the Board, you are requested to notify the City Clerk at cityclerk@stjohns.ca or by calling 709-576-8054.

<https://calendar.stjohns.ca>