PLAN THE PEARL

Mount Pearl Municipal Plan Renewal

ADOPTION

MOUNT PEARL MUNICIPAL PLAN 2026-2036

NOVEMBER 2026

CITY OF MOUNT PEARL

RESOLUTION TO APPROVE

MUNICIPAL PLAN, 2026-2036

Under the authority of Section 16, Section 17 and Section 18 of *the Urban and Rural Planning Act 2000*, the City Council of Mount Pearl:

a) Adopted the City of Mount Pearl Municipal Plan, 2026-2036 on the _____ day of _____, 2026;

b) Gave notice of the adoption of Municipal Plan (2026-2036) by [*To be completed]*

c) Scheduled the _____day _____, 2026 at the Mount Pearl City Hall, for the holding of a public hearing to consider objections and submissions to the Municipal Plan (2026-2036).

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl approves the Municipal Plan (2026-2036).

SIGNED AND SEALED this ___day of _____, 202 .

Mayor: _____

City Clerk: _____

Municipal Plan/Amendment
REGISTERED
Number _____
Date _____
Signature _____

(Council Seal)

CITY OF MOUNT PEARL

RESOLUTION TO ADOPT

MUNICIPAL PLAN, 2026-2036

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000,* the City Council of City of Mount Pearl adopts the City of Mount Pearl Municipal Plan.

Adopted by the City Council of the City of Mount Pearl on the _____ day of _____, 2026.

Signed and sealed this _____ day of _____, 20 6.

Mayor: _____

City Clerk: _____

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Member, Canadian Institute of Planners (MCIP)



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Lands Acknowledgment

In recognition of the City of Mount Pearl's commitment to foster respectful and collaborative relationships with Indigenous Peoples in the City of Mount Pearl and beyond, we hereby acknowledge that the land on which we gather is the ancestral and unceded territory of the Beothuk and the Mi'kmaq. Mount Pearl and the broader metro region continue to be home to diverse Indigenous Peoples, including First Nations, Inuit, and Métis.

1.0 CITY PLAN 2026-2036: MOUNT PEARL MUNICIPAL PLAN

1.1 Introduction

1.1.1 Structure of the City of Mount Pearl Municipal Plan

The purpose of the updated Municipal Plan and Development Regulations is to enable the City of Mount Pearl to pursue sustainable choices to meet the needs of the City for the next 10 years (2026-2036). This will replace the Municipal Plan and Development Regulations, 2010-2020.

This Municipal Plan provides a policy framework to influence, manage, and regulate future growth and change in the City of Mount Pearl. These policies form the basis for the Development Regulations. The City of Mount Pearl 's Municipal Plan and Development Regulations build on the City's Mission and Vision as set in Chapter 2 are based on the Strategic Planning process in the Fall of 2022.

This 2026 City of Mount Pearl Municipal Plan is organized as follows:

- **Chapter 1:** Chapter 1 sets out the authority for the Municipal Plan and Development Regulations under the Urban and Rural Planning Act, 2000; overall legislative compliance; the planning process and the history of development and planning in the City of Mount Pearl; articulates the Mission and Vision for the City of Mount Pearl and outlines a sustainable framework including overarching policies that apply throughout the city;

- **Chapter 2:** Chapter 2 sets out the land use policies that apply throughout the city and Government policies;

- **Chapter 3**: Chapter 3 outlines the land use designations and policies regarding uses and development, including designations in the Future Land Use map and the policies enabling the land use zoning to be implemented in the Development Regulations;

- **Chapter 4:** Chapter 4 describes the tools for implementation of the policies of the City Plan including the amendment process, requirements for review;

- **Schedule A:** Future Land Use Map.

1.1.2 Authority

The Municipal Plan and Development Regulations are legal documents created under the authority of the *Urban and Rural Planning Act, 2000,* section 10 (1) and 13 (1), (2) an (3).

The Municipal Plan must also be in conformity with the St. John's Urban Region Regional Plan (SJURRP), 1976.

The policies and development requirements contained in the documents and mapping are binding upon the City Council, residents, and on any person undertaking a development within the Municipal Planning Area boundary (Section 12 of the *Urban and Rural Planning Act, 2000*).

The Municipal Plan and Development Regulations must address the development of the Municipal Planning area for a 10-year period. The Municipal Plan must be reviewed every five years (section 28) for a 10-year period.

The Municipal Plan guides the future growth and physical improvement of the City by identifying locations and setting out policies for various types of land use development. These locations are shown as land use designations on the Future Land Use map found in Schedule A.

The Municipal Plan authorizes Council to prevent the undertaking of any development that contravenes a policy stated in the Municipal Plan or a requirement set out in the Development Regulations.

The *Urban and Rural Planning Act, 2000* requires the preparation of Development Regulations to ensure that land is controlled and used in compliance with the Municipal Plan (Section 35). The Development Regulations set out the regulations that enable the Council to administer the policies of the Municipal Plan.

The Municipal Plan provides the basis for the Development Regulations which provide more refined zoning within the land use designations indicating permitted and discretionary uses in each zone, development standards and conditions, and criteria for the evaluation of subdivision and development applications.

The Municipal Plan (2026-2036) comes into legal effect upon publication of the notice of registration in the *Newfoundland and Labrador Gazette*.

1.1.3 Compliance: Statutes, Regulations, Policy, Guidelines and Standards

1) All Development within the Municipal Planning Area shall conform to:
    a. policies set out in the Municipal Plan;
    b. development standards and conditions set out in the Development Regulations.
    c. any other municipal regulation or bylaw in force in the Municipal Planning Area under the *City of Mount Pearl Act*;
    d. requirements of Federal legislation, regulations, policies, guidelines, and standards, as amended from time to time, including, the National Building Code, and associated codes, such as the Plumbing Code, the Fire Code, the Electrical Code, the Life Safety Code;
    e. requirements of Provincial legislation, regulations, policies, guidelines, and standards, as amended from time to time; and
    f. the St. John's Urban Region Regional Plan (SJURRP).

2) If Council is aware that a proposed development may not comply with Provincial or Federal legislation, it may require the applicant to provide confirmation that necessary government approvals have been obtained before issuing a Development Permit.

3) Where these Regulations are more stringent than Provincial or Federal legislation, these Regulations shall apply.

4) Even though an applicant may receive a municipal permit, the applicant is responsible for ensuring compliance with all relevant Federal and Provincial legislation, regulations, policies and guidelines prior, and Municipal regulations under the City of Mount Pearl Act, to commencing a land use or development approved under these Development Regulations. Council may require proof of compliance prior to approval and a permit shall not be issued if Council is aware that the proposed development does not comply with a provincial or federal government requirement.

5) The applicant must undertake any requirements set out by the City as conditions to approval of the permit prior to the issuance of a permit. The applicant is also responsible for ensuring compliance with all other City regulations and policies.

6) The City of Mount Pearl Municipal Plan and Development Regulations shall be compliant with the St. John's Urban Region Regional Plan, 1976. An amendment to SJURRP shall be undertaken as part of the municipal plan review process. Both SJURRP and the City Municipal Plan and Development Regulations are also subject to provincial statutes and regulations, An example includes, but is not limited to, updated Climate

Change Floodplain mapping by the Water Resources Management Division of the Department of Environment, Conservation and Climate Change.

1.1.4 The Municipal Planning Process

The process for preparing a Municipal Plan and Development Regulations is set out in Part III of the *Urban and Rural Planning Act, 2000* (Sections 14-25) which must be undertaken by a certified planner in good standing with the Canadian Institute of Planners.

A background report for the City of Mount Pearl was prepared to inform the preparation of a new Municipal Plan and Development Regulations. The background report contains a review of land use, development and infrastructure servicing issues, and a socio-economic profile of the City of Mount Pearl. It provides the key findings of statistical research, community site visits, and discussions with the City, Provincial agencies, and with community representatives. It is integrated into the Municipal Plan document

1.1.4.1 Consultations

The Municipal Plan and Development Regulations are prepared in consultation with Council, City staff, and the public (as required by Section 14 of the *Urban and Rural Planning Act, 2000)*. In particular, the residents and stakeholders in the City were invited to two formal public consultations throughout the planning process.

A full description of the 'Plan the Pearl' Municipal Plan Review project was announced to residents via the City of Mount Pearl 'Hey Mount Pearl' website. This included a new logo for the project and provided easy access by the public to information about the documents, maps, the stages of the planning process and provided opportunities for participation on interactive pages on various planning topics. The 'Plan the Pearl' site was updated regularly as the project progressed. For example, the community survey was available in electronic form during data collection and the final report was posted on the site for all the review and comment on.

The first formal public consultation was undertaken on May 25, 2023 during the Community Site visit. Tours of the City were undertaken.

A community survey was undertaken during May-June of 2024. To ensure widespread awareness, the survey was not only available in electronic form on the 'Survey Monkey' platform, but it was also mailed to every household in the City of Mount Pearl. As well, the community outreach tool 'Bang the Table' platform was used to allow residents to access the survey and provide other comments under various planning themes. The highlights of the 'Plan the Pearl' survey comments and responses is provided below.

The Plan the Pearl Community Survey was conducted in June 2024 as both an online survey and a paper survey that was delivered to all households in the City of Mount Pearl. A total of 1,755 surveys were completed; (613 were online surveys (35%).

A summary of the key information from the community survey were provided in a report containing the following PowerPoint slides on the Hey Mount Pearl website.

Open-ended preferences for new housing opportunities:
Multi-unit buildings, i.e., apartments/condos then Single detached;
with the adjectives of 'senior 'and 'affordable'



- The profile of the respondents indicated the following:

  WHO TALKED TO US?
  - long-term residents of the City
  - property owners mainly living in single detached homes
  - 64% were aged 55+ with 25-54- year- olds making up the balance (36%)
- Ranking the top 3 things that would concern you most about the future of Mount Pear resulted in two leading concerns:
  - **"**A **Green City** with parks, trees, nature and trails**"**
  - **"**A **City with a wide range of housing options** for seniors, young families and affordable options**"**

- In an open-ended question asking for preferences for new housing opportunities, the respondents used the term **multi-unit buildings, such as apartments/condos, then single-detached housing,** and these were often linked with the adjectives **'senior' and 'affordable'**

- Respondents indicated the potential **benefits of residential intensification** were:

- "Securing financial sustainability to afford the high level of services in the City" (high priority); then
- "More efficient use of existing services and infrastructure" and
- "Increasing housing affordability".

- Describing **City of Mount Pearl in 30 years**, respondents ranked:
  - **"**Well governed & Family-friendly" as top values; then
  - "Pedestrian-friendly streets" &"Sustainable"

- When residents were asked: " **Would you be able to buy the house you are currently living in with today's home prices and mortgage rates?"**
  - **65% OF RESPONDENTS SAID NO**

- Ranking the top 3 things that would concern you most about the future of Mount Pear resulted in two leading concerns:
  - **Traffic congestion**
  - **Lack of affordable housing**

- **Travel preferences:**
  - For work, respondents were heavily vehicle oriented (> 75%);
  - Recreation travel ranking the highest, mostly in summer:
    - "Walk/Roll"
    - "Cycle"

- Respondents were **not willing to shift** from personal vehicle to other transport modes

- The **biggest transportation priorities** in the next five years were to be:
  - "Close to your day-to-day, grocery store, restaurants, facilities, medical, etc.;
  - "Easy access to major roadways & "Access to parks and trails"

- Most respondents who were working do **not have flexible work arrangements** to help travel outside of the busiest weekday peak hours of roadway traffic

- Most important factors when choosing **how to travel**:

    - "Convenience" and
    - "Travel time"

- The reasons for respondents **not to regularly:**
    - walk bike, or roll were:
        - "Feel unsafe-night time" &
        - "More efficient to use a vehicle"
    - take public transit:
        - "Prefer to drive in my own vehicle"
        - "Inconvenient schedule"

- The most difficult time to travel through Mount Pearl is during **weekday peaks** and respondents indicated that traffic congestion only moderately influences driving habits.

- The streets identified for greatest traffic congestion were:
    - Commonwealth Avenue
    - Park Avenue, and
    - Mount Carson Avenue

- Most respondents did not find any difficulty in find **parking** when they needed it

- Most respondents did not feel uncomfortable about l**arger trucks regularly travelling** on or **loading/unloading** on the side of City roadways.

- In an open-ended question regarding what residents wanted most for their city, the top two responses were:
    - **"Improvements to Transportation"** and
    - **"To preserve a green city, the City within a Park"**

For the second public consultation, a Town Hall event and Open House public events were hosted on December 4 and 5, 2024.

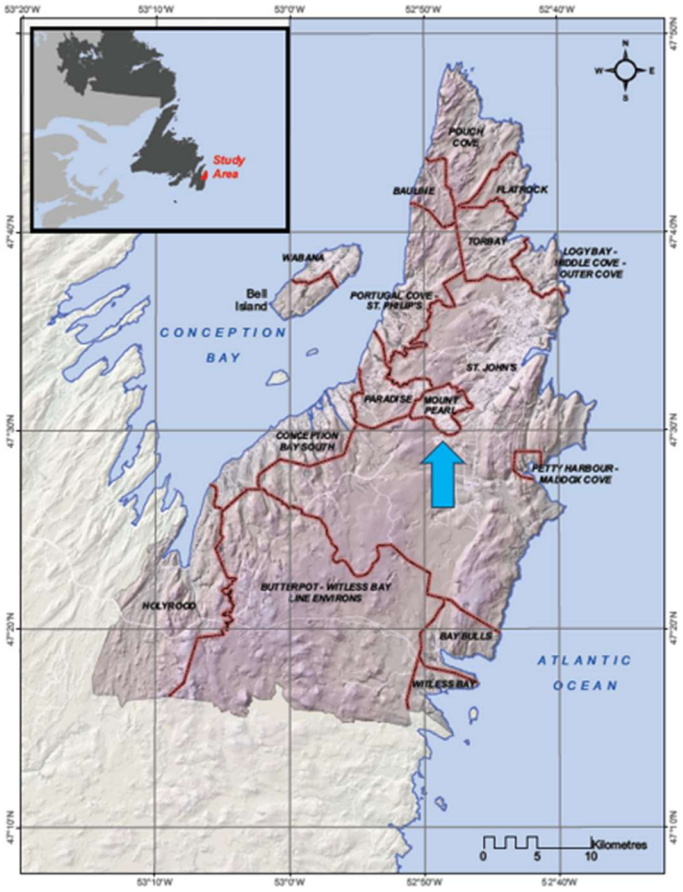
Draft planning documents and mapping were available to the public on the 'Hey Mount Pearl' web platform, with feedback being accepted from the public until December 18, 2024. Posters and notices indicated that interested parties may contact the City by email or telephone to receive electronic copies of the documentation. All materials were posted on the 'Hey Mount Pearl' website for easy accessibility.

1.1.4.2 Provincial Government Review

The updated draft planning documents and mapping are then submitted to the Provincial government Section 15 of the *Urban and Rural Planning Act, 2000*.

1.1.4.3 Public Hearing

Upon completion of the provincial review, Council adopts the released planning documents and mapping and arranges a further opportunity for public input through a formal Public Hearing chaired by a qualified Commissioner, as required by Section 16-25 of the *Urban and Rural Planning Act, 2000*. The Commissioner is appointed by Council to consider objections and representations from the public, either opposing or in favour of the Municipal Plan and Development Regulations. The Commissioner formally reports his findings to Council as a result of the public hearing. Council may adopt the Commissioner report in whole, in part, or reject the report in its entirety.



1.1.4.4 Approval and Registration

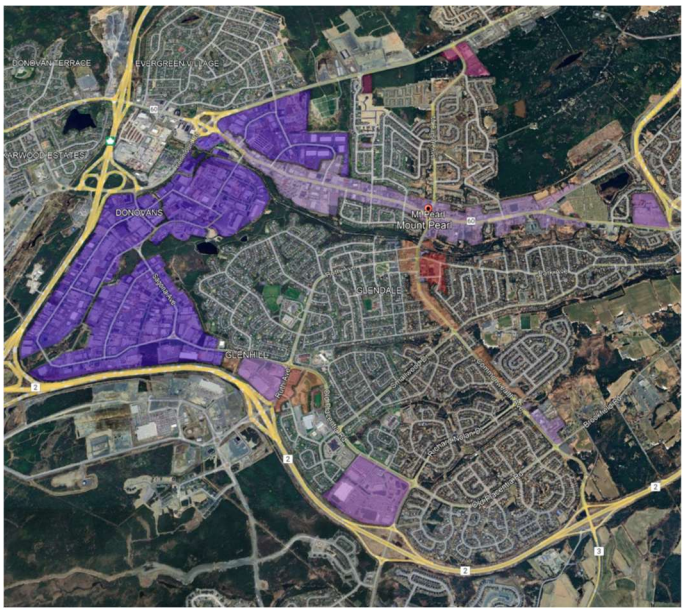
Council approves (by Resolution) the Municipal Plan and Development Regulations and associated mapping submits them for registration (as required by Section 23 and 24 of the *Urban and Rural Planning Act, 2000)*. Upon registration, the Council arranges for a notice to be published in the *Newfoundland and Labrador Gazette* which becomes the date of legal effect. A notice must also be published in a local newspaper to inform the public.

1.2 The City of Mount Pearl

1.2.1 The Shape of the City

Mount Pearl is located in the northeastern region of the Avalon Peninsula in southeast Newfoundland. It is the fourth-largest settlement and second-largest city in Newfoundland and Labrador and forms part of part of the St. John's metropolitan area (Census Canada),

the 20th largest metropolitan area in Canada (Statistics Canada). The City is centrally located (blue arrow) in the North East Avalon Region consisting of 15 communities. It is located a mere 12 minutes from the St. John's harbour, and only 15 minutes from the St. John's International Airport.



Geography impacts the shape of the city. The natural topography varies from the high elevation and steep terrain of Kenmount Hill in the northeast (red arrow on map) to the Waterford River Valley (and T'Railway Park) which transects the heart of the city north to south; each creates a unique opportunity for the future of the City. South of the river Waterford valley, the gently sloping terrain was conducive to the development of traditional suburban subdivisions towards the southern boundary of the city.

The City is also defined by major roadways: Kenmount Road to the north, Pitts Memorial Drive (Route #2) to the south, the Trans-Canada Highway (Route #1) to the west, and Team Gushue Highway to the east. These road connections provide easy access to surrounding municipalities for employment, shopping and entertainment and connection to the rest of the province.

- **Commercial & Industrial connectivity**

The city is bisected by collector streets such as Mount Carson Avenue/ Commonwealth Avenue, Topsail Road (Route #60), Smallwood Drive, Brookfield Road/Old Placentia Road and Moffatt Road which further contribute to defining the neighbourhoods of the city.

The map to the right shows how, for commercial development, these major routes foster location-specific characteristics such as commercial development combined with industrial in Donovan's, Beclin and Kenmount Industrial and Business Parks (purple polygons) or the proposed commercial and residential combination of uses on Kenmount Road, and the highway commercial uses on the Topsail Road and Commonwealth Avenue. Regional commercial facilities are located off Pitt's Memorial Highway and at the intersection of Team Gushue Highway and Topsail Road (mauve polygons).

- **Residential neighbourhoods**

Residential neighbourhoods are defined by the road system which physically separates them from each other. The overlay of the road system, combined with the historical pattern of residential development, has resulted in enclave neighbourhoods locally known as: Admiralty Wood, Westminster, Pearlgate East, Newton, The Park, Branscombe Pond, Hillside, Kenmount Hill, Glendale, Power's Pond, Donovan's Commonwealth Gardens, Moffat, Pearlview, and Masonic Park. Cconnectivity for these neighbourhoods is currently evident by the easy and convenient access to shopping and services by resident in these neighbourhoods as many of these essential needs can be met by the many and diverse businesses located in the commercial areas of the city.

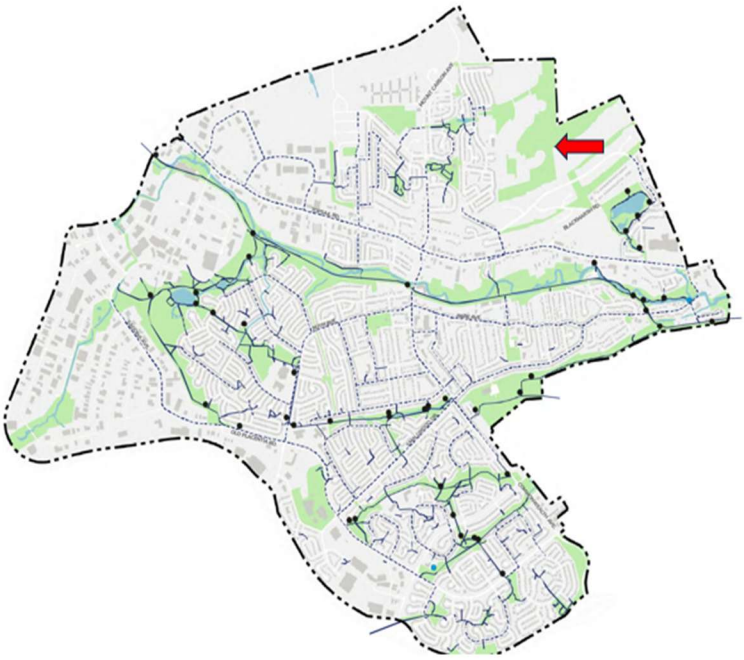
- **Open Space, Parks and Trails**

Furthermore, most of these neighbourhoods are connected by an extensive network of trails (black lines on the map) much of which is protected by an impressive interconnected dedicated zone (green areas on the map) to preserve these walkways and parks throughout the city.

- **City Centre**

The City of Mount Pearl is proud of the level of community spirit evident at the many local festivals, sport and other community celebrations.

To provide a focus for this spirit, the City embarked on providing an identity to the sense of place for Mount Pearl with the 'Find Your Centre' initiative.



By establishing a City Centre at Centennial Square/Waterford River, the City Centre will provide a combination of recreation, entertainment, business and residential opportunities that will preserve the Mount Pearl community spirit in the long-term. This City Centre area report is given special attention in the renewed Municipal Plan.

Development and urban design forms that were endorsed by city respondents to the 'Find Your City' questionnaire will be

enabled in the updated, renewed Municipal Plan and Development Regulations, 2026-2036, including, outdoor patios, pedestrian only or shared streets, public gathering places for events, mixed use development with commercial main floor with apartments above, as well as street trees, urban forestry, and other improvements.






1.2.2 History of Mount Pearl

Mount Pearl dates back to 1829, when Commander James Pearl and his wife, Lady Anne Pearl, arrived in Newfoundland with a Crown grant of one thousand acres (4 km^2) of land, a reward for Commander Pearl's 27 years of distinguished service in the Royal Navy. In 1830, Commander Pearl built a house upon the most elevated section of his estate and named it Mount Cochrane in honour of then-governor Sir Thomas Cochrane. After the governor left Newfoundland, Pearl renamed the site Mount Pearl. After Sir James Pearl passed away and his wife moved to England, John Lester continued working the Pearl Estate. He was later bequeathed 100 acres (0.40 km2) of land (present day Glendale areas) which he sold and purchased the land which is the site of Lester's Market today.

In the 1930s and 1940s, Mount Pearl became the meeting place of affluent members of society and lovers of horseracing. A large open air gallery, with benches for spectators to view surrounding lands was erected on "The Mount" in the 1940s. Horseracing continued to be prominent and Mount Pearl began to develop into something of a summer resort for St. John's residents. Increased population during summer months led to increased population

year-round and eventual residential and industrial development. With the population growing quickly, there was increased demand for municipal government, as a result, Mount Pearl held its first election in 1955.

Mount Pearl was incorporated as the City of Mount Pearl Park-Glendale in 1955. At the time of its incorporation, a development pattern had been established on the basis of a plan prepared in 1928 by Rudolph Cochius for the Mount Pearl Park Company as a summer home development area, in the area east of Commonwealth Avenue and south of the Waterford River/Park Avenue area. To the west of Commonwealth Avenue, Roland Morris had developed the Glendale Subdivision on the basis of a regular grid system of streets. By 1955, both permanent and seasonal residents requested the Provincial Government to incorporate the area due to the lack of proper development control and health concerns regarding substandard on-site well and septic tank disposal systems.

In 1958, the City adopted its first Municipal Plan. At the time, the City had an approximate population of 2,000 people. The focus of the first Municipal Plan was on laying out an appropriate pattern of land use and streets and providing municipal water and sewer services. The City's municipal planning area was three times larger than the municipal boundary and encompassed the land that was later developed as Donovan's Industrial Park (now Donovan's Business Park).

In 1965, Mount Pearl's Council adopted the City's second Municipal Plan, prepared by Project Planning Associates Ltd. The Plan acknowledged that Mount Pearl was a suburb of St. John's and lacked an independent economy. Its focus was to ensure that Mount Pearl retained its identity as a separate community. By then, the population was 2,785 people. The land use pattern was more developed, and, by this time, most dwellings had municipal water and sewer services.

In 1967, the municipal planning area was extended to include land on both sides of Topsail Road and Blackmarsh Road as far as the City of St. John's municipal boundary. However, two years later, the lands west and south of Mount Pearl were removed from Mount Pearl's municipal planning area.

In 1976, the St. John's Urban Region Regional Plan came into effect. All municipal plans in the Northeast Avalon Region, which encompasses the Northeast Avalon Peninsula from Cape St. Francis in the north to Holyrood in the southwest to Witless Bay in the southeast, must conform to this Regional Plan. The Regional Plan identified St. John's and Mount Pearl as the regional centre in which the full range of residential, commercial, institutional, cultural, and other activities commonly associated with a metropolitan centre are to be focused.

In 1979, the City of Mount Pearl adopted its third Municipal Plan. The population had grown to 12,600 by 1976. Only 9.4% of the land within the municipal jurisdiction of the City of

Mount Pearl was undeveloped in 1979. The Plan focused on consolidating finances and preparing for a potential boundary expansion.

In the early 1980's, the province appointed the Powell Commission to examine municipal boundary changes in the St. John's Urban Region. Based on the Commission's recommendations, Mount Pearl's municipal jurisdiction tripled in size. The City expanded north to include Kenmount Park and the Topsail Road/Kenmount Park area; west to take in Donovan's Industrial Park (now known as Donovan's Business Park); and south to take in the Newtown residential area, the rest of the Federal/Provincial Land Assembly, as well as the future Southlands development area. The inclusion of Donovan's gave the City a solid financial base.

In 1982, the City adopted its fourth Municipal Plan. The population at that time was 17,487 people. The Plan focused on coordinating growth between the established areas of the City and the newly annexed lands. The large areas of land adjacent to the built-up areas were designated as comprehensive development areas (CDA's) where development schemes were to be prepared to direct future development.

In 1988, in recognition of Mount Pearl's continuing growth and maturity as a significant urban centre within the Province, the Government of Newfoundland and Labrador granted Mount Pearl "City" status.

The City's fifth Municipal Plan,1988 consolidated the policies of several schemes and planning studies for the continued growth and expansion of the City. The population had reached 20,293 people. The 1988 Plan foresaw the completion of the Land Assembly at Power's Pond, Parson's Meadow and Admiralty Wood; development in the Topsail Road/Mount Carson Avenue Residential CDA (Pearlview and Brookhaven); and future residential development in the Southlands area. It also sought to halt the spread of commercial strip development along Commonwealth Avenue.

Based on the recommendation of the 1988 Municipal Plan, a municipal planning department for the city of Mount Pearl was created and became immediately involved in the preparation of a Development Scheme for Southlands, an area of 359 hectares on the south side of Pitts Memorial Drive and owned by the Newfoundland and Labrador Housing Corporation (NLHC). The plans called for a community with appropriate commercial and public services, eventually housing 15,000 people. This was Mount Pearl's future expansion area and would be the single largest development project in the St. John's Urban Region. However, the Provincial Government's municipal consolidation program was underway at the same time and in 1991, the Province changed Mount Pearl's boundary to exclude Southlands. This reduced the City's area from 25.56 to 15.50 square kilometres, significantly affecting the City's growth potential. In late 1997, The Southlands Feasibility Study Commission excluded Southlands from Mount Pearl and confirmed Mount Pearl's

existing boundary. Based on this decision, the Council directed that a new Municipal Plan be prepared to reflect the new realities facing Mount Pearl at that time.

In terms of general growth throughout the City, the 1988 Plan provided for the ongoing urbanization of the lands below the 190-metre contour, which is the regional servicing limit based on regional water supply and sewer accommodation. The area above the 190-metre contour was to remain undeveloped and be used for rural and open space recreational uses. During the period of this plan, there was one designation change in the lands above the 190-metre contour, and it affected the lands between the Masonic Park, Kenmount Park, Mount Carson Terrace and Pearlview residential subdivisions. This area was surrounded by development and had both municipal and road services surrounding and into the area. In 2004, the provincial government released these lands, and they could be serviced and the Kenmount Hill Infill Amendment was approved. Detailed development of this area was subject to the Kenmount Hill Infill Comprehensive Development Scheme which was approved in 2007. The remaining lands above the 190-metre contour have remained in the Restricted Development designation and to this end, the Plan's objectives have been met. In 2014 and again in 2018, there were amendments undertaken that were instrumental in shaping the future growth of Kenmount Hill.

Based on the province's indications that it is prepared to consider municipal plan amendments to permit the urbanization of lands above the 190-metre contour and servicing studies that indicate that there is servicing capacity in the regional water and sewer systems to accommodate development above the 190-metre servicing contour, municipal plan amendments are proposed to permit the urbanization of these lands provided sufficient municipal water and sewer services are available.

Regarding residential development, the major focus since 1988 has been in the southern portion of Mount Pearl as part of the Federal-Provincial Land Assembly. In more recent years, there has been in residential development north of Topsail Road. The 2009 Moffatt Road West Comprehensive Development Scheme and 2009 Blackmarsh Road North Comprehensive Development Scheme increased the amount of land available for residential development north of Topsail Road. The 1988 Plan also recognized the significance of the Waterford River floodplains as a constraint to development.

Tension in the City's commercial/civic was identified between the Centennial Square and Commonwealth Avenue area and the Pearlgate Centre area. Much of the Pearlgate Centre area commercial development is "big box" retailing with a different quality and experience than that which is offered in other commercial districts particularly from the Centennial Square and Commonwealth Avenue areas. City Hall has retained its location in Centennial Square with significant expansion with the exception of the Neil Windsor Building housing Department of Infrastructure and Public Works, which is located in Donovan's Business Park.

Commonwealth Avenue continues to have commercial development mainly as infill in existing commercial area. As part of the Plan, Council decided to expand the Commonwealth Avenue commercial corridor to Smallwood Drive to provide a transition from residential to commercial development, however, infilling did not occur as anticipated. It was predicted that Commonwealth Avenue corridor would benefit from the revitalization of the City Centre.

The Plan also acknowledged Mount Pearl Square as a shopping centre with an array of retail and service uses. The nature and function of Mount Pearl Square has changed from retail to office uses. The interior of the building has undergone substantial renovation and now accommodates Bell Aliant and Eastern Health.

Regarding industrial lands, the Plan encouraged the industrial development of the Topsail Road/Kenmount Road triangle (Beclin Business Park) dependent upon the provision of sewer services along Topsail Road. The industrial lands south of Topsail Road in Donovan's Business Park (formerly Donovan's Industrial Park), and Donovan's Industrial Estates, have all been developed in accordance with the Plan. Since the adoption of the 1988 Plan, the Donovan's Business Park and Estates have developed into a valuable location for technical and offshore industry and training venues. Lands to the north of Topsail Road and bounded by Kenmount Road/Topsail Road overpass to the west, Kenmount Road to the north, and the Anglican Cemetery to the east became the focus of industrial development. The privately-developed Kenmount Business Park and Beclin Industrial Park are currently under development. Any changes to industrial policies in this Plan need to provide further opportunities for growth and intensification within the business parks.

The Plan noted that neighbourhood institutional sites were identified in the Federal-Provincial Land Assembly Area and encouraged a similar approach be taken for the lands in the Topsail Road/ Kenmount Park area of the City. Considerable residential development has occurred in the Topsail Road/ Kenmount Park area since the adoption of the Plan, but the school board, Eastern District, has not seen the need for a new school in this area. Given the changing household size and the demographic shift, schools are more centrally located in Mount Pearl to accommodate school-aged children not only from Mount Pearl but also from the surrounding municipalities of St. John's and Paradise. The former Park Avenue school site is currently being developed as a multi-tenant high density residential development. In the residential area north of Topsail Road, the Kenmount Park Neighbourhood Centre (renamed to the Gloria Pearson Community Centre in 2016) was constructed in 1993 to responds to many of the neighbourhood and social needs of Kenmount Park.

The 1988 Plan noted the significance of recreation and leisure activities and pursuits of Mount Pearl residents and provided for new parks, walkways, and recreational facilities.

This was supplemented by the subsequent Mount Pearl Parks and Recreation Master Plans, which also include trail planning in cooperation with the Grand Concourse Authority.

Post-1988, there have been a number of changes to the road system within and surrounding Mount Pearl. The Trans Canada Highway was reconfigured as the Outer Ring Road was completed and the Robert E. Howlett Memorial Drive (formerly known as the Gould's Bypass Road) linking the southern limit of the City to the Southern Shore was developed and this has improved traffic flow around Mount Pearl. The Robert E. Howlett Memorial Drive brings considerable traffic through Mount Pearl along the Commonwealth Avenue and Mount Carson Avenue corridor. The completion of the Team Gushue Highway (formerly known as the East West Arterial) from Kenmount Road to the Robert E. Howlett Memorial Drive, and the realignment and upgrading of the Mount Carson Avenue should alleviate traffic congestion.

The Plan and Development Regulations have been amended many times to respond to changes that were largely site-specific circumstances. Generally, the 1988 Municipal Plan was a plan for ongoing outward physical growth and development. The 2010-to present city plan changed from a physical growth plan to a plan that emphasized improved quality of life, sustainable development principles, greening of the community, and ongoing sound fiscal management. An example of this change in focus is the development of the Summit Centre, is a premier, eco-friendly fitness and aquatics facility which was completed in 2014.

1.2.3 Character of the City

Mount Pearl's community character is marked by a blend of urban development and a sense of community, with residents feeling a connection to the city. It's a place known for its family-friendly atmosphere, thriving business sector, and connection with nature, a 'city within a park'.

1.3 Community Profile

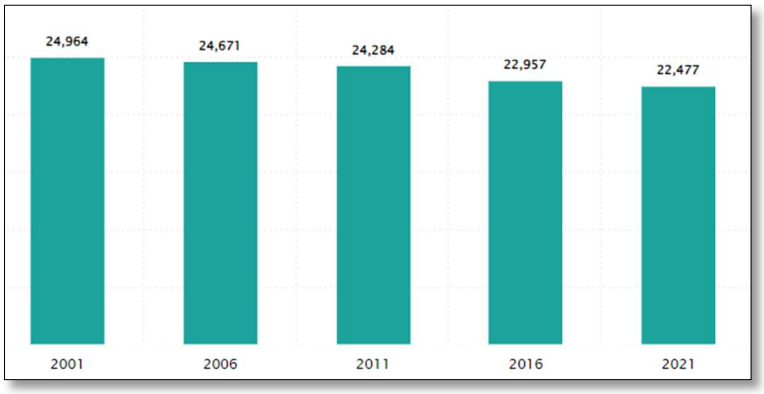
Much of the information in this section relies on publicly available data from Census Canada, Town Folio and the Provincial Government Community Accounts website.

1.3.1 The People: Demographics, Education & Well-being

1.3.1.1 The People: Demographics

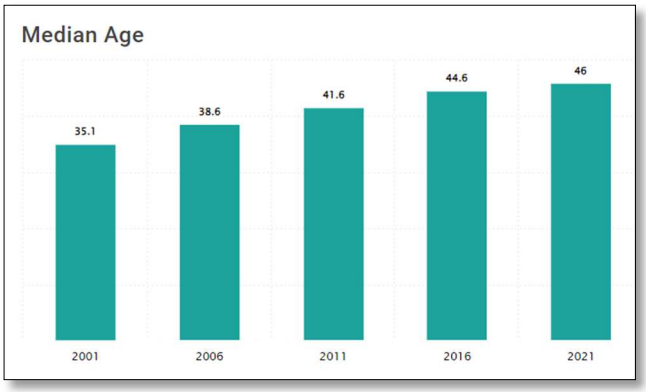
The 2021 Census population for Mount Pearl was 22,475. This represents a decline of 2.1% since 2016 (22,475 in 2021, down from 22,955). Over the same period, the entire province experienced a population decrease of 1.8% since 2016 (510,550 in 2021, down from 519,715).

Since 2011 there has been a decrease of and 7% (1,807).

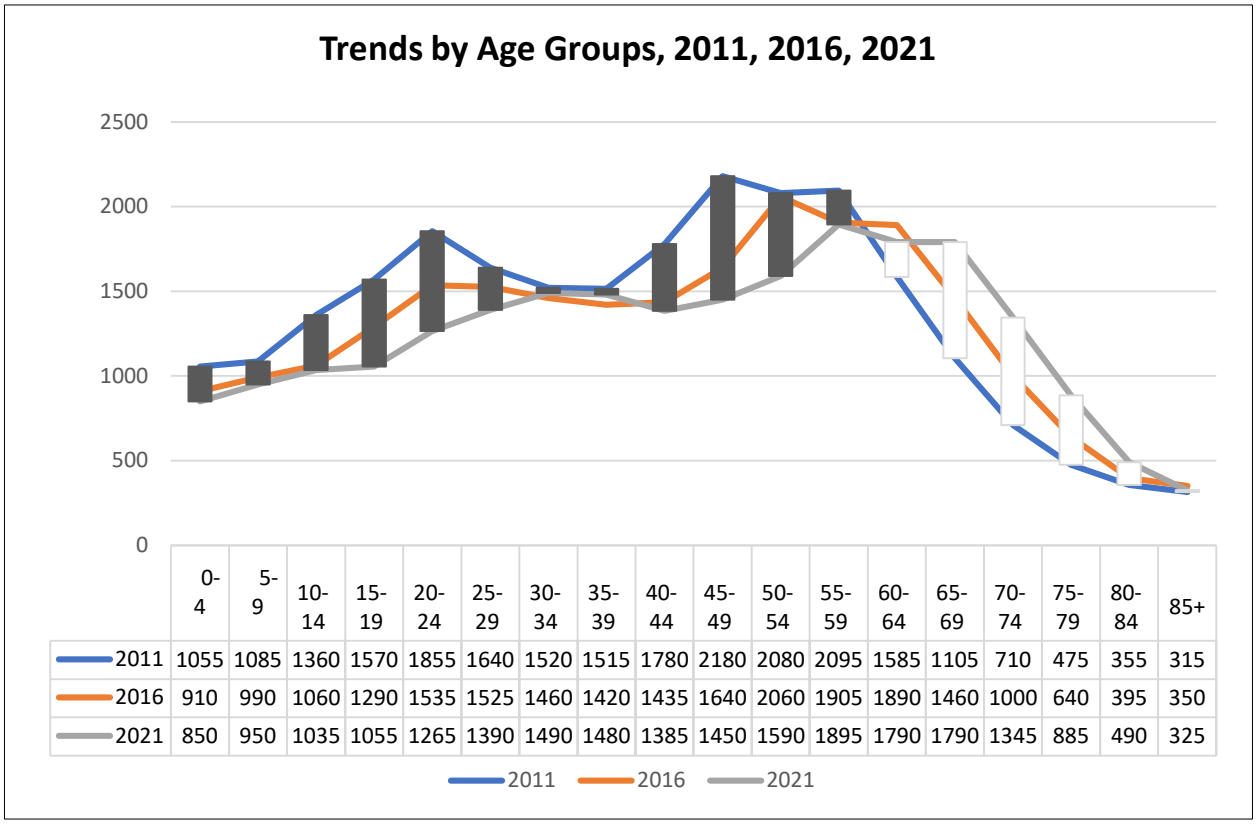


The median age in Mount Pearl was 46 in 2021; as compared to the 2021 median age in City of St. John's of 42.8 and City of Paradise, 38 years; and for the Province, 48 years.

The median age indicates the age separating the population group into two halves of equal size.



The following table shows the trends, by age group for the City of Mount Pearl for 2011, 2016 and 2021. The black bars indicate decrease and white bars indicate increase.



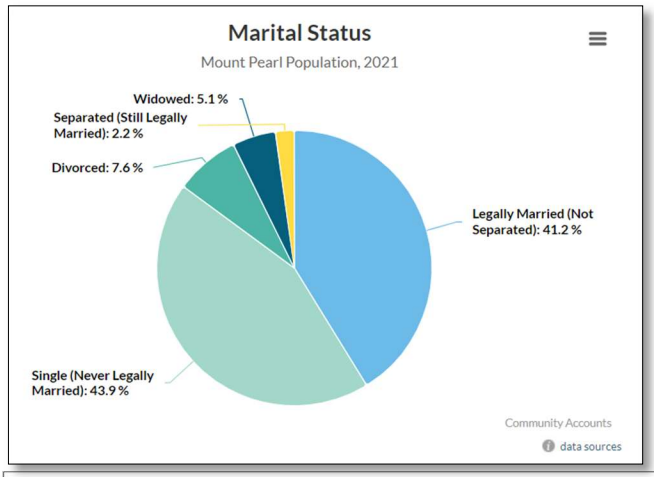
	0-4	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85+
2011	1055	1085	1360	1570	1855	1640	1520	1515	1780	2180	2080	2095	1585	1105	710	475	355	315
2016	910	990	1060	1290	1535	1525	1460	1420	1435	1640	2060	1905	1890	1460	1000	640	395	350
2021	850	950	1035	1055	1265	1390	1490	1480	1385	1450	1590	1895	1790	1790	1345	885	490	325

Like the rest of the province and the country, the overall population is aging, particularly the 65-69 and 70-74 age groups. As noted in Section 3.6, this group also represents a significant number of primary householder maintainers at 19% (This drops dramatically 10% for over 75 year olds). The aging trend was consistent between 2011-2016 and 2016-2021. Overall, the 60+ residents represented 18.7% of all residents in 2011 and grew to represent **30%** by 2021.

The mature working age group, 40-59 years of age, represented 25% of the population in 2011 and declines to **19.6%** by 2021.

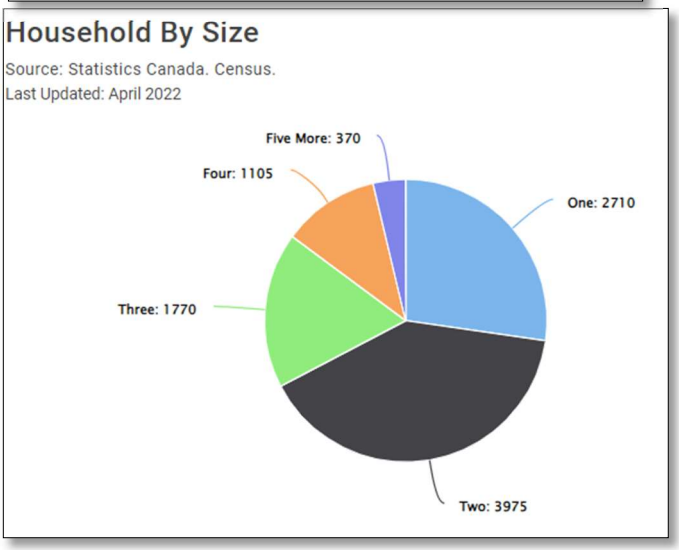
What is really interesting the lack of change in terms of numbers for the 30-39 year old age group remaining 13-14% of the total population (a decline of only 330 people). There was a decrease in the number of children under the age of 14 years of 662 children between 2011 and 2016 representing 13-14% of the population respectively.

The 15-19 and 20-24 year age groups showed significant loss. These are normally the end of high school and start of post-secondary school education years. This decline may be due to lack of convenient public transportation to post-secondary facilities which are located outside of Mount Pearl and (and which correspondingly have a lack of parking as well).

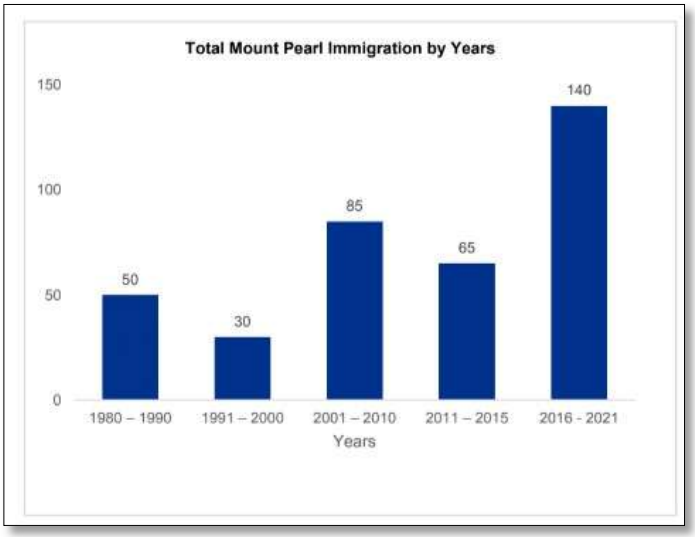


In terms of describing the household structures, the following statistics provide a flavor of the family composition for the City.

In Mount Pearl in 2021 there were 9,260 legally married (not separated), 1,150 widowed, 1,720 divorced, 490 separated, 9,870 single people (never legally married). The proportion of married and single people balancing out at 41-44% of the total. With only 5% widowed, this may mean that most seniors are still couples possibly living in their own homes and 'aging in place'.



In order to anticipate the housing needs, it is helpful to understand the household composition. In 2021, the size of households in the City of Mount Pearl. The 2021 Census indicates that if the total 9930 households: 40% are two-person households, 27% are one-person households, 12% are three-person households, and 15% are four- or five-person households.



In terms of calculating the number of people who migrated into or out of the City of Mount Pearl, the Census

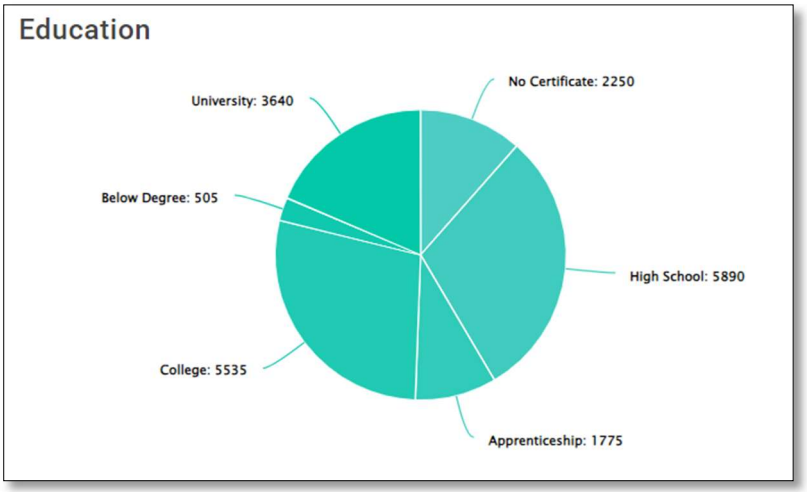
provides a calculation of the Residual Net Migration for Mount Pearl which was -2.06% (-450 individuals) in 2020. For the Province, it was -0.13% (-660 individuals) in 2020. Net migration using the residual method is calculated by subtracting the current population from the population in the previous year and then removing the affect that births and deaths has on the population. By doing so, the remainder/residual is the number of people who migrated into or out of the area.

As immigration is a growing phenomenon in the City (refer to table); in 2021 immigrants made up 2% of the total city population. Number of people belonging to a visible minority group as defined by the Employment Equity Act and, if so, the visible minority group to which the person belongs. The Employment Equity Act defines visible minorities as 'persons, other than Aboriginal peoples, who are non-Caucasian in race or non-white in colour.' The visible minority population consists mainly of the following groups: South Asian, Chinese, Black, Filipino, Latin American, Arab, Southeast Asian, West Asian, Korean and Japanese.

1.3.1.2 Education

- *15 years of age and over*

The 2021 Census reported that 11.5% of people 15 years of age and older in Mount Pearl do not have a high school diploma compared to 20.4% of people in the entire province.
In Mount Pearl about 88.5% of people aged 15 and over had at least a High School diploma in 2021 compared to 79.6% in the province as a whole.
In Mount Pearl about 18.6% of those people aged 15 and over had a bachelor's degree or higher in 2021 compared to 16.6% in the province as a whole.

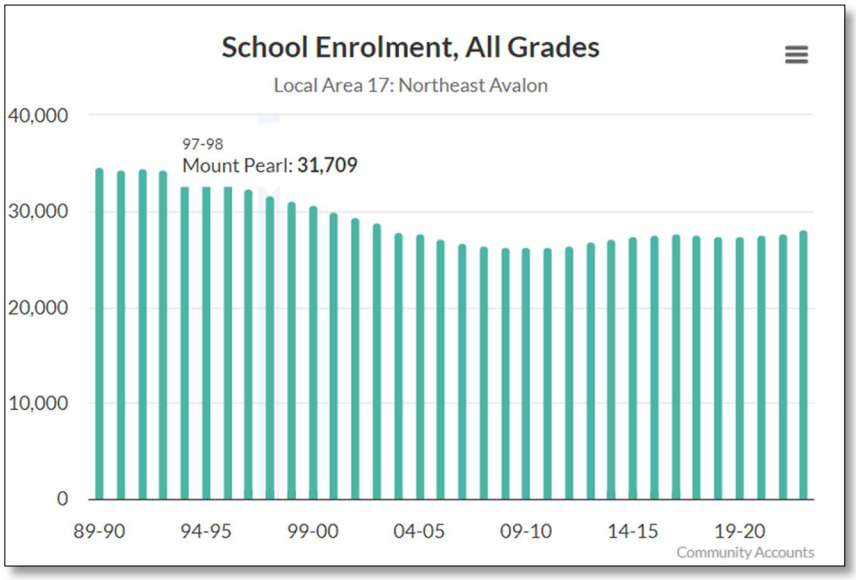


- *25 to 64 years of age group*

The 2021 Census reported that only 6.6% of people 25 to 64 years of age in Mount Pearl do not have a high school diploma compared to 12.6% in the province as a whole.

In Mount Pearl about 93.4% of people aged 25 to 64 had at least a High School diploma in 2021 compared to 87.4% in the province as a whole. In Mount Pearl about 23.3% of people aged 25 to 64 had a Bachelor's Degree or higher in 2021 compared to 20.8% in the province as a whole. Overall, the City offers an educated population for the workforce with a wide range of skills based on the variety of major fields of study.

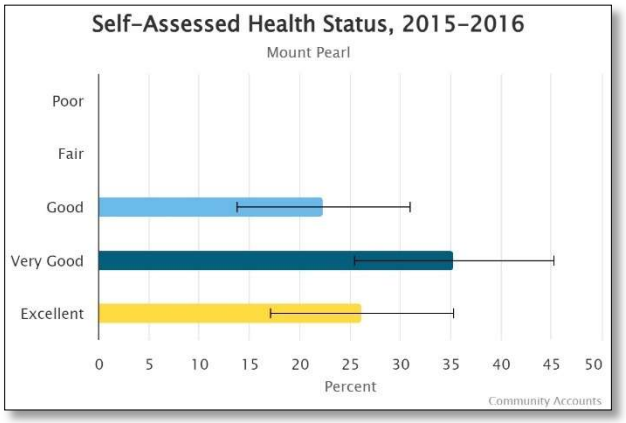
The City of Mount Pearl has two high schools, three intermediate schools and three primary/elementary neighbourhood schools providing educational service to over 4,500 children. School enrollment appears stable; however, given the proximity of the City to adjacent growing municipalities, it can be anticipated that these facilities will be used to meet regional as well as local needs.



1.3.1.3 Health

A major indicator of well-being is how a person rates their own health status. In 2015-2016, 61.5% (+/- 10.1%) of individuals age 12 and over in Mount Pearl rated their health status as excellent or very good.

For the province, 62.0% (+/- 1.7%) of individuals aged 12 and over rated their health status as excellent or very good.



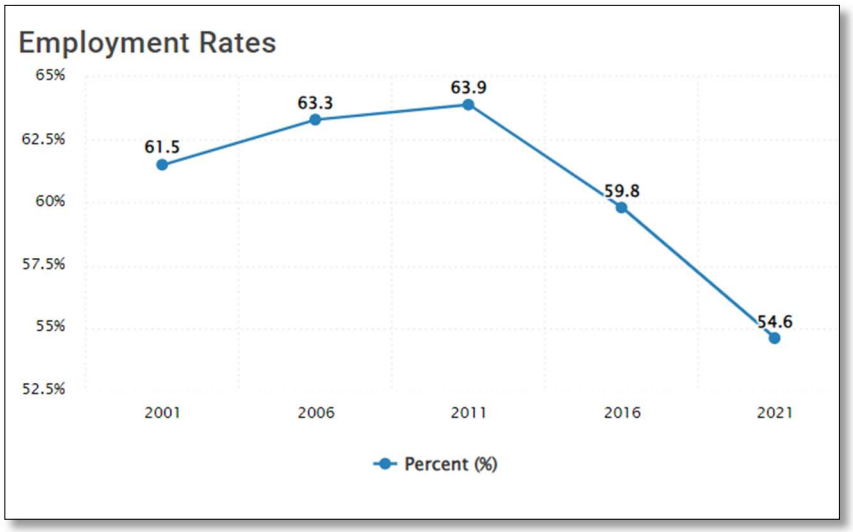
Another important aspect of the health of the community is the community spirit. This is evident in the number of well-attended community events held throughout the year. The City Pulse publication listed 24 such events for 2024. These social events are separate from the multitude of sport and fitness opportunities offered by the City, both indoor and outdoor.

Event	Dates Subject to change
Frosty Festival	February 9-17
St. Patrick's Tailgate Party	March 16
Breakfast with Easter Bunny	March 30
Easter Egg Hunt	March 25-30
Youth Week Activities	May 7-10
Focus on Youth Awards	May 16
20 Minute Makeover Blitz	June 8
Sports Awards	June 13
Outdoor Movie	June 20
Canada Day Celebrations	July 1
Lunchtime Concert Series	July 5, 12, 19, 26
City Days	July 18-21

Event	Dates Subject to change
Pride in the Pearl	July 19
Lunchtime Concert Series	Aug 2,9,16,23,30
Movie in the Park	August 15
Drive in Movie	September 20
Oktoberfest	October 4 & 5
Fall Craft Fair	October 14
Haunting of Powers Pond	October 25-30
Pumpkin Parade	November 1
All is Bright	December 7
Breakfast with Santa	December 14 & 15
NYE Free Public Swim	December 31
First Night Celebrations	December 31

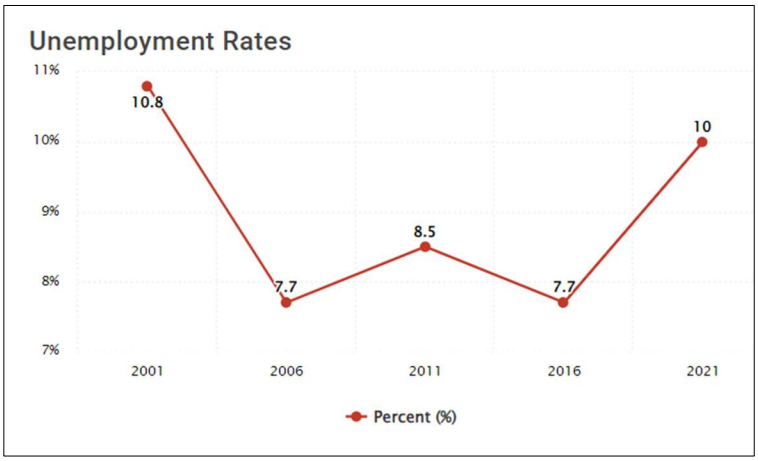
1.3.2 Employment, Labour and Income

1.3.2.1 Employment and Labour



- Labour force rates:

In Mount Pearl, during the reference week of the 2021 Census (May 2-8, 2021), the employment rate for those aged 15 years and older was 54.6% (47.5% for NL). The is almost a 10% decrease from 2011.



- Unemployment rates:

During the same period the unemployment rate for Mount Pearl was 10% (15.2% for NL). This is up from the lower rates during 2006, 2011 and 2016.

There were 11,875 (243,330 for NL) individuals participating in the labour force.

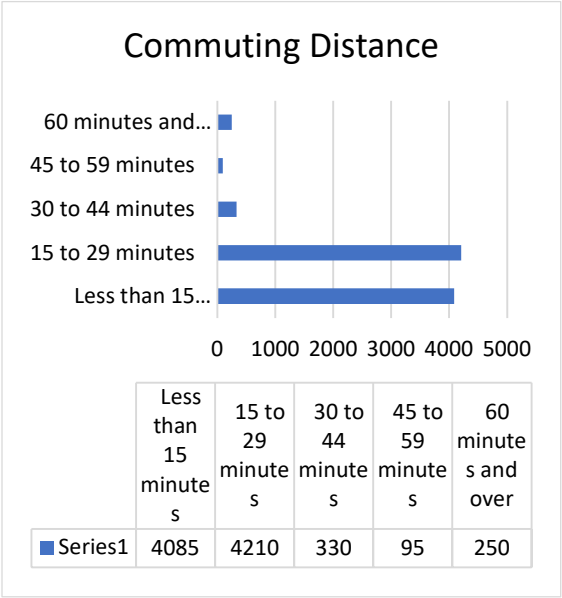
- Change in Employment: In 2020, there was a -10.6% 5-year change in employment. In 2011, there was a 2.3% 5-year change in employment. Across Newfoundland and Labrador there was a -6.3% 5-year change in employment in 2020.

- For the City of Mount Pearl in 2021 Census, of the total employable population 15 years or over (19,590):
    - 40% (7440) did not work,
    - 35% worked full-time for the full year (7085) and
    - 25% worked part of the year/part-time (5065).

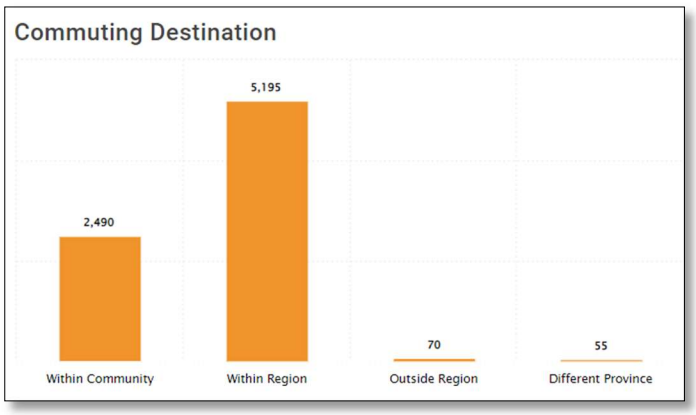
- Commuting

For the City of Mount Pearl in 2021 Census: of the 8,975 respondents that commuted, 45.5% commute less than 15 minutes, 47% commute 15 to 29 minutes, 4% drove up to 44 minutes, 1% drove between 45-59 minutes and only 3% drove over 60 minutes.

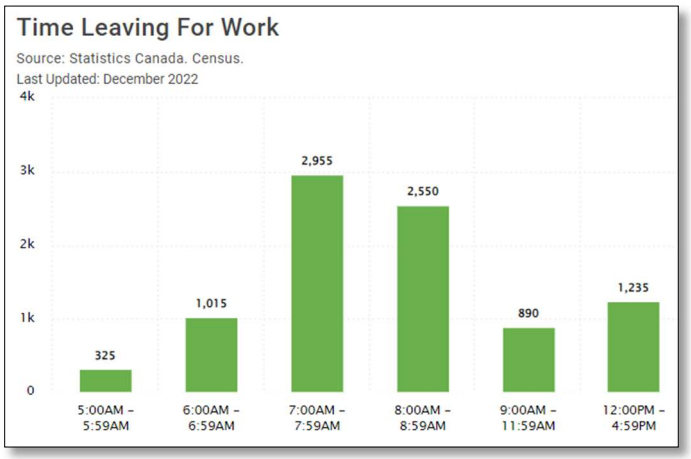
Regarding commuting destinations, 66% within the region, 32% commute within the community, 2% outside the region or to a different province.



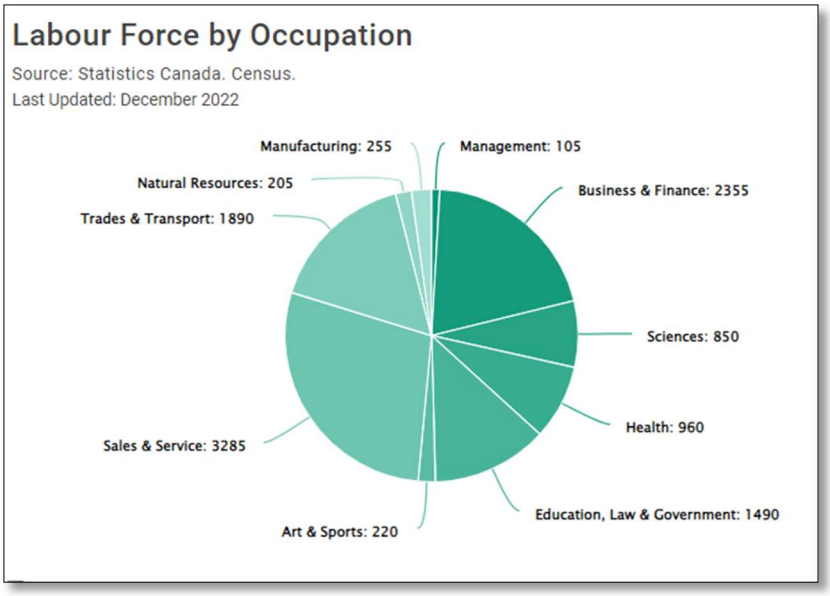
	Less than 15 minutes	15 to 29 minutes	30 to 44 minutes	45 to 59 minutes	60 minutes and over
Series1	4085	4210	330	95	250



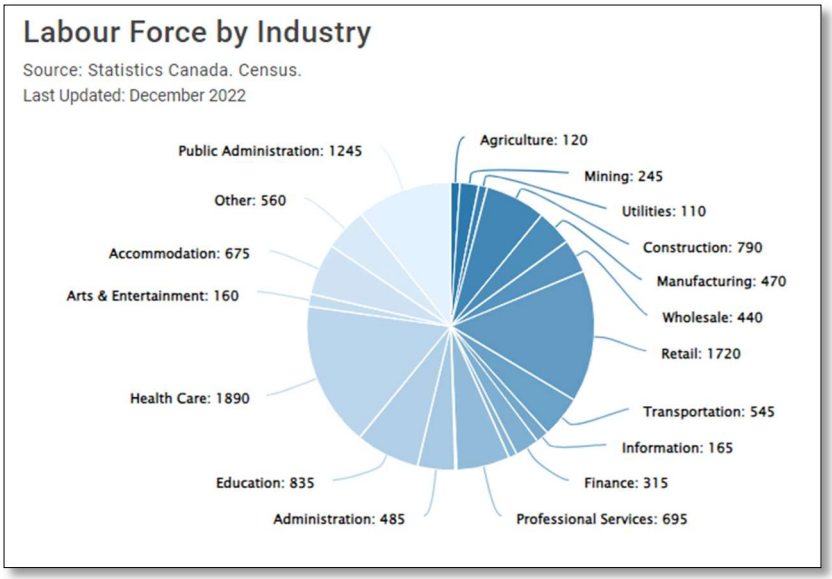
For morning traffic, the peak tie occurs between 7-7:59 a.m. and 8-8:59 a.m. according to the Census data.



It is interesting to see that when classified by occupation, there are only 10 categories and ‘sales & service’ is by far the highest in the list with ‘business & finance’ and ‘trades and transport’ and ‘education, law & government’ as the next cluster of occupations.

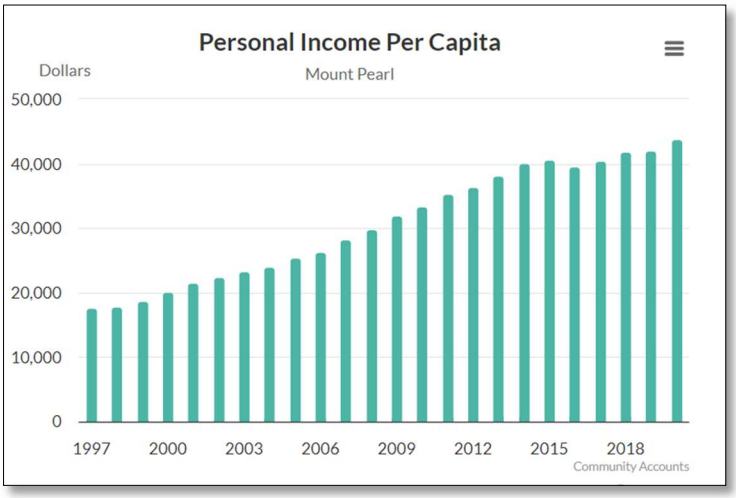


Whereas, when categorized by industry, the labour force is spread out over almost twice as many categories and the lead contenders are: ‘Health care ‘followed closely by ‘Retail’ then ‘public administration’. These suggest a more regional location, most likely St. John’s for the location of the employers.



1.3.2.2 Income

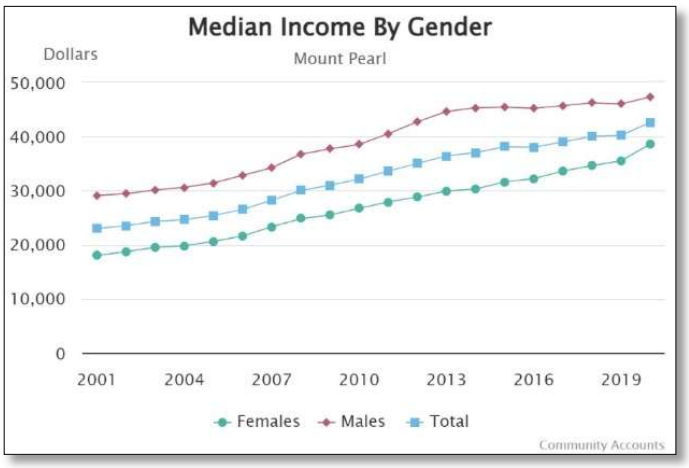
The 2020 gross income for every man, woman, and child (gross personal income per capita) in Mount Pearl was $43,900. For the province, gross personal income per capita was $39,900. After tax personal income per capita, adjusted for inflation, for Mount



Pearl was unavailable. Personal income per capital is higher over the past ten years and generally stable in recent years.

Individual and Family Income

Half of the males in Mount Pearl received more than $47,300 in income during 2020 (compared to $42,100 for Newfoundland and Labrador), while half of females received more than $38,600 (compared to $32,300 for Newfoundland and Labrador). The national values were $46,200 for males and $36,300 for females.



Half of the couple families in Mount Pearl had incomes of more than $106,600 in 2020. Half of the couple families in the province had incomes of more than $95,500. The national value was $104,400. Half of the lone parent families in Mount Pearl had incomes of more than $56,800 in 2020. Half of the lone parent families in the province had incomes of more than $50,800. The national value was $57,100.

The average couple family income in Mount Pearl was $127,300 in 2020. The average couple family income in the province was $115,800. The national value was $128,900.

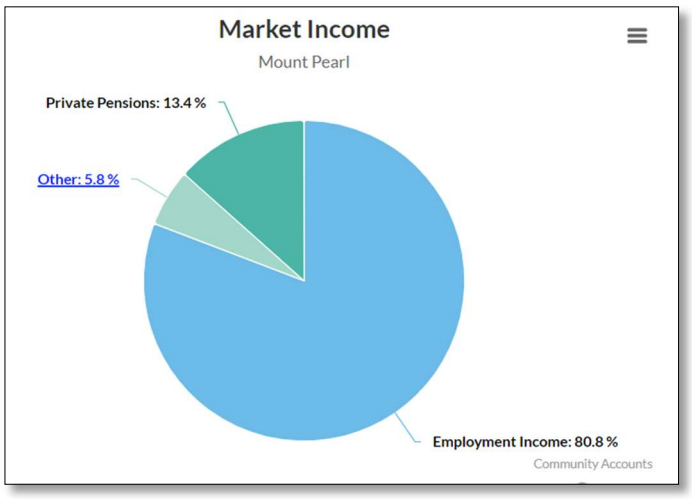
Self-Reliance Ratio

The 2020 self-reliance ratio for Mount Pearl was 80.1%. This is a measure of the community's dependency on government transfers such as: Canada Pension, Old Age Security, Employment Insurance, Income Support Assistance, etc. A higher self-reliance ratio indicates a lower dependency. The self-reliance ratio in the province was 74.7%.

Market and Other Income

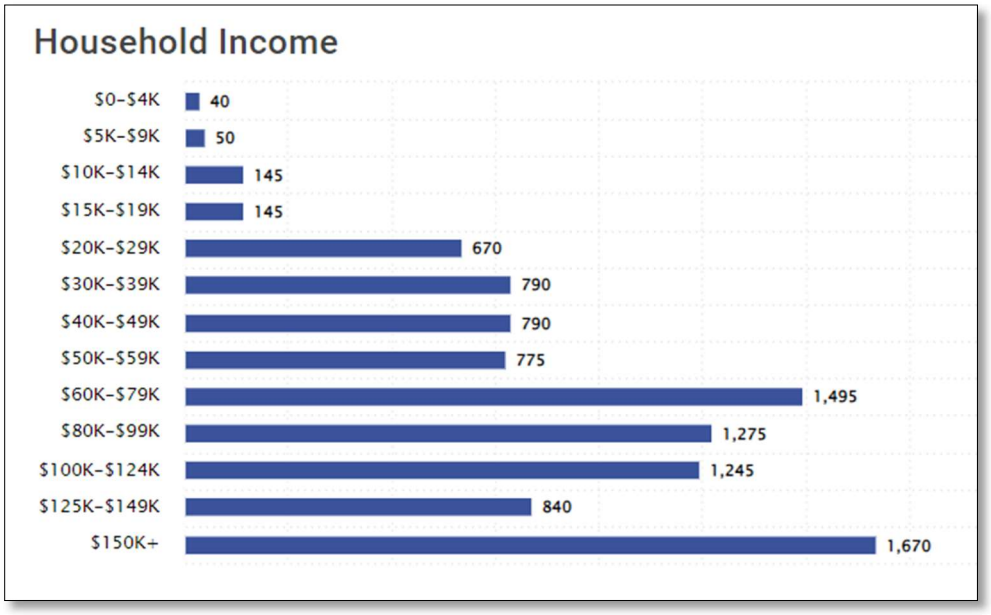
In 2020, the sources of market income for persons in Mount Pearl were:

- Employment Income (12,880 persons reporting $48,400 average income)



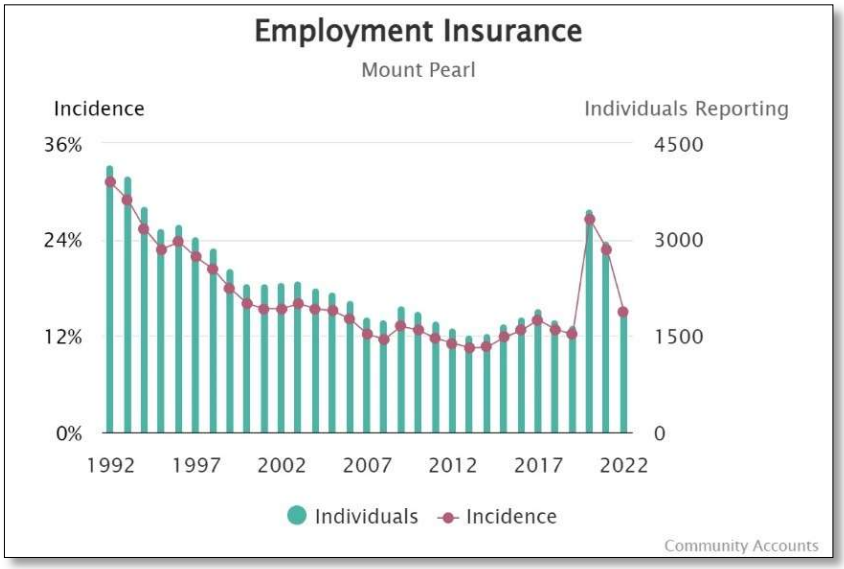
- Investment Income (3,000 persons reporting $5,500 average income)
- RRSP Income (65 and older) (310 persons reporting $10,800 average income)
- Private Pension (4,110 persons reporting $25,000 average income)
- Other Income (2,980 persons reporting $8,300 average income) Other categories include: RRSP Income (0.4%), Investment Income (2.1%), Other Income (3.2%)

The household incomes chart shows how many household fall in each of the income brackets specified by Statistics Canada, Last Updated: August 2022.



Employment Insurance

The employment insurance incidence, the percentage of the labour force in Mount Pearl who collected Employment Insurance at some point in the year 2022 was 15.0% (,1960 people), higher than 2011 which was about 13%. The 1992 figure was 31.1% (4,180). For the province, the percentage of the labour force who collected Employment Insurance at some point in the year 2022 was 32.7%.



Benefits paid in 2020 include amounts paid to individuals

for the Canada Emergency Response Benefit (CERB) that were processed by Service Canada via the EI program.

Income Support Assistance

The number of individuals in Mount Pearl who received Income Support Assistance at some point in 2022 was 1,235 or 5.5% of the population. For 1991, the figure was 2,050 (9.2%).

The total number of children ages 0 to 17 in Mount Pearl who were in families receiving Income Support Assistance in 2022 was 335. For 1991, the figure was 920.

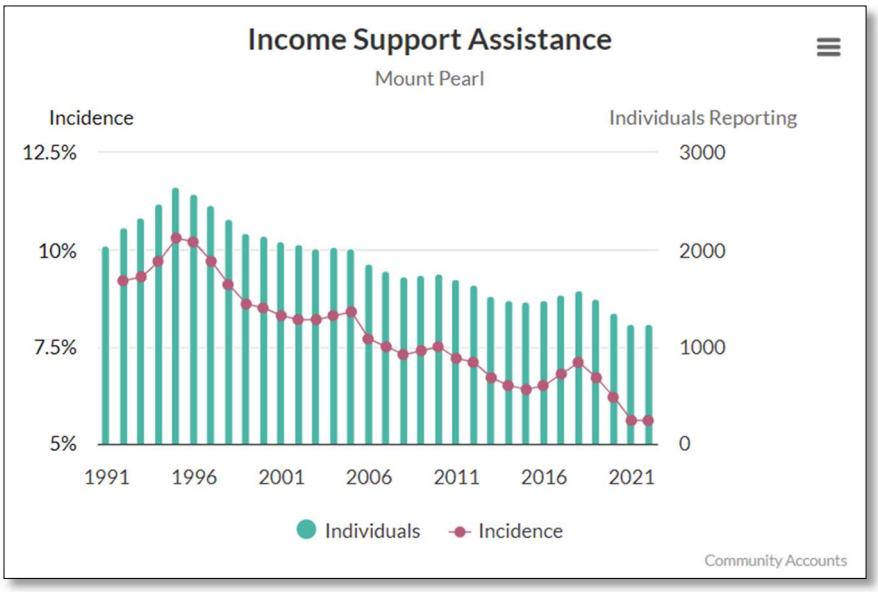
The average benefits for those people collecting Income Support Assistance in Mount Pearl in 2022 was $9,300. (Provincially=$8,900).

The average duration or the average number of months people were collecting Income Support Assistance in Mount Pearl in 2022 was 10.3 months. The average duration in 1992 was 7.9 months. The provincial average was 10.2 months of the year in 2022.

At the provincial level, 6.6% received Income Support Assistance at some point during the year 2022.

1.3.3 Housing and household overview

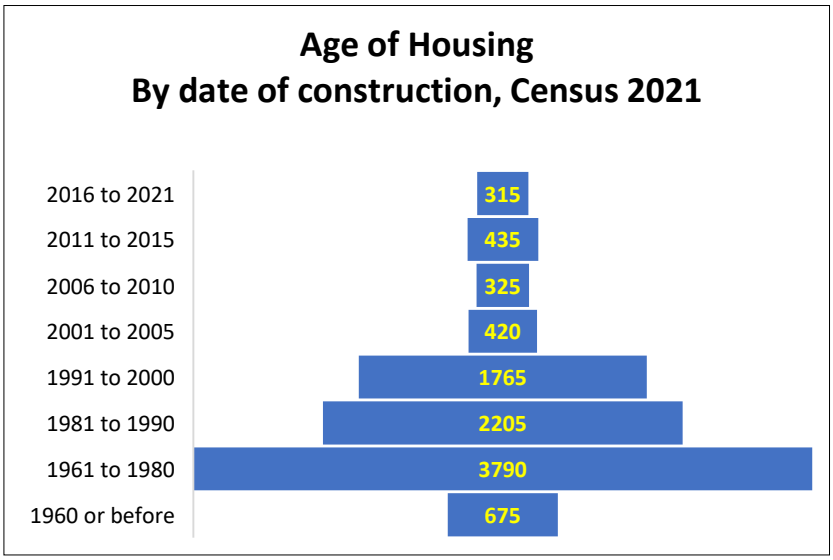
According to Census Canada, there are about 464 more private dwellings in the City of Mount Pearl Between 2022and 2021 (an increase of 3%) since the 2010 plan was brought into effect. As can be seen in the graph, development of new homes has slowed in the last decade.



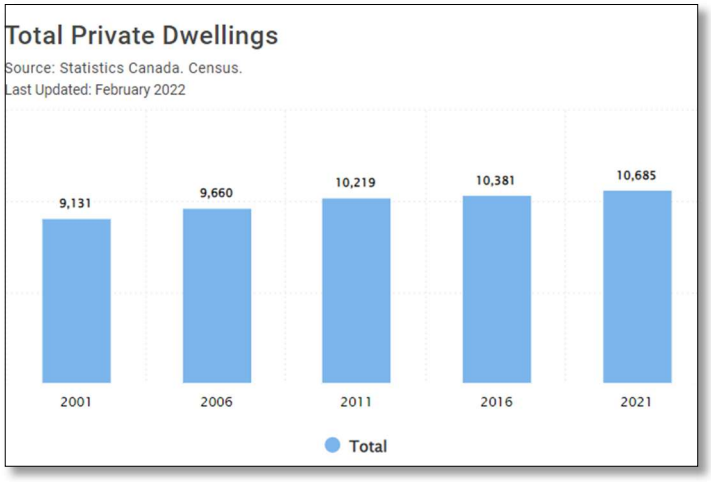
To obtain a general breakdown of the type of housing available at the last census, list of types by occupied dwelling indicates that **45%** of the house consists of singe detached dwellings, and **34%** consists of apartments in a duplex, 9% of housing can be found n row

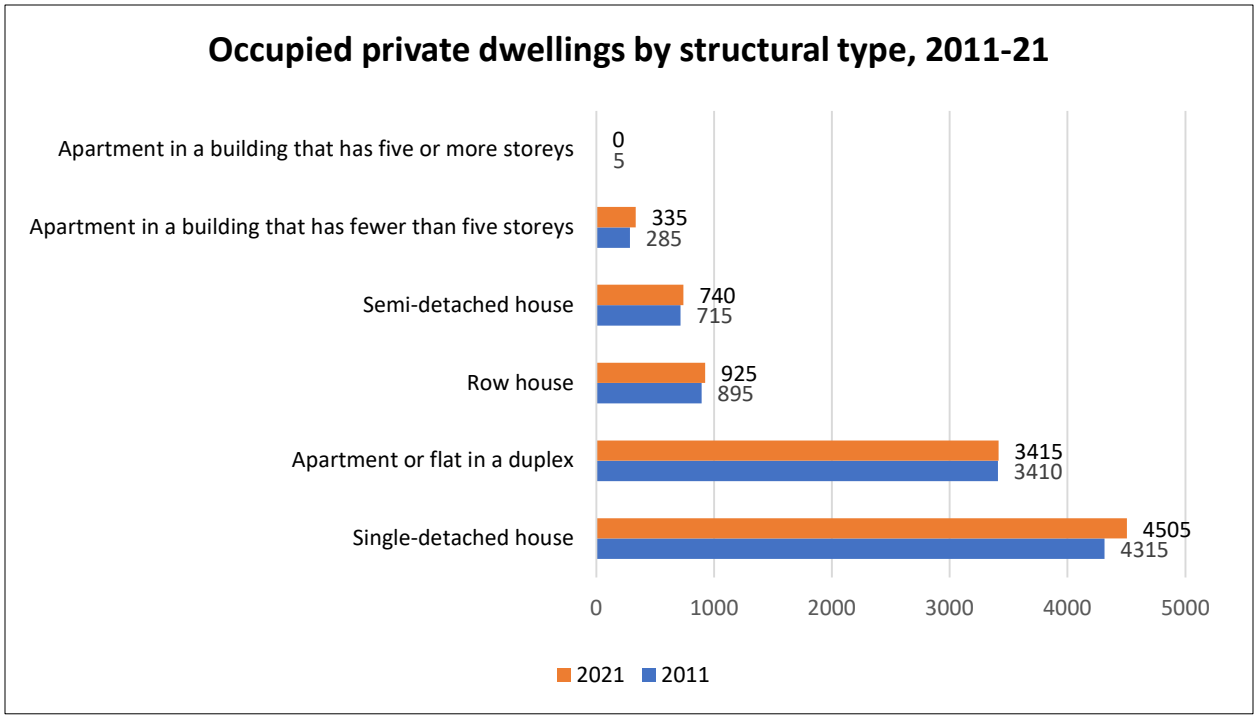
housing and 7% as semi-detached housing and only 3% consist of apartments in buildings with less than 5 storeys and no housing is found in apartments with greater than 5 stories.

Most of the housing stock consist of 3-bedroom homes (46%) with 27% having 4 or more bedrooms, 18% having 2 bedrooms and only 8% consist on one-bedroom housing. The large number of homes with 4+ bedrooms might be explained by the age of housing stock, as older homes were built for larger families.
Age of housing stock: 45% of the housing over 43 years old; 22% between 34-42 and 18% between 24-33 years old.

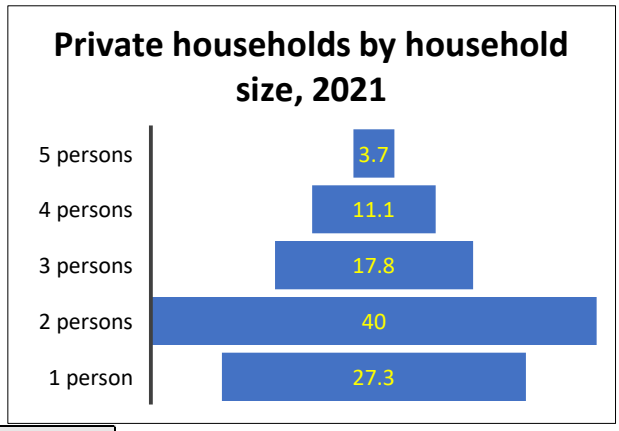


A profile of primary household maintainer indicates that post-retirement individuals (aged 65+) own the most homes (30%). The group that would be potentially put together the age groups as the young family category (25-34 years) represent 28% of the household maintainers. Followed by pre-retirement (55-64) are second in line at 22% followed by mature working force (45-54) at 17%.





The size of households is also important for projecting the type of housing needed. Census Canada data shows that for the time period of the previous plan; household size has grown smaller. This is particularly true for 1-person and 2-person households.



Trend in household size for private households

	2011	%	2021	%
Total	9645	100	9930	100
• 1 person	2036	21	2710	27.3
• 2 persons	3490	36	3970	40
• 3 persons	2045	21	1770	17.8
• 4 persons	1580	16	1105	11.1
• 5 persons	495	5	370	3.7

The aging housing does not necessarily meet the needs of either the aging population or the younger entry-level home buyers. The aging home maintainers are staying in their homes for various reasons ranging from attachment or lack of other suitable senior alternatives within the City of Mount Pearl where they wish to ‘age in place’ and remain in their community of choice.

With the rising cost of purchasing a home creating a ‘missing middle’ for affordable housing for working people, and seniors seeking senior-friendly housing in order to ‘age in place’, there is an opportunity for a new approach to housing in terms on type and density to meet these needs.

1.4 Framework for a Sustainable City: Objectives and Policies

1.4.1 The Mission, Vision & Strategic priorities for the City of Mount Pearl

The City Plan 2026 has its foundation in the City of Mount Pearl Strategic Plan: 'Building Tomorrow", 2023-2027. Goal #1 of this strategy was the review and renewal of the City Municipal Plan. The Strategic Plan makes the clear statements regarding the City's mission, vision and strategic priorities that inform the objectives of the City plan.

MISSION:

Leading the way as an independent, progressive, family-oriented, inclusive, accessible, and business-friendly city that provides outstanding municipal services and community programs.

VISION:

A progressive, independent city with a strong sense of home.

STRATEGIC PRIORITIES

- **Attractive:** Position Mount Pearl to be the most appealing city in Atlantic Canada in which to live, work, and do business
- **Unique:** Capitalize on our resources to make Mount Pearl a unique and desirable place to work, play, and socialize
- **Agile:** Ensure an agile approach to opportunities, minimizing barriers and maximizing success in everything that we do.
- **Smart Planning:** Ensure smart, effective planning around development and redevelopment.

This chapter outlines objectives of the Municipal Plan designed that apply throughout the City of Mount Pearl Planning area to meet this mission, vision and strategic priorities (Section 13 (2) of the Urban and Rural Planning Act, 2000). These objectives provide a sustainable framework for the land use and development policies set out in this Municipal Plan.

1.4.2 Integrated Transportation: Complete Streets, Complete Community

1.4.2.1 Objective

To provide fundamental transportation services that meet the needs of the City and it's residents, businesses and institutions as a whole.

1.4.2.2 Policies

It is the policy of Council, as it moves towards a 'Complete Community", to:

1) Promote the use of transit and active transportation modes of travel;
2) Develop an Integrated Transportation Plan (ITP) as a long-term strategic plan that considers and incorporates all modes of transportation to provide efficient and cost-effective mobility by coordinating and optimizing various modes of transportation; and,
3) Prepare an action plan to implement the recommendations of the ITP.

1.4.3 Economic Sustainability A Connected City

1.4.3.1 Objectives

1) To build on the shared vision of the City Centre celebrating Centennial Square, St. David's Park and the Waterford River as a downtown core and supporting area;
2) To grow the city economy by building on Mount Pearl's economic strength as a major commercial and industrial hub based on the regional competitive advantages of the city;
3) To diversify and enhance the City's retail, office, service, cultural and leisure opportunities;
4) To enable growth and expansion of existing businesses and attract new businesses through clearly articulated land use policies designed with flexibility to meet the future needs combined with streamlined, smart operations and management
5) To provide a land base for commercial and industrial growth by:
    a. maximizing the use of land through mixed use development both as mixed use buildings and mixed use zoning,
    b. providing standards that allow for intensification or densification and better use of the land base,
    c. locating development in optimal areas trough land use zones that maximize use of the land and infrastructure, minimize conflict and inspire a sense of identity and purpose
6) To maximize the use of federal, provincial and municipal programs to attract new business, retain and enhance existing businesses, and foster constructive relationships

between public and private sectors, such as the Energy Efficiency Grant Program, Scaled Tax Program and Façade Improvement Program.

1.4.3.2 Policies

It is the policy of the City to:

1) Enable the implementation of the vision and objectives of the 'Find Your Centre' (FYC) Mount Pearl City Centre Renewal Plan (May, 2021) plan through City Centre-specific zones that tailor different aspects and are fundamental to achieving the City Centre, as follows:

    a. City Centre: To establish a City Centre core area including Centennial Square, the adjacent portion of Commonwealth Avenue including St. David's Park which would allow greater flexibility in permitted and discretionary uses in a mix that is conducive to fostering a resident destination for retail, cultural and entertainment; including more intensive commercial and higher density residential development to support these businesses;
    b. City Centre-River View: Enabling the higher density mixed development recommendations of the FYC plan at strategic locations for low-rise residential development that can take advantage of a view of the Waterford River and access to a proposed north Waterford River trail system;
    c. City Centre-Topsail Road Gateway: Creating a sense of 'arrival' at the gateway to the Mount Pearl City Centre on the highly travelled north-south/east-west intersection of Topsail Road and Mount Carson/Commonwealth Avenues; This will provide for the Find Your Centre (FYC) higher, mixed use density on both sides of Topsail Road and at the key gateway location for the City Centre;

2) Enhance growth of existing and new businesses within the industrial and business park land base (Donovan's, Beclin and Kenmount Business Parks) by providing for a wider range of permitted and discretionary uses and creating greater flexibility with regard to lot coverage, setbacks parking and height development standards.

3) Maximize commercial exposure opportunities on primary road corridors in a manner that allows for businesses suitable to these connectors and respecting or enhancing the adjacent land uses as follows, by creating opportunities for a:
    a. mix of commercial and high density residential development on Kenmount Road;
    b. focus on highway commercial and higher density commercial uses on Topsail Road

c. combination of City's service, cultural and leisure businesses to complement the amenities of Centennial Square and St. David's Park to enhance the feeling of arrival at the 'Heart of the City';
d. creating a regional service anchor off Pitt's Memorial Drive and the intersection of Team Gushue/Topsail Road which allows for higher density mixed development and flexibility in uses that create street appeal;

4) Provide for the growth of home businesses by clarifying the type and development standards for permitted and discretionary home businesses in a manner that allows flexibility for residents to augment their income without negatively impacting the residential character of their neighbourhoods;

1.4.4 Environmental Sustainability: City within a Park

1.4.4.1 Objectives

1) To protect the City's waterbodies including rivers, streams and wetlands for their environmental integrity, contribution to nature-based recreation opportunities and incorporation into the storm water management system for the city.
2) To integrate natural features into the streetscape
3) To integrate climate change measures into city growth and design planning.

1.4.4.2 Policies

It is the policy of the City to

1) Preserve the Waterford River Valley and tributaries with appropriate designations (Conservation) to protect the integrity of the river and riparian landscape as well as to allowing for passive recreation uses and related recreation and tourism-related development that has a focus on the river;
2) Protect rivers, streams and wetlands with a Conservation designation and Integrate them into the storm water management plans wherever practicable;
3) Incorporate natural features into streetscapes, such as street trees, natural buffers and landscaping features.
4) Preserve and expand the city system of Open Space, Parks and Trails in accordance with the City Recreation Master Plan and Master Plan for City of Mount Pearl's Trail Network, 2019 as amended from time to time;
5) Implement the recommendations of the "Setting Roots and Growing Forward – Mount Pearl Urban Forestry Plan, 2022"in the streetscape and landscaping requirements of

the City's Development Regulations; including protect existing trees and wooded area and planting of new trees.

6) Promote protection natural vegetation and native species and explore the 'wilding' of parks and open spaces to minimize environmental impacts and costs of maintaining lawns;
7) Take action to achieve the targets of the City of Mount Pearl Climate Change Action Plan including reduction of greenhouse gas emissions, fuel switching, energy efficiency, solar panels, eco-driver training, vehicle improvements, anti-idling technology, water conservation, leak detection, commercial metering, recycling, composting, annual emissions tracking and public engagement.

1.4.5 Sustainable Governance: Smart Mount Pearl

1.4.5.1 Objectives

1) To strive to become a 'smart city' by maximizing digital solutions at all levels in order to achieve operational efficiency, share information and provide improvements in terms of government services and citizen welfare
2) To strengthen fiscal sustainability in providing municipal services by
    a. maximizing return on investment regarding infrastructure and services,
    b. efficiency in operations and customer service, and,
    c. achieving economies through regional cooperation

1.4.5.2 Policies

It is the policy of Council to:

1) Implement an Asset Management Program in order to maintain city infrastructure - streets, water, sewer and storm water management- to meet the needs of residents and businesses allowing for growth in an orderly, efficient and cost-effective manner
2) Continue to apply effective and responsive technology to communicate City initiatives in an open, transparent and inclusive manner that welcomes the involvement of citizens and civic groups in ongoing city initiatives; Local Governance and the strong relationship of Council to its citizens is an important component of managing change;
3) Maintain relationships with regional partners to provide services such as, but not limited to, water, waste management, transit, recreational and other facilities functioning at a regional level
4) Implement green technologies for infrastructure and climate change initiatives

5) Enable higher density development to maximize city investment in municipal services taking into consideration the following factors:
    a. Compatibility with the character of the neighbourhood and adjacent properties;
    b. Features of the proposed structure: Size, mass and shape of proposed building
    c. Urban design elements that enhance the aesthetic quality of the neighborhood; good design can improve the visual appeal, functionality, and overall livability of the area
    d. accessibility and transportation
    e. capacity of infrastructure
6) Ensure prudent fiscal management of City resources and to allow for access to information;
7) Conduct a regular review of all strategic initiatives to ensure clarity of vision for the City and consistency with the Strategic Plan;
8) Require that the City Plan policies are considered during all major strategic initiatives of Council, to ensure that the initiatives are consistent with the objectives and policies of the Plan, and the Plan will be amended, if required, to reflect any changes in land use and development policy as a result of these initiatives.
9) Strive for excellence in the delivery of municipal services to its citizens and taxpayers. Initiatives and principles to guide service delivery shall include: ongoing public awareness and information in its participatory approach; staff training, continuing education, professional development, and skills building in their respective fields and in information and communications technology; display professionalism, courtesy, and respect in representing the City; civic participation, accountability, transparency; reporting back to the public on decisions and undertakings; and timely response to inquiries and applications.

1.4.6 Community and Social Sustainability: A Happy City

1.4.6.1 Objectives

1) To make Mount Pearl a desirable place to live by providing recreation and public service amenities in an environmentally-friendly manner;
2) To advocate a new approach to housing is required to meet market demands with deliberate housing policies aimed at increasing supply, more options for housing types/sizes and locations for intensification.
3) To manage the City of Mount Pearl in a fiscally sustainable manner
4) To make the City of Mount Pearl a ‘Happy City’ through high quality urban design.
5) To improve liveability of Mount Pearl as a winter city

6) To ensure that the municipal plan policies and land use designations are integrated and compatible with the surrounding and existing land use pattern and development.
7) Crime prevention through environmental design guidelines shall be developed. These guidelines would be utilized to encourage the adoption and application of CPTED (Crime Prevention through Environmental Design) principles and strategies by providing the criteria by which applications and developments will be reviewed.

1.4.6.2 Policies

It is the policy of Council to:

1) Provide facilities and programming for recreational, sport, active living., leisure and cultural enjoyment as well as the physical and mental health of the residents of Mount Pearl;
2) Enable the development of a wider range of housing to ensure attainable housing is available to residents and newcomers that meets their needs but also makes best use of the limited land base and higher costs of infrastructure; This will be achieved by:
    a. Supporting a growth strategy that allows for compact and higher density new and re-development in fully serviced areas that have road and service capacity with development standards that protect the sense of home in Mount Pearl neighbourhoods;
    b. allowing a wider range of housing mix and density within the residential zones
    c. creating commercial zones with distinctive character related to types of products and services, type of street and the needs of both the business and the public and allowing for and mixed-use buildings and land use zones incorporating higher density residential development;
    d. enabling gentle intensification to provide alternative housing through accessory residential dwelling units on existing residential properties in any zone provided that development standards including parking are met and the character of the neighbourhood is preserved;
    e. streamlining conversion of existing commercial, office or public use buildings to residential use;
    f. creating greater flexibility in development standards regarding yards, lot coverage, floor area ratios and alternative layouts including cluster development and plex housing;

3) Continue to support the Façade Improvement Program and offer other incentives to update and improve the existing buildings; [if the program is discontinued, it needs to be revived]

4) Protect and enhance the “City in a Park” character of the City of Mount Pearl by:
    a. The development of Urban Design Guidelines which provide standards and conditions regarding building design and City character, the style, size, scale, colour and form of buildings in Mount Pearl and create a quality urban environment which may incorporate a signature style contributing to a unique identity for Mount Pearl
    b. Prohibit or require mitigation of uses or development that detracts from the visual beauty of the city or negatively impacts adjacent properties by requiring buffers, landscaping or fencing, separation distances, removal of unsightly or unsafe structures, or other measures as determined by Council
    c. Considering the impact of development on the amenity features of a neighbourhood;

5) Consider winter climate issues to maximize year-round success and user-friendliness of proposed development;

6) Streets and sidewalks slope: These shall be designed to
    a. minimize grades where possible so as to reduce the danger of accidents in icy and snowy conditions.
    b. consider the location of vertical infrastructure and street furniture to minimize obstruction of snow clearing/removal operations.

7) Accessibility and Inclusivity: The City of Mount Pearl has an Accessibility Plan. The recommendations of this plan shall be considered during the review of development applications.
8) Infrastructure: When retrofitting of street infrastructure (such as utility poles, fire hydrants, and signage poles) decisions regarding new locations shall take into account service implications due to weather conditions, such as snow removal/storage considerations.

2.0 LAND USE POLICIES

2.1 General Land Use Policies

The Municipal Plan designates land within the Municipal Planning Area Boundary established under the Urban and Rural Planning Act, 2000 for general land uses that are deemed most appropriate for future development. These are mapped as land use designations on the Future Land Use Map for the City of Mount Pearl.

The following policies shall apply to all land use designations in the Municipal Planning Area:

2.1.1 Non-Conforming Uses

1) Any development or use that legally exists on the day this Plan is registered may continue in a manner that does not conform to this Municipal Plan or Development Regulations, in accordance with Section 108 of the Urban and Rural Planning Act, 2000 and Sections 12 and 13 of the Ministers Development Regulations 3/01).

2) If a non-confirming use or a non-conforming development is discontinued after these regulations come into legal effect, the right to resume a discontinued non-conforming use or non-conforming development shall not exceed 2 years after the discontinuance occurred.

2.1.2 Preventing Development in Hazardous Areas

1) In areas designated for development, Council may require detailed engineering studies to evaluate the suitability of the land for a development. Council shall review development applications and consider where the site is hazardous due to steep (greater than 15%) or unstable slopes, poor drainage, high water table, wetlands, erosion, or may be subject to flooding, or other hazards.

2) For areas identified as flood risk, Council shall not permit development unless a study prepared by a qualified individual is submitted, outlining the extent of the issue and proposing mitigative measures regarding the site and neighbouring properties. The qualified engineer or geoscientist must certify that site conditions (stability of the soil, location of water table and flood risk) are such that it can safely accommodate the development. Council shall require that all development complies with the provincial policy regarding development in flood risk areas which addresses flood construction

levels for structures and issues related to mechanical and electrical systems, including plumbing. Development may be refused where, in the opinion of the Authority, conditions are not suitable for development.

2.1.3 Property Maintenance, Landscaping and Tree Retention

1) No development in the city shall result in nuisance or unsightly uses, as set out in the Development Regulations.

2) Landscaping requirements including natural vegetation, separation distances or fencing may be required by Council. No development is permitted without a plan for landscaping or beautification.

3) Unless financially prohibitive or physically impossible, all development shall take place in a manner in which mature trees are retained on building lots. Council may specify individual trees and other vegetation to be retained, particularly if needed as a part of a buffer between differing kinds of development or to maintain local aesthetics.

2.1.4 Trails

It is the policy of Council to preserve and expand the city system of open space, parks and trails in accordance with the City Recreation Master Plan and Master Plan for City of Mount Pearl's Trail Network, 2019 as amended from time to time; Wherever feasible the City will protect trails with a minimum 15-metre undisturbed buffer between the proposed development and the trail. Where trails are located along existing street rights of way, no buffer is required. Development shall not obstruct access to these trails.

2.1.5 Conformance

All Development within the Municipal Planning Area shall conform to:

a. Policies set out in the Municipal Plan;
b. Development standards and conditions set out in the Development Regulations;
c. Any other municipal bylaw or regulation in force under the City of Mount Pearl Act; and,
d. Requirements of Federal and Provincial legislation, regulations, policies and guidelines and standards, as amended from time to time. Where the Municipal Plan and/or Development Regulations are more stringent, they shall be applied.

2.1.6 Uses permitted in all designations

1) The following uses shall be permitted in all designations:
    a. Environmental protection measures and open space, park, & trail-related uses
    b. Mineral exploration that is not a 'Development' under the Urban and Rural Planning Act, 2000;
    c. Public infrastructure, such as, communication, utilities, easements, and public civil engineering infrastructure;
    d. Accessory uses and accessory buildings;
2) These uses shall not cause pollution, present danger to health, create a nuisance to residents, or cause unsightliness. If deemed necessary by Council, adequate screening and buffering or other measures to minimize negative visual impacts may be required as set out in the Development Regulations.

2.1.7 Home Business

It is Council's intention to permit some small businesses as home businesses only in a manner that is compatible with surrounding land uses.. Homes businesses shall not be highly visible, generate traffic, noise, odours or create any potential nuisance to surrounding properties. Home businesses will be identified as permitted or discretionary uses in order to streamline application processing, while ensuring protection of the amenity of the neighbourhood.

2.1.8 Urban Agriculture

1) It is the policy of Council to permit urban agriculture which shall be restricted to those activities which have minimal impact on surrounding uses .
2) It is the policy of Council to set out the requirements regarding urban agriculture, as follows: Provided definition for Community Gardens and where they may be located in the City; Set out the limited of Residential Agriculture to include only the following uses: Keeping of Bees, Home Gardening and Kennels. These uses are set out as permitted and discretionary uses in the Use Zone Tables in Chapter 3.

2.1.9 Frontage on Publicly Maintained Street

Except for accessory buildings and accessory dwelling units, all new buildings shall have appropriate frontage on a publicly maintained road with the following exception: a development within a planned unit development, such as an apartment or condominium, where there may be shared parking and an internal road plan;, but the overall site must shall front onto a publicly maintained road.

2.1.10 Servicing Requirements

All new development should be serviced from the piped municipal system, except where sewer service is not available. Buildings (with the exception of accessory buildings, or any other building not intended for human use or occupancy) are to be connected at the developer's expense. If they cannot be integrated with the city's sewer system they must be capable of meeting the requirements of the Sanitation Regulations administered by the Government Service Centre with regard to provision of sewage service.

2.1.11 Development Standards

1) Council shall require site plans for all new development. Development shall be compatible with the character of the surrounding area and comply with Council's development standards outlined in the Development Regulations. Council will ensure that new development will not negatively impact existing uses through the creation of hazards or nuisance.

2) Proposals for major developments shall be submitted as in the appropriate form required by Council which includes a planned unit development (i.e., apartment/condominium/hotel) or as a subdivision concept plan. Major developments shall provide information regarding site conditions, proposed alternation of the site, how the development integrates with existing development, streets, infrastructure, and impacts on existing and future land uses in surrounding area. Council may require the developer to enter into a development agreement or provide financial guarantees setting out the obligations of the city and developer to provide for enforcement of any conditions attached to a permit or development agreement.

3) Council shall apply high urban design standards to applications for new development and restoration, renovation, retrofitting and conversion of existing development, including landscaping.

2.1.12 Signs

Signs and advertisements erected in the community shall be of high quality, and located and constructed in a safe manner in accordance with standards set out in the Development Regulations.

2.1.13 Parking and Loading

It is the policy of Council that all uses shall provide parking and loading spaces as established in the Development Regulations.

2.1.14 Accessory Buildings

It is the policy of Council to permit accessory buildings in all zones subject to conditions and standards set out in the Development Regulations.

2.1.15 Public Consultation on Development Applications

Public consultation is required for applications regarding discretionary uses, changes to non-conforming uses, variances, applications for a planned unit development and a planning impact analysis. However, for any application, if, in the opinion of Council, a development that could have undesirable off-site effects is proposed near developed or undeveloped residential areas, primary consideration shall be given to protection of the safety and amenity of the residential areas when evaluating the application. In that regard, Council may hold public meetings or otherwise consult with surrounding residents and property owners to ensure they are aware of the potential effects of the proposal and shall take any concerns they express into consideration before any decision to approve or refuse is made.

2.1.16 Interpretation

The boundaries between land use designations set out on the Future Land Use Maps are general and are not intended to define exact limits except in the case of streets or other prominent physical features where they are intended to define the exact limits. It is the policy of Council to use its discretion to interpret the limits of future land use designations in the Municipal Plan and associated land use zone in the Development Regulations.

2.2 Government Interest Policies

As set out in Section 1.2, the Municipal Plan and Development Regulations shall be subject to all federal and provincial legislation, regulations, policies and guidelines. Given that requirements of the federal and provincial agencies change over time and other exigencies, development applicants are responsible to secure that all appropriate federal and provincial permits and approvals have been secured prior to the use and/or development of land within the Municipal Planning Area boundary.

Notwithstanding this requirement, these City of Mount Pearl Municipal Plan and Development Regulations have incorporated specific compliance requirements as set out in the comments provided as part of the Intergovernmental Land Use Committee prepared at the time of the plan review.

2.2.1 Archaeology

1) It is the policy of Council to protect all archaeological resources by initiating consultation with the Provincial Archaeology Office, Department of Tourism, Culture, Arts and Recreation about any major development that involves use of land or ground disturbance before issuing a development permit. Known archaeological sites shall be protected and archaeological surveys shall be required in areas with high potential to safeguard any undiscovered sites.

2) Where an archeological site is accidentally discovered, the City shall contact the Provincial Archaeology Office. Work must immediately cease.

2.2.2 Climate Change

Council may require developers to assess climate forecasting models for consideration in areas known to be subject to extreme weather events such as snow and flooding.

2.2.3 Crown Lands

1) It is Council's policy that he use of Crown land is subject to the City of Mount Pearl Municipal Plan and Development Regulations.

2) It is the policy of Council to report development that has the potential of disturbing a Control Survey Control Marker to the GIS and Mapping Division, Department of Fisheries, Forestry and Agriculture.

2.2.4 Service NL

It is the policy of Council that permits from the Government Service Centre, Department of Digital Government and Service NL, be provided to the City prior to the issuance of a building permit.

2.2.5 Environmental Assessment

It is the policy of Council that any development that requires registration under Section 28 NLR 54/03 - Environmental Assessment Regulations, 2003 under the Environmental Protection Act shall be referred to the Environmental Assessment Division and shall only be processes upon release by the Division.

2.2.6 Highway Signs

It is the policy of Council to refer all applications for signs within control lines of all provincial highway to the Government Service Centre for approval, if applicable, under the Highway Sign Regulations, 1999. The control lines extend 100 metres from provincial highway centrelines.

2.2.7 Mineral Lands

1) It is Council's policy that a permit is required for removal or deposit of soil, or the excavation and removal of excavated material or grading is required if it is part of an approved development project or affects greater than 125 m3 of soil, sand, gravel, rock or other substance down to and including bedrock. send a copy of the development permit to the Quarry Materials Section, Mineral Lands Division.
2) It is Council's policy that proposed development on steep slopes greater than 15 percent (>15%) shall be evaluated by a qualified professional to assess the risk for slope movements (e.g., landslide, rockfall), particularly in areas of thick till or other unconsolidated materials.

3) It is Council's policy that mineral exploration that is not a development under the Urban and Rural Planning Act, 2000,is allowed as a permitted use in all zones.

2.2.8 National Building Code of Canada

In accordance with the City of Mount Pearl Act, Council shall adopt the National Building Code of Canada. It is the policy of Council that all construction shall comply with the National Building Code of Canada including section 9.36 which outlines energy efficiency requirements for new buildings.

2.2.9 Newfoundland and Labrador Hydro- Easements

It is the policy of Council that any application for development in the vicinity of the NL Hydro easements or structures shall be referred to NL Hydro and other utilities to ensure that there are no conflicts.

2.2.10 Telecommunications

Council recognizes that Innovation, Science and Economic Development Canada is the authority for approving cell towers, antennas and other telecommunication towers. As such, Council shall permit these structures in all zones provided that the applicant consults with Council with respect to site selection and compatibility with adjacent uses.

The applicant must complete a public consultation program required by Innovation, Science and Economic Development Canada and provide Council with details of its actions to mitigate community concerns.

2.2.11 Tourism Accommodation

All development providing tourism accommodation shall be registered in accordance with the Tourism Accommodation Act, 2020.

2.2.12 Transportation and Infrastructure

1) No permit shall be issued for development requiring access to a provincial road until a permit is obtained for such access for the Government Services Centre; including any property with an existing access point on a provincial road which is intended to be rezoned as this constitutes as a change in use under the provincial government Provincial Road Access Policy.

2) There shall be no encroachment on property or highways owned by the Department of Transportation and Infrastructure (TI) without express written consent from the Deputy Minister. Any proponent shall be fully responsible for identifying property and highways owned by TI.

3) Work related to provincial road structures and services are allowed in all designations.

2.2.13 Water Resources

1) It is the policy of Council that a permit, issued under the Water Resources Act, 2002, be provided to the City for any work in any water body, including a wetland, before work commences. Any effluent or runoff leaving the site must conform to the requirements of the Environmental Control Water and Sewage Regulations, 2003.

2) It is the policy of Council that a proponent obtains a water use license, under the Water Resources Act, 2002, for any non-domestic water use from any water source for any purpose. This applies to all non-domestic water uses within an existing, new, or planned water use from any source.

3) It is the policy of Council that no development shall be permitted in a Shore Water Zone, which land that is intermittently occupied by water because of fluctuating surface water in either a fresh or saltwater body, without a permit issued by the Water Resources Management Division, Department of Environment and Climate

Change, in accordance with the Water Resources Act, 2002. Any proposed work shall comply with the Department of Environment and Climate Change "Policy for Development in Shore Water Zones".

4) It is the policy of Council that no infilling shall occur within 15 metres of a body of water without a permit from the Department of Environment and Climate Change, Water Resources Management Branch, in accordance with the Water Resources Act, 2002.

5) It is the policy of Council that installation of any water or sewer main only occur with the approval of the Department of Environment and Climate Change in accordance with the Water Resources Act, 2002 and that these services be designed according to the "Newfoundland and Labrador Guidelines for the Design, Construction and Operation of Water and Sewage Systems".

6) It is the policy of Council to recognize the provincial Floodway zones (1:20 flood with an annual exceedance projection (AEP) of 5%) and provincial Floodway Fring zones (1:100 years flood with 1% AEP) in the Conservation designation. The AEP is a metric which indicates the percentage change of a flood of this magnitude in any given year. Any development in a designated flood risk area is subject to Water Resources Management Policy W.E. 96-1-Policy for Flood Management and requires a permit from the Water Resources Management Division before work proceeds.

7) Development in a designated flood risk area, development in a flood plain and development in a climate change flood zone shall be subject to the prior written approval of the Minister of Environment and Conservation (the "Minister") in accordance with the *Act*.

8) It is the policy for an unserviced subdivision, the following shall apply::

   a. Any multi-lot development supplied by groundwater wells will be required to complete a Level I, Groundwater Assessment as per the Department's Guidelines: Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells. This is outlined in Chapter 6 - Subdivisions.
   b. A proposed subdivision greater than 4 lots requires a Level I Groundwater Assessment. For proposed subdivisions between 5 to 14 lots, if a Level I Groundwater Assessment's findings recommend a Level II Groundwater Assessment, this Department may request a Level II Groundwater Assessment be undertaken. A proposed subdivision of greater than 14 lots requires both a Level I and a Level II Groundwater Assessment. These

guidelines require a Level II Groundwater Assessment in the event of known water quality issues.

iii. A completed report must be submitted, reviewed and approved by this Department prior to any permitting by Service NL for waste disposal or septic systems within the proposed subdivision.

2.2.14 Wildlife

1) It is the policy of Council that any endangered species under the provincial Endangered Species Act, 2001 and the federal Species at Risk Act, 2002, shall not be disturbed, harassed, injured, or killed; and to protect habitat for these listed species.

2) It is Council policy to take into consideration measures to protect general wildlife habitat and landscape connectivity when reviewing development applications and wherever possible:
   a. consider a riparian buffer of 30 metres minimum undisturbed natural vegetated along wetlands and waterbodies (ponds, rivers, creeks etc.) or more for riparian areas;
   b. preserve green belts connected to forested areas or other habitat patches to create wildlife travel corridors in natural areas;
   c. consider indicating a minimum percentage of tress to be maintained during lot clearing;
   d. limit vegetation clearing near nesting endangered birds to be done outside the May 01 to July 31 period, to minimize disturbance during that sensitive breeding/ young rearing if they are in the vicinity of the proposed development.

3.0 LAND USE DESIGNATIONS AND POLICIES

3.1 LAND CLASSES AND DESIGNATIONS

In accordance with Section 13 (2) (c) of the *Urban and Rural Planning Act, 2000* the land in the Municipal Planning Area of the City of Mount Pearl is divided into land use classes and mapped on the Future Land Use map as designations. Within the designation, the Municipal Plan shall set out the Land Use zones that shall be shown on the Land Use Zoning Map of the Development Regulations.

LAND USE CLASS	LAND USE DESIGNATIONS Future Land Use Map Municipal Plan	LAND USE ZONES Land Use Zoning Map Development Regulations
COMMERCIAL	CITY CENTRE (CC)	1. City Centre (CC)
		2. City Centre-River View (CC-R)
		3. City Centre-Topsail Road Gateway (CC-TR)
	COMMERCIAL (COM)	4. Commercial Corridor (COM-C)
		5. Commercial-Regional (CR)
CONSERVATION	CONSERVATION (CON)	6. Environmental Protection (EP)
		7. Open Space, Parks and Trails (OSPT)
INDUSTRIAL	INDUSTRIAL (IND)	8. Industrial-Commercial (IC)
SIDENTIAL	RESIDENTIAL (RES)	9. Residential Compact (RC)
		10. Residential Commercial (RCM)
		11. Residential High Density (RHD)
		12. Residential Low Density (RLD)
		13. Residential Medium Density (RMD)
		14. Residential Multi Unit (RMU)
		15. Residential Single Detached Dwelling (RSDD)
PUBLIC INSTITUTIONAL	PUBLIC INSTITUTIONAL (PI)	16. Community and Public Service (CPS)
		17. Utility (UT)
		18. Cemetery (CEM)

3.2 CITY CENTRE DESIGNATION

3.2.1 City Centre

In May of 2021, the City completed the 'Find Your Centre' report. The recommendations of this\ report have been enabled with the policies in this section.

3.2.2 Objectives for City Centre Designation

The objectives of the City Centre designation are:

1) To build on the success of Centennial Square as a downtown core and develop Centennial Square as an attractive, vibrant, and sustainable urban form that will function as Mount Pearl's civic, cultural, social, and economic centre;

2) To integrate St. David's Park, which is a space that fosters community identity and is a source of great civic pride for City of Mount Pearl, into the City Centre core area and build on a synergy between the festivals and events at this location and Centennial Square;

3) To facilitate the transition of Commonwealth Avenue, from the 'City Centre' sign at Smallwood Drive northwards to the heart of City Centre, into a commercial mix that supports, enhances and bridges the two jewels of City Centre: Centennial Square and St. David's Park and provides a link to Waterford River;

4) To develop a City Centre as a public realm that is inclusive and dynamic;

5) To enable a long-term commercial transition in the City Centre from auto-centric services to a mix of City Centre, downtown-oriented businesses and services that complement civic and entertainment events, pedestrian-friendly streetscapes as places where people can meet and socialize and contributes to an environment that ttracts and fosters new businesses that reinforce the City of Mount Pearl downtown character;

6) To enable City Centre businesses to be supported by residents through:
    a. higher density housing options in proximity of City Centre as supporting neighbourhoods to enhance viability of businesses and events and quality of life for residents;

b. enhancing attractive, safe active transportation year-round as access to City Centre from the supporting neighbourhoods, the T'Railway and Waterford River and the main road gateway corridors to the City Centre;
c. enable the opportunity to provide parking within City Centre buildings or as a separate parking structure and thereby reduce land footprint of automobiles and re-purpose greyfields for City centre functions;

7) Establish the Waterford River valley as a destination within the city for tourists and residents alike due to its natural beauty and recreational opportunities, and role in the city's identity;

8) To integrate the Waterford River into the overall City Centre:
   a. with active transportation links to the river and across Commonwealth Avenue;
   b. and allow for complementary residential and commercial opportunities that are environmentally compatible with the T'Railway.

9) To create a gateway experience that provides an awareness of the Mount Pearl City Centre from main access corridors: Topsail Road and Commonwealth Avenue

3.2.3 City Centre Designation Policies

1) It is the policy of Council to establish the City Centre designation on the Future Land Use mapping.

2) Council shall develop preliminary built form guidelines to guide future development in Centennial Square that creates strong building edges to define the spaces within the square.

3) Within the City Centre designation, Council shall develop connection points to the Waterford River, St. David's Park, and adjacent residential neighbourhoods.

4) Throughout the City Centre designation, Council shall create public spaces that are inclusive, fun, and that support the businesses in the area; and explore the use of pilot projects to create successful public spaces.

5) To provide a connection between the primary civic attraction, St. David's Park with Centennial Square and a connection for future higher density residential development needed support the activities and businesses in the City Centre on a day-to-day basis, Council shall provide for a safe crossing point where the T'Railway and Commonwealth Avenue meet.

6) In the design of future infrastructure in the City Centre designation, Council shall consider all modes of transportation to achieve a complete community where residents can access services and amenities via a variety of modes of transportation including non-motorized options.

7) Council shall allow the conversion and/or re-development of existing residential buildings or land to commercial or residential higher density buildings where the lot meets the development standards of the zone and the design elements and architectural styling established by Council for the area, including:
    a. landscaping to the satisfaction of Council and, wherever possible and practical, existing mature trees and shrubs are to be retained *or reintegrated into the development of the lot;* and
    b. provision of on-site parking and loading facilities.

8) Within the City Centre designation, it is the policy of Council to establish the City Centre zone to create a focus for pedestrian-friendly entertainment, services and community gathering place in the heart of the city
        a. in the following locations:
            i. the commercial and residential areas area on both sides of Commonwealth Avenue focusing on Centennial Square and St. David's Park as primary destination features therefore including a commercial bridge between them and the 'entrance' areas to the north (Waterford River and Topsail Road) and south (Commonwealth Avenue) which support the City Centre and including the City Hall complex.
            ii. adjacent residential areas which have the potential to support the city centre with higher density residential uses, such as the lands to the north of Park Avenue and lands around St. David's Park which represent residential lands with potential for future intensification that would support the vison of the city centre as articulated in the 'Find Your Centre' report adopted by the City of Mount Pearl.

        b. Within the City Centre zone, Council shall allow for the following uses:
            i. Permitted:
                - Amusement Establishment/Use
                - Bar/Licensed Liquor Establishment
                - Business Support Service
                - Child Care – Non-Residential
                - Convenience Store

- Custom Manufacturing Service and Sales
- Garage, Public Parking/Taxi Stand
- General Service/Repair Shop
- Hotel or Inn
- Medical or Dental Clinic/Office
- Outdoor Commercial Patio
- Outdoor Market
- Personal Service
- Offices: Professional and Financial & related Support Services
- Restaurant-Full-Service Restaurant
- Retail
- Veterinarian Clinic
- Environmental Protection
- Open Space, Parks and Trails
- Institutional Use
- Public Gathering Places -Indoor
- Public Gathering Places - Outdoor
- Sports and Recreation Facilities
- Apartment over Permitted use
- Apartment Building
- Plex housing-greater than 4 units
- Keeping of bees

ii. Discretionary:

- Shopping Centres/ Retail Warehouse/Strip Mall
- Hostel
- Short Term Residential Rental

9) Council shall facilitate the development of City Centre by upgrading the needed supporting infrastructure with a continuation of the Centennial Square Revitalization Initiative

10) As recommended in the 'Find Your Centre; plan, Council will undertake the following initiatives in order to enable a greater concentration of downtown commercial and public gathering developments in Centennial Square through:
    a. infilling of undeveloped or underdeveloped sites within the Square and redevelopment or conversion of existing land and buildings for a greater variety of downtown-oriented uses;
    b. allowing for development of increased densities for new and existing businesses;

c. allowing for increased height of buildings and flexibility for consideration of higher structures at the discretion of Council;
d. allowing for a lower parking standard than is normally required for commercial areas in the City and permit parking garages and parking incorporated into high rise buildings;
e. beautify Centennial Square in both public and private landscapes and buildings by providing street furniture (i.e. benches, tree planters, hanging baskets, etc.) and other streetscape improvements;
f. create a more pedestrian friendly urban environment by providing development standards that allow for innovative siting of new buildings on lots.

11) Within the City Centre designation, it is the policy of Council to establish the City Centre-River View zone on lands which back onto or have a view of the Waterford River valley and identified in the 'Find your Centre' report. This is an area of land from the south-east corner of the Topsail Road and Commonwealth Avenue intersection and eastwards to the Forsey Place residential high density subdivision then continuing to a point where the potential developable land is set too far back from the river. These lands are outside the SJURRP 'Restricted Development' and the Climate Change 1:100 flood areas. In the City Centre-River View zone,
    a. The locations for this zone include:
        i. high-rise development only on the lands fronting directly onto Topsail Road and Commonwealth Avenue in order to create opportunities for more commercial and office businesses with a view over the Waterford Valley and the city and designed in such a manner to provide opportunities for shared parking land landscaping with the proposed residential development on the slope; and
        ii. low-rise residential development on the land behind the high-rise development on new local road which will have views of the valley and access to the Waterford River northside trail in a manner indicated in the Find Your Centre' report.

    b. Within the City Centre-River View zone, allow the following uses:
        i. Permitted:
        - Amusement Establishment/Use
        - Business Support Service
        - Custom Manufacturing Service and Sales
        - Hotel or Inn
        - Medical or Dental Clinic/Office
        - Personal Service
        - Offices: Professional, Financial & related Support Services
        - Restaurant-Full-Service Restaurant

- Retail
- Veterinarian Clinic
- Environmental Protection
- Open Space, Parks and Trails
- Public Gathering Places -Indoor
- Sports and Recreation Facilities
- Townhouses (restricted to at Topsail/Commonwealth/Waterford River location as shown in the Development Regulations)
- Apartment over Permitted use
- Apartment Building-only on lots facing Topsail Road
- Plex Housing-greater than 4 units -Only on lots facing Topsail Road
- Plex Housing-less than 4 units-only on lands described in Development Regulations
- Non-Market Housing -Assisted Living-Residential Personal Care Home
- Keeping of bees

ii) Discretionary:

- Bar/Licensed Liquor Establishment
- Garage, Public Parking/Taxi Stand
- General Service/Repair Shop
- Outdoor Commercial Patio
- Resort-Accommodation only allowed on lands between lots facing Topsail Road/Commonwealth Ave and the City Centre- River View

12) Council shall permit taller structures on lands directly fronting onto Topsail Road with internal parking that will provide opportunities for a wide range of business that complement the more entertainment and personal service business provided in nearby Centennial Square.

13) When reviewing applications for development, Council shall consider the impact of the proposed development on the viewshed of Kenmount Hill.

14) When considering new development north of Park Avenue, Council shall create stronger visual linkages between the Centennial Square and the natural beauty of the Waterford River Valley by protecting existing vistas and creating new vistas where possible.

15) Within the City Centre designation, Council shall establish a City Centre-Topsail Road Gateway zone to create a city ‘entrance-experience’ and awareness on a primary transportation corridor in the area immediately adjacent to the prominent intersection

of Topsail Road and Commonwealth Avenue and extending eastward along the north side of Topsail Road directly opposite to the lands in the City Centre-River View zone;

16) It is the policy of Council, within the City Centre designation to create the City Centre - Topsail Road Gateway zone.
    a. The location of this zones is in the area of the intersection of Topsail Road and Commonwealth;
    b. The City Centre -Topsail Road Gateway zone will allow the following uses:

a. Permitted:
    - Amusement Establishment/Use
    - Business Support Service
    - Custom Manufacturing Service and Sales
    - Hotel or Inn
    - Medical or Dental Clinic/Office
    - Personal Service
    - Offices: Professional, Financial & related Support Services
    - Restaurant-Full-Service Restaurant
    - Retail
    - Veterinarian Clinic
    - Environmental Protection
    - Open Space, Parks and Trails
    - Public Gathering Places -Indoor
    - Sports and Recreation Facilities
    - Townhouses (5.7.3)-only lands described in Development Regulations
    - Apartment over Permitted use
    - Apartment Building -only on lots facing Topsail Road
    - Plex Housing-greater than 4 units -Only on lots facing Topsail Road

b. Discretionary:
    - Bar/Licensed Liquor Establishment
    - Garage, Public Parking/Taxi Stand
    - General Service/Repair Shop
    - Outdoor Commercial Patio

17) To create a sense of arrival and anticipation, the development standards will allow for a balanced streetscape of high-rise development on both sides of the Topsail Road at the intersection with Commonwealth Avenue.

18) As Park Avenue is a main transportation link to both the City Centre and the City Centre-River View areas, Council shall undertake beautification of Park Avenue, including

street trees, an on-street cycling connection to the T'Railway, and reduced traffic lane widths to create a more comfortable pedestrian environment.

3.3 COMMERCIAL DESIGNATION

3.3.1 Commercial Objectives

The objectives for the Commercial land use designation Mount Pearl are to:

1) Enable the City to develop a vibrant economy and that attracts and retains resident who will live, work and play in the City of Mount Pearl thereby building and maintaining the City's sense of community;

2) Have a diversified economy offering a full range of goods and services from the local to regional level.

3) Provide commercial designations maximizing the transportation pattern around and inside the City in order to achieve the City's long-term vision for commercial development as follows:
    a. To concentrate highway corridors uses on Topsail Road for the purpose of serving vehicle-oriented needs from sales, servicing through to drive-through services;
    b. To expand opportunities in the regional nodes for the purpose of providing regional scale products and services ranging from sports, recreation and the arts to commercial accommodation, large-scale retail and office serving a regional market catchment area.

4) Support economic development initiatives to attract commercial development that:
    a. creates employment opportunities,
    b. promotes a high quality of life,
    c. contributes financially to the municipality, and
    d. respects the environment.

3.3.2 Commercial Designation Policies

1) It is the policy of Council to establish a Commercial land use designation on the Future Land Use mapping.

2) Within the commercial land use designation, Council shall create commercial zones to maximize commercial opportunities on major transportation, by providing flexibility in

terms of the variety of permitted land uses and appropriate intensification of housing, in a manner that does not erode the character and community identity of the City of Mount Pearl;

3) All development consisting of new, expansion, conversion or re-development of an existing lot, shall have well-designed access points and parking that for the efficient and safe flow of vehicular, pedestrian and active transportation traffic;

4) It is Council policy to permit the re-purposing of non-commercial buildings (i.e., public institutional light industrial, residential buildings) for commercial purposes in the commercial land use designation where the lot meets the development standards of the zone and the design elements and architectural styling established by Council for the area, including:
    a. landscaping to the satisfaction of Council and, wherever possible and practical, existing mature trees and shrubs are to be retained *or reintegrated into the development of the lot;* and
    b. provision of on-site parking and loading facilities.

5) Council shall not permit new development to unreasonably affect nearby lands (occupied or zoned for specific uses) with respect to potential noxious or hazardous activities, such as, noise, dust, glare, vibration, smell, traffic, pollution, and related factors or, in the case or residential areas, create intrusion that reduces the residential use and enjoyment of a home (i.e., height or orientation of proposed structure);

6) Council may impose conditions to require an industrial or commercial use to maintain an attractive appearance and minimize undesirable impacts on nearby residential areas. Conditions may address site layout, outdoor storage, parking areas, buffering, screening. Required screening may include and combination of the following: separation distances, fencing, berms, landscaping (trees and shrubs).

7) Mixed-use development within a commercial land use designation shall be permitted by Council. This mixed-use development may consist of a above-ground residential use with a commercial building which has commercial use on the ground floor or higher density residential uses with commercial uses, such as retail shops, restaurants, and offices.. Conversions to residential use above the ground floor in commercial buildings shall only be permitted where it is compatible with the existing land uses.

8) In the commercial designation, where an area is predominantly commercial in character and a proposed residential uses would impose restrictions and increase

potential conflict with existing commercial activities and future expansion of current businesses, Council shall refuse the proposed new residential development.

9) To maximize the commercial potential of the Topsail Road arterial, it is the policy of Council to establish a Commercial Corridor zone to the lands on both side of Topsail Road to provide for commercial and light industrial businesses which require exposure to the traveling public and convenient road access.

10) It is Council policy to allow for the following uses within the Commercial Corridor zone:
    a. Permitted:
        - Amusement Establishment/Use
        - Auto Body Shop
        - Automotive Repair
        - Automotive Sales and Service Establishment
        - Bar/Licensed Liquor Establishment
        - Building Supply Store
        - Business Support Service
        - Child Care – Non-Residential
        - Service Club and Lodge
        - Contractor, Limited (Small)
        - Convenience Store
        - Custom Manufacturing Service and Sales
        - Garage, Public Parking/Taxi Stand
        - General Service/Repair Shop
        - Hotel or Inn
        - Medical or Dental Clinic/Office
        - Motel
        - Outdoor Commercial Patio
        - Outdoor Market
        - Personal Service
        - Offices: Professional, Financial & related Support Services
        - Restaurant-Drive-Through and Take-Out
        - Restaurant-Full-Service Restaurant
        - Retail
        - Shopping Centres/ Retail Warehouse/Strip Mall
        - -Service Station – Residential
        - Service Station –Highway
        - Veterinarian Clinic
        - Hostel

- Contractor, General
- Industrial - Light
- Environmental Protection
- Open Space, Parks and Trails
- Protective and Emergency Services
- Public Gathering Places -Indoor
- Sports and Recreation Facilities
- Apartment over Permitted use
- Apartment Building
- Plex Housing -up to and including 4 units
- Plex Housing -greater than 4 units
- Non-Market Housing -Assisted Living-Residential Personal Care Home
- Non-Market Housing -Non-Profit Housing
- Non-Market Housing -Supportive Housing
- Dormitory
- Keeping of bees

b. Discretionary:
   - Kennel
   - Amusement Park/Attraction
   - Resort-Accommodation & Recreation Uses
   - Short Term Residential Rental
   - Composting Facility
   - Industrial - General
   - Non-Market Housing -Transitional Housing
   - Campground

11) In recognition of the traditional pattern of residential and commercial uses on Topsail Road, it is Council policy to protect the amenity of existing residential uses which are permitted to remain as existing legally non-conforming uses which can undertake expansion, repair, conversion, etc., as per the conditions set out 2.2 1, including home based business subject to the conditions of the Development Regulations. Buffering, screening and separation distance measures shall be taken into account where a commercial or light industrial development is adjacent to a residential use, or in close proximity to the lands designated as Residential. No new low density residential uses shall be permitted.

12) In the Commercial Corridor zone, Council shall permit buildings up to six storeys, and buildings beyond six storeys may be permitted at the discretion of Council.

13) Due to the wide variety and intensity of uses, Council shall address the issue of compatibility of proposed new development with adjacent land owners when reviewing development applications, and shall undertake to find mitigative measures and conditions to a permit to prevent conflict.

14) To expand opportunities in the regional nodes in the City of Mount Pearl, it is the policy of Council to establish the Commercial-Regional zone in existing locations with a concentration of existing businesses and services serving a regional market, as follows:
    - Mount Pearl Square;
    - the Pearlgate Centre area between Old Placentia Road and Pitts Memorial Drive extending from Richand Nolan Drive to the Glenhill commercial area including the Motor Vehicle Registration property,
    - the Mount Pearl Summit area including the Glacier arena and surrounding sports grounds and the existing commercial area on both sides of Ruth Avenue with large and small scale retail and personal service businesses.

15) Within the Commercial-Regional zone, Council shall allow for the following uses:
    a. Permitted:
        - Amusement Establishment/Use
        - Amusement Park/Attraction
        - Bar/Licensed Liquor Establishment
        - Building Supply Store
        - Business Support Service
        - Convenience Store
        - Garage, Public Parking/Taxi Stand
        - Hotel or Inn
        - Indoor Firearms Shooting Range
        - Medical or Dental Clinic/Office
        - Mobile Street Vendor (Non-Food) or Office
        - Motel
        - Outdoor Commercial Patio
        - Outdoor Market
        - Personal Service
        - Offices: Professional - Financial & related Support Services
        - Restaurant-Drive-Through and Take-Out
        - Restaurant-Full-Service Restaurant
        - Resort-Accommodation & Recreation uses
        - Resort-Accommodation Only
        - Retail

- Shopping Centres/Retail Warehouse/Strip Mall
- Service Station – Residential
- Service Station –Highway
- Veterinarian Clinic
- Hostel
- Industrial - Light
- Environmental Protection
- Open Space, Parks and Trails
- Institutional Use
- Protective and Emergency Services
- Public Gathering Places -Indoor
- Public Gathering Places-Outdoor
- Sports and Recreation Facilities
- Apartment over Permitted use
- Apartment Building
- Plex Housing (5.7.5)-greater than 4 units
- Non-Market Housing -Assisted Living-Residential Personal Care Home
- Non-Market Housing -Non-Profit Housing
- Dormitory
- Keeping of bees

b. Discretionary:
    - Auto Body Shop
    - Automotive Repair
    - General Service/Repair Shop
    - Short Term Residential Rental
    - Contractor, General

16) To improve the aesthetic appeal and enhance wayfinding in the Commercial-Regional zone, Council shall require that changes within regional centres address optimum orientation of land uses, street network, parking arrangements and landscaping within and particularly at the edges and entrance of the area.

17) Parking requirements for businesses and services within the regional centres shall be established at the discretion of Council;

18) In the Commercial-Regional zone, Council shall permit commercial buildings up to 12 storeys, and residential apartment and plex housing of up to six storeys; buildings beyond these heights may be permitted at the discretion of Council, which requires public consultation.

19) For mixed-use buildings with residential above commercial and parking levels, Council shall permit the development of landscaped urban amenity areas that cater to both residents and the public including outdoor patios, performance spaces, seating areas.

3.4 CONSERVATION DESIGNATION

3.4.1 Conservation Objectives

The objectives for the Conservation land use designation Mount Pearl are to:

1) Provide protection for natural environments vulnerable to the impacts of development or which may, pose a hazard to development due to climate change;

2) Preserve the natural aesthetic character of the community by protecting lands that area valued as natural areas for open space, park and trails use;

3.4.2 Conservation Designation Policies

1) It is the policy of Council to establish a Conservation designation on the Future Land Use mapping.

2) Natural areas which by reason of their intrinsic character, are sensitive, vulnerable, or ecologically significant, or have natural or recreation values shall be included in the Conservation designation.

3) Council shall manage the use, development, redevelopment and maintenance of open space, parks and trails and recreation facilities which provide services to meet community and public use need in accordance with the direction of the Mount Pearl Recreation Master Plan, as amended/updated from time to time. When undertaking the planning of lands in the conservation designation, Council shall consider public participation and engagement as part of the planning process.

4) It is Council policy to protect and enhance the city's interconnected open space linear parks, parklands, recreational fields, facilities, including connecting trails to T'Railway and the Waterford River Valley and connecting the various neighbourhoods of the City and trails of neighbouring municipalities.

5) In order to encourage the beautification of the City as a 'city within a park', accommodate localized needs for connection with nature by all ages, and enable the provision of passive recreation opportunities for resident use anytime, anywhere, Council shall permit open space, parks and trails as a permitted use in all zones.

6) In the Conservation designation, Council shall minimize any negative effects on neighbouring land uses with consideration to such matters as the activities to be undertaken, the days and hours of operation, exterior lighting requirements, vehicular and pedestrian access to the site, and the provision of off-street parking for the specific recreational use or facility. The improvement of existing facilities and development of new facilities shall be undertaken in accordance with the recommendations of the Parks and Recreation Master Plan.

7) Wherever possible, Council shall require that sidewalks, pathways, walkways, and trails access to and from bus stops, schools, places of worship, shopping areas and places of employment within and between neighbourhoods are designed to enable active living. This includes adequate consideration of access for persons with disabilities. These connections should be located and designed to provide direct connection where possible.

8) Council shall continue to support enhancement of the Newfoundland T'Railway as a part of the regional Grand Concourse open space network for non-motorized recreational uses including hiking, bicycling, and skiing. Support includes co-operation with local, regional, and province-wide efforts to promote the T'Railway as a recreational tourism attraction, and providing appropriate signage, including safety at crossing locations on Park Avenue.

9) It is the policy of Council to establish an Environmental Protection zone to lands that are considered to be environmentally or ecologically sensitive, significant, and/or vulnerable. They also include lands that are prone to flooding.

10) Within the Environmental Protection zone, Council shall allow the following uses:
    a. Permitted:
        - Environmental Protection
        - Open Space, Parks and Trails
        - Public Gathering Place-Indoor – interpretation or Information centres for education or tourism only
        - Public Gathering Places - Outdoor - interpretation or Information centres for education or tourism only
    b. Discretionary:
        - Outdoor Commercial Patio
        - Outdoor Market

11) Council shall restrict development in the Environmental Protection zone to roads and associated municipal and infrastructure structures, service corridors, open space,

parks and trails with associated tourism and recreational open space, subject to environmental capability.

12) To protect the ecological integrity of the Waterford River valley the areas that have been identified by the Water Resources Management Division (WRMD) of the Department of Environment and Climate Change as 1:100-year floodway Climate Change as Environmental Protection.

13) Council shall support ongoing improvements, accesses and connections from the Waterford River to the city trail system as part of the Mount Pearl Walks and Arboretum Walkway (T'Railway) initiatives. This will include better connections to the river valley, more trails for alternate walking and cycling routes, and a pedestrian connection from Centennial Street to the T'Railway, and the trail on the north side of the river.

14) To establish the Waterford River valley as a destination within the city, Council shall undertake initiatives to animate public spaces along the riverfront by creating new public spaces, event spaces, and allowing non-permanent structures such as, modular kiosks to provide flexible retail opportunities for local businesses, and an act as a destination for trail users. Activities shall embrace and showcase the river.

15) To create a 'gateway to the T'Railway' experience, Council shall enhance the access to the trail at the Riverview-Winston Avenue area at the end of Riverview Avenue.

    The Trailway, as leased from the Provincial Government, is subject to the Provincial Parks Act, RSNL 1990, and shall be used solely and exclusively for the purposes of development, maintenance, management and promotion of multi-use, non-motorized recreational trail for he long-term economic, recreation, cultural, health and environmental benefit of the City and trail users.

16) For the purpose of providing natural areas trails for their contribution to physical and mental health of city residents by providing opportunities for active and healthy lifestyles and connection with nature, Council shall establish an Open Space, Parks and Trails zone in areas where the focus of the activities rely on the natural character of the setting for generally passive or non-structured recreational activities or community (public) gathering spaces; this would not include sports fields for competitive events which would be categorized as community and public service uses.

17) In the Open Space, Parks and Trails zone, Council shall allow for the following uses:
    a. Permitted:
        - Environmental Protection
        - Open Space, Parks and Trails
        - Institutional Use

- Public Gathering Places - Outdoor
- Sports and Recreation Facilities

b. Discretionary:
   - Outdoor Commercial Patio
   - Outdoor Market
   - Public Gathering Places – Indoor (limited to interpretation facilities)

18) Council shall support recreational groups and community organizations in organizing sports, recreation, and festival activities and events.

19) Council shall expand the interconnected open space linear parks system that traverses city neighbourhoods to provide access to city parks ranging in scale from tot-lots, neighbourhood and city parks (Power's Pond Park) to sports fields and recreation facilities, and connect to the City Centre, and areas where civic events are celebrated, such as St. David's Park; and to join new neighbourhoods and existing neighbourhoods not already linked and to the walkway/pathway systems of adjacent municipalities;

20) Council shall integrate the walkway system within the open space system with the neighbourhood sidewalk network. The walkways shall be designed and constructed to the City's standards. Landscaped walkways shall have a minimum width of 6 metres and shall be clearly visible at the walkways intersection with streets;

21) When undertaking the development or redevelopment of parks and recreational facilities, Council shall minimize any negative effects on neighbouring land uses with consideration to such matters as the activities to be undertaken, the days and hours of operation, exterior lighting requirements, vehicular and pedestrian access to the site, and the provision of off-street parking for the specific recreational use or facility. The City shall also ensure adequate access to parks and recreational and cultural facilities for persons with disabilities.

22) Wherever appropriate, sidewalks, pathways, walkways, and trails shall provide access to and from bus stops, schools, places of worship, shopping areas and places of employment within and between neighbourhoods. They should be located and designed to provide direct connection where possible, to minimize walking distances.

23) Council shall mark the T'Railway with appropriate signage to ensure safety.

3.5 INDUSTRIAL DESIGNATION

3.5.1 Industrial Objectives

The objectives for the Industrial land use designation Mount Pearl are to:

1) Provide a wide range of potential industrial and commercial uses that will enable the diversification of the industrial land base;

2) Allow for more flexible development standards to meet the emerging trends of new and evolving industrial and commercial sector needs and maximize the use of a limited land base.

3) Enable opportunities for more employee-related services, such as, food, recreation, transportation or other amenities to enhance the amenities of the industrial parks.

3.5.2 Industrial Designation Policies

1) It is the policy of Council to establish an Industrial designation on the Future Land Use Map to Donovan's Business Park (previously Donovan's Industrial Park); Donovan's Industrial Estates; Kenmount Business Park and the Beclin Industrial Park (in the triangle of land bounded by Topsail Road, Kenmount Road, and the Pearlview subdivision).

2) In the Industrial designation, provide for the Industrial Commercial land use zone in the Development Regulations which shall have the following uses:
    a. Permitted:
        - Auto Body Shop
        - Automotive Repair
        - Building Supply Store
        - Business Support Service
        - Contractor, Limited (Small)
        - Custom Manufacturing Service and Sales
        - Garage, Public Parking/Taxi Stand
        - General Service/Repair Shop
        - Offices: Professional, Financial & related Support Services
        - Restaurant-Drive-Through and Take-Out
        - Retail
        - Service Station – Residential
        - Service Station –Highway
        - Veterinarian Clinic
        - Crematorium

- Composting Facility
- Contractor, General
- Energy Generation Facilities
- Industrial - General
- Industrial - Light
- Industrial Mall
- Natural Resource-Related Uses
- Environmental Protection
- Open Space, Parks and Trails
- Protective and Emergency Services
- Keeping of bees

b. Discretionary:
   - Kennel
   - Industrial – Heavy And/or Hazardous
   - Salvage/Scrap Yard
   - Solid Waste Recycling/Disposal& Composting Site

3) Council shall only allow hazardous and general industrial uses within the Industrial designation, if the following requirements can be met:
   a. The use does not cause or promote fires or other hazards and does not emit noxious, offensive or dangerous fumes, gases, radiation, smells, ash, dust or grit, excessive noise or vibration, or create any nuisance that has an unpleasant effect on the senses.
   b. The proposed use shall not abut a Residential area or a highway and, wherever possible, shall be located centrally within the industrial area.
   c. Before the proposed use is approved by Council, it shall receive the approval of all relevant federal and/or provincial authorities having jurisdiction with respect to occupational health and safety, fire safety, life safety, and environmental protection.

4) Council shall prohibit industrial uses that are determined by Council to be incompatible with the natural environment or nearby neighbourhoods through excessive emissions of noise, smell, chemicals or other pollutants;

5) Council shall require that businesses with unsightly outdoor storage shall be screened from view of adjacent roads or surrounding neighbourhoods by means of a berm, fence or other landscaping measures or required to store their materials in the rear yard as determined by Council.

6) Development in the industrial designation shall not negatively impact adjacent residential neighbourhoods. Where a proposed industrial development abuts lands used for residential or public purposes or isolated next to a high traffic corridor, buffering provisions such as space separations, landscaped screens and fencing require, as necessary, to preserve the amenity of the surrounding area. For these lots, higher standards for outdoor storage and general property appearance will be required.

3.6 PUBLIC INSTITUTIONAL DESIGNATION

3.6.1 Public Institutional Objectives

The objectives for the Public Institutional land use designation are to:

1) Protect lands where public investment has developed facilities for educational, cultural, and recreational use enjoyment by the residents of the City of Mount Pearl;
2) Provide protection for uses that require a special designation, such as utilities or cemeteries.

3.6.2 Public Institutional Policies

1) It is the policy of Council to establish a Public Institutional designation on the Future Land Use Map.

2) Council shall evaluate the effects of the proposed institutional use on neighbouring uses, including road access, parking advertisements, exterior lighting and buffers.

3) When existing institutional uses, such as schools, are closed, Councial shall determine the need for and the feasibility of acquiring such properties, or part thereof, for public recreation purposes.

4) During the redevelopment of institutional lands which have traditionally provided open space or recreational uses and acquisition of the property by Council shall evaluate the viability of requiring the provision of open space or recreation use as part of the development proposal.

5) Within the Public Institutional designation, it is the policy of Council to establish a Community and Public Service zone in the Development Regulations for those major public uses that provide for publicly funded education, health and organized recreation/sport and artistic venues and safety of the public, including but not limited to: schools, the Team Gushue Sports Complex.

6) In the Community and Public Service land use zone, Council shall allow the following uses:

a. Permitted:
   - Institutional Use
   - Protective and Emergency Services
   - Public Gathering Places -Indoor
   - Public Gathering Places - Outdoor
   - Sports and Recreation Facilities

b. Discretionary:
   - Outdoor Commercial Patio
   - Outdoor Market

7) Within the Public Institutional designation, it is the policy of Council to establish the Utility zone in the Development Regulations to areas the major public and private sites for the distribution and collection systems of the City related to municipal infrastructure, telecommunications, and power.

8) In the Utility land use zone Council shall allow the following uses:

a. Permitted:
   - Auto body shop
   - Automotive repair
   - Garage, Public Parking, taxi stand
   - Contractor, General
   - Energy Generation facilities

b. Discretionary:
   - Outdoor Storage

9) Council shall require a Planning Impact Analysis and environmental report for any development proposals involving the reuse of utility lands to ensure the safety of the environmental quality of the property and outline any remediation measures to bring the property to an acceptable environmental level for reuse.

10) It is the policy of Council to establish a Cemetery zone in the Development Regulations Apply to existing or committed cemetery lands, including the Anglican Cemetery on Kenmount Road and the Holy Sepulchre Roman Catholic Cemetery on Topsail Road.

11) In the Cemetery land use zone Council shall allow the following uses:

a. Permitted:
   - Cemetery
   - Public Gathering-Indoor
   - Public Gathering-Outdoor

b. Discretionary: none
   - Crematorium

12) Council shall require that landscaping shall be addressed in applications for new and expansion of existing cemeteries including a landscape plan for the overall beautification of the cemetery through the planting of trees, shrubs, and flowers, the erection of decorative fencing and the paving of cemetery roads.

13) Owners or developers of cemetery lands shall undertake ongoing natural enhancements to the natural landscape of the cemetery to ensure that the cemetery is maintained in an acceptable aesthetic state to add to the visual and scenic quality of the City.

3.7 RESIDENTIAL DESIGNATION

3.7.1 Residential Objectives

The objectives for the Residential land use designation are:

1) To enable the creation of a sustainable, efficient, inclusive and vibrant neighbourhoods while improving the overall livability and functionality of the City;

2) To make better use of limited urban land by encouraging a wider range of residential developments and provide opportunities for more affordable and diverse housing options.

3) To promote the redevelopment and repurposing of underutilized or vacant properties to avoid urban sprawl.

4) To create policies to address housing preferences and concerns articulated in the Community Survey (1,755 respondents) which are highlighted as follows, when asked to rank:
   a. The top three issues that concern them most? Residents included: ‘lack of affordable housing’
   b. The top three issues that would excite them most for the future of the City? Residents included: ‘A city with a wide rang of housing options for seniors, young families and affordable options.’

5) To enable to City to meet the commitments of the Action Plan of the Housing Accelerator Fund Agreement signed between the Government of Canada (Canada

Mortgage and Housing Corporation) and the City of Mount Pearl on February 12, 2024;

6) To accommodate local neighbourhood commercial needs on collector roads adjacent to neighbourhoods rather than on local roads for the purpose of servicing neighbourhood level needs;

7) To create the opportunity for mixed commercial/higher density residential opportunities on lands adjacent Kenmount Road.

3.7.2 Residential Designation Policies

It is the policy of Council to:

1) Establish a Residential land use designation on the Future Land Use mapping.

2) To maintain and enhance a of high urban quality of life which enables social interaction and connection with nature, Council shall create open spaces and pathway connections in the Mount Pearl neighbourhoods. These open space areas will respond to the recreational needs and population mix of the neighbourhoods of the city (refer to Section1.2.1), including natural areas, walking trails, tot lots, parks and possibly naturalized storm water retention areas. The use of individual open space, parks and trails and their connections and integration will be guided by the Mount Pearl Recreation Master Plan.

3) To meet the changing housing needs of the citizens of Mount Pearl including both existing and new residents, Council shall create zones within the residential designation that contain a wide mix of housing choice, size, price point and densities for a variety of life situations and people at all stages of life, abilities and income levels, with associated neighbourhood amenities and facilities.

4) In existing neighbourhoods, Council will enable development standards that will permit infilling on vacant or underdeveloped lots along existing streets, including redevelopment of an area by replacing existing structures with new dwelling units, and adaptive reuse or conversion of any existing buildings to full or partial residential use;

5) To reduce potential conflict between residential and non-residential, i.e., a commercial or institutional use , Council shall require screening such as a buffer or fence, berm, wall, or landscaping or separation space, whichever is most appropriate.

6) To enhance the aesthetics of residential neighbourhoods, Council shall require landscaping in front yards and streetscape.

7) Neighbourhood retail and personal service uses catering to the needs or local residents shall be allowed in the following zones: Residential Medium Density, Residential High Density, Residential-Commercial and Residential Multi Unit.

8) To build on the Council policy for residential intensification as a means of improving the affordability, make more effective and efficient use of existing municipal infrastructure and services, to help alleviate the decreasing availability of land for new residential development, Council shall permit more intensification throughout the city, subject to physical site suitability and compatibility with, character and density within any existing neighbourhood, impact on traffic, water and sewer capacity, and other factors at the discretion of Council.

9) To enable residential intensification that is suitable and compatible with the existing neighbourhoods, it is Council policy to permit up to four residential dwelling units on a lot as follows: on a lot with a single detached dwelling or double dwelling as a primary dwelling, Council will permit and up to three accessory residential dwelling units consisting of the combination of subsidiary apartments, gardens suite, , subject to meeting the development standards of the zone in which the lot is situated, including on-site parking.

10) To make the requirement, that, wherever possible, driveways on residential lots shall be situated such that they will not abut or be located immediately adjacent to the neighbour's driveway.

11) To allow for garden suites as an accessory dwelling unit as a as a Discretionary Use in the Residential Low Density zone and as a Permitted Use in the Residential High Density, Residential Medium Density, Residential Single Detached Dwelling, Residential Compact, Residential Commercial, Residential Multi-Unit zones, and set out a definition of this use and development standards in the Development Regulations.

12) To create an opportunity for smaller, compact single detached dwellings in an enclave setting, it is the policy of Council to establish a Residential Compact zone to Forsey Place and Jubilee Place and allow the following uses:

    a. Permitted:

- Community Garden
- Single Detached Dwelling

- Two Unit Dwellings -Semi-Detached Dwelling
- Two Unit Dwellings -Duplex
- Mini-Home
- Dwelling Unit Associated with a Place of Worship
- Accessory Residential Dwelling Unit -Subsidiary Apartments
- Accessory Residential Dwelling Unit -Garden Suite
- Environmental Protection
- Open Space, Parks and Trails
- Keeping of bees

b. Discretionary:
- Dormitory

c) Home Business (both permitted and discretionary uses as set out in the Development Regulations section 3.5)

13) To create residential-commercial areas which allow for a higher density housing with styles for commercial-retail development by creating a Residential-Commercial zone. The areas for this zone include the lands on the south side of Kenmount Road from Mount Carson Avenue extending west to Brant Drive and bounded on the south by the Masonic Park.

14) Within the Residential-Commercial zone, Council will allow for the following uses:
a. Permitted:
- Amusement Establishment/Use
- Business Support Service
- Child Care – Non-Residential
- Convenience Store
- Custom Manufacturing Service and Sales
- Garage, Public Parking/Taxi Stand
- General Service/Repair Shop
- Hotel or Inn
- Medical or Dental Clinic/Office
- Motel
- Outdoor Market
- Personal Service
- Offices: Professional & -Financial and related Support Services
- Restaurant-Full-Service Restaurant
- Retail
- Veterinarian Clinic
- Hostel
- Environmental Protection

- Open Space, Parks and Trails
- Public Gathering Places -Indoor
- Sports and Recreation Facilities
- Apartment over Permitted use
- Apartment Building
- Plex Housing -up to and including 4 units
- Plex Housing -greater than 4 units
- Non-Market Housing -Assisted Living-Residential Personal Care Home
- Non-Market Housing -Non-Profit Housing
- Non-Market Housing -Supportive Housing
- Accessory Residential Dwelling Unit- Garden suite
- Accessory Residential Dwelling Unit -Subsidiary apartments
- Keeping of bees
- Assisted Living-Residential Personal Care Home

b. Discretionary:
   - Community Garden
   - Bar/Licensed Liquor Establishment
   - Campground
   - Restaurant-Drive-Through and Take-Out
   - Service Station – Residential
   - Short Term Residential Rental
   - Shopping centres/Retail warehouse/Strip mail
   - Composting Facility
   - Industrial - Light
   - Industrial Mall
   - Institutional Use
   - Non-Market Housing -Transitional Housing
   - Dormitory

15) In the Residential-Commercial zones, Council will permit higher residential development, such as, apartment buildings or plex housing up to 12 storeys and commercial buildings up to six storeys. Request for additional height may be permitted at the discretion of Council;

16) In the Residential-Commercial zone, Council shall permit the conversion of a commercial development use to a residential use or a mixed commercial/residential use with commercial at grade and residential on upper levels in the Residential Commercial zone, provided the property has sufficient space to meet the parking standards for the combined total number of residential and /or commercial units

proposed. Proposals will be considered that are judged to be suitable to the location and compatible with the existing land uses. Where the Council deems is necessary and in the public interest, the City will acquire property to implement public purpose aspects to enable this development.

17) Developments in the Residential Commercial designation shall provide adequate accesses, exits, and off-street parking to ensure the safety of highway travelers without interfering with traffic flow on the nearby highway or arterial road.

18) To provide areas for residential intensification, it is the policy of Council to establish a Residential High Density zone in those areas and neighbourhoods characterized by a variety of housing types, from small-lot single detached dwelling to the full range of multi dwelling buildings.

19) In the Residential High Density land use zone, Council shall allow the following uses In:
    a. Permitted:
        - Community Garden
        - Single Detached Dwelling
        - Two Unit Dwellings -Semi-Detached Dwelling
        - Two Unit Dwellings -Duplex
        - Townhouses
        - Apartment Building
        - Plex Housing-up to and including 4 units
        - Plex Housing-greater than 4 units
        - Mini-Home
        - Non-Market Housing -Assisted Living-Residential Personal Care Home
        - Non-Market Housing -Non-Profit Housing
        - Non-Market Housing -Supportive Housing
        - Non-Market Housing -Transitional Housing
        - Boarding House/Lodging House
        - Dwelling Unit Associated with a Place of Worship
        - Accessory Residential Dwelling Unit-Subsidiary Apartments
        - Accessory Residential Dwelling Unit-Garden Suite
        - Environmental Protection
        - Open Space, Parks and Trails
        - Convenience Store
        - Keeping of bees

    b. Discretionary:
        - Assisted Living-Residential Personal Care Home
        - Dormitory
        - Public Gathering Places -Indoor

- Short Term Residential Rental

c. Home Business (both permitted and discretionary uses as set out in the Development Regulations section 3.5)

20) To enable intensification in the Residential High Density zone, Council shall allow a height of six storeys for multi unit buildings with due consideration for compatibility with adjacent neighbourhoods.

21) It is the policy of Council to establish a Residential Low Density zone to those areas and neighbourhoods characterized by a predominance of single detached dwellings on larger lots, such as, Admiralty Woods area, Mortimer /Rodes Place/Gilham Cresent and the cul-de-sacs of Grey Place, Darby Place and Rideau Place and Pembury Close and area at the extension of Stonegate Crescent.

22) In the Residential Low Density land use zone, Council shall allow for the following uses:

a. Permitted:

- Community Garden
- Single Detached Dwelling
- Non-Market Housing -Assisted Living-Residential Personal Care Home
- Dwelling Unit Associated with a Place of Worship
- Environmental Protection
- Open Space, Parks and Trails
- Convenience Store
- Keeping of bees

b. Discretionary:

- Accessory Residential Dwelling Unit- Subsidiary Apartments
- Accessory Residential Dwelling Unit- Garden Suite
- Plex Housing-up to and including 4 units
- Two Unit Dwelling -Duplex
- Public Gathering Places -Indoor
- Short Term Residential Rental

c. Home Business (both permitted and discretionary uses as set out in the Development Regulations section 4.5)

23) It is the policy of Council establish a Residential Medium Density zone to those areas and neighbourhoods characterized by a variety of housing types. Council shall allow

for a wide variety of housing types, styles, heights, onsite parking configurations, and accessory buildings to meet the needs of residents.

24) In the Residential Medium Density land use zone, Council shall allow the following uses:

a. Permitted:

- Community Garden
- Single Detached Dwelling
- Two Unit Dwellings -Semi-Detached Dwelling
- Two Unit Dwellings -Duplex
- Townhouses
- Apartment Building
- Plex Housing-up to and including 4 dwelling units
- Mini-Home
- Non-Market Housing -Assisted Living-Residential Personal Care Home
- Non-Market Housing -Non-Profit Housing
- Non-Market Housing -Supportive Housing
- Non-Market Housing -Transitional Housing
- Dwelling Unit Associated with a Place of Worship
- Accessory Residential Dwelling Unit -Subsidiary Apartments
- Accessory Residential Dwelling Unit -Garden Suite
- Environmental Protection
- Open Space, Parks and Trails
- Personal Care home (Institutional)
- Public Gathering Places -Indoor
- Keeping of bees

b. Discretionary:

- Convenience Store
- Offices: Professional, Financial & related Support Services
- Retail
- Plex Housing-greater that 4 dwelling units
- Dormitory
- Protective and Emergency Services
- Sports and Recreation Facilities
- Child Care – Non-Residential
- Short Term Residential Rental

c) Home business (both permitted and discretionary uses as set out in the Development Regulations section 3.5)

25) It is the policy of Council to establish a Residential Multi-Unit zone to areas where high density multi units are the optimum use of the land, such as the Kenmount Hill area, including townhomes, plex housing and apartments which may be developed as cluster development. Council shall require appropriate amenity spaces as part of the design for this concentration of dwelling units, including internal parking to provide more aesthetic setting.

26) In the Residential Multi-Unit zone, Council shall allow the following uses:

a. Permitted:
   - Community Garden
   - Townhouses
   - Two Unit Dwellings -Semi-Detached Dwelling
   - Two Unit Dwellings -Duplex
   - Apartment Building
   - Plex Housing-up to and including 4 units
   - Plex Housing-greater than 4 units
   - Tiny Homes
   - Non-Market Housing -Assisted Living-Residential Personal Care Home
   - Non-Market Housing -Non-Profit Housing
   - Non-Market Housing -Supportive Housing
   - Non-Market Housing -Transitional Housing
   - Dwelling Unit Associated with a Place of Worship
   - Accessory Residential Dwelling Unit- Subsidiary Apartment
   - Accessory Residential Dwelling Unit- Garden Suite
   - Environmental Protection
   - Open Space, Parks and Trails
   - Convenience Store
   - Offices: Professional, Financial & related Support Services
   - Retail
   - Keeping of bees

b. Discretionary:
   - Single Detached Dwellings
   - Dormitory
   - Boarding House/Lodging House
   - Institutional Use
   - Protective and Emergency Services

- Public Gathering Places -Indoor
- Public Gathering Places - Outdoor
- Sports and Recreation Facilities (
- Child Care – Non-Residential-Subject to Condition 4

c) Home Business (both permitted and discretionary uses as set out in the Development Regulations section 4.5)

27) It is a policy of Council to consider locations in proximity to community and regional services and amenities and major collector and arterial roads in order to create a concentration of people who would benefit for access to public transit.

28) It is the policy of Council establish a Residential Single Detached Dwelling zone to existing neighbourhoods on lands north of topsail road which have single detached dwellings only on lots which are smaller than the Residential Medium Density zone and located east of Moffat Road, on either side of Moffat, La Salle And Maisonneuve Drives, Erikson Crescent, and east of Wyatt Boulevard (north of Montclair Street) and west Of Wyatt Boulevard surrounding Lady Ann Place. These are the most recently developed subdivisions and homeowners have purchased their homes on the basis of the single detached dwelling only requirement.

29) In the Residential Single Detached Dwelling zone, Council shall allow the following uses:

a. Permitted:

- Community Garden
- Single Detached Dwelling
- Dwelling Unit Associated with a Place of Worship
- Accessory Residential Dwelling Units -Subsidiary Apartments
- Accessory Residential Dwelling Units -Garden Suite
- Environmental Protection
- Open Space, Keeping of bees
- Parks and Trails
- Keeping of bees

b. Discretionary:

- Dormitory
- Public Gathering Places -Indoor

c) Home Business (both permitted and discretionary uses as set out in the Development Regulations section 3.5)

4.0 IMPLEMENTATION

4.1 AMENDMENTS TO THE MUNICIPAL PLAN

Council may consider amendments to the Municipal Plan when:

1. There have been significant changes to the community since the preparation of the Background Report that provided the factual basis for the policies in this Municipal Plan;

2. Studies have been undertaken by the City or the Provincial or Federal governments which contain recommendations or policies which should be incorporated into the Municipal Plan;

3. A development proposal is submitted to Council which provides sufficient information and rationale to support a change in the Municipal Plan;

As per Section 25 of the *Urban and Rural Planning Act, 2000*, an amendment to the Municipal Plan and Development Regulations must follow the process set out in Sections 14-25 of the *Urban and Rural Planning Act, 2000*.

A person may request to have the zoning of a parcel of land changed in order to accommodate a use or development not permitted under its' current zoning. This might only require an amendment to the Development Regulations without amendment to the Municipal Plan. Alternatively, a Development Regulations amendment may consist of a change to the text of the regulations. Where there is only an Amendment to the Development Regulations, then Section 35 (5) of the *Urban and Rural Planning Act, 2000* applies.

In considering requests for Development Regulation amendments, Council shall consider:

- all appropriate policies set out in this Municipal Plan;
- the provision of road, water, and sanitary and storm sewer services and the impact on existing infrastructure;
- the fiscal impact of the development on the City;
- community/neighbourhood context for the proposed development;
- environmental considerations, emissions, effluents, nuisance effects; and,
- site suitability: slope, groundwater, location of watercourses and wetlands.

Council is not required to approve an application for rezoning. A refusal cannot be appealed to the Regional Appeal Board as per Part VI of the *Urban and Rural Planning Act, 2000*.

The procedure for an amendment only to the Development Regulations is set out in the Development Regulations.

4.2 REVIEW OF THE MUNICIPAL PLAN

The Council for the City of Mount Pearl shall undertake a review of the Municipal Plan every five years in accordance with the requirements of Section 28 of the *Urban and Rural Planning Act, 2000*. This review may be comprehensive or it may consist of an audit of progress that confirms that the Municipal Plan is still relevant. The review process is valuable to the Council and residents to ensure that the administration of the community achieves the objectives of its residents.

This Municipal Plan and Development Regulations are developed for a 10-year period and each 5-year review must consider a 10-year period.

4.3 DEVELOPMENT REGULATIONS

In order for the City of Mount Pearl to achieve the vision, objectives, and policies articulated in their Municipal Plan, the Council shall need to:

- Adopt Development Regulations as a tool for administration and implementation;
- Implement a capital works program to support Municipal Plan implementation;
- Ensure a clear and efficient approach to the development review, decision-making, and appeal processes.

Development Regulations are one of the main vehicles through which Municipal Plans are implemented. The City shall review, revise, and adopt Development Regulations pursuant to Section 35 of the *Urban and Rural Planning Act, 2000*.

The Development Regulations are established to ensure that land is controlled and used only in accordance with the Mount Pearl's Municipal Plan. The policy foundation for the Development Regulations can be found in Chapter 2.

SCHEDULE A: FUTURE LAND USE MAP