

CITY OF MOUNT PEARL

MUNICIPAL PLAN

MUNICIPAL PLAN AMENDMENT No. 27, 2024

RE-DESIGNATION OF PROPERTY

AT CIVIC # 912-928 BLACKMARSH ROAD

FROM THE MIXED USE DESIGNATION TO RESIDENTIAL DESIGNATION

Prepared by Paul Boundridge, MCIP

February 2026

**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF MOUNT PEARL MUNICIPAL PLAN AMENDMENT No. 27, 2024**

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

- a) adopted the Mount Pearl Municipal Plan Amendment No. 27, 2024 on the _____ day of _____, 2026;
- b) gave notice of the adoption of the Mount Pearl Municipal Plan Amendment No. 27, 2024 by advertisement inserted on the _____ day of _____, 2026 and the _____ day of _____, 2026 in *The Shoreline/Pearl News* newspaper;
- c) set the _____ day of _____, 2026 at 7:00 P.M. at the Mount Pearl City Hall for the holding of a public hearing to consider objections and submissions; and,
- d) exercised its discretion under Section 21. (1) of the Urban and Rural Planning Act, 2000 to decide to cancel the scheduled public hearing as no signed, written objections had been received by the Town by the stated deadline of _____, 2026.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the City of Mount Pearl Municipal Council approves the Mount Pearl Municipal Plan Amendment No. 27, 2024, as adopted on _____, 2026.

SIGNED AND SEALED this _____ day of _____, 2026

Mayor: _____
Dave Aker

(Council Seal)

Clerk: _____
Stephanie Walsh

Provincial Registration

**RESOLUTION TO ADOPT
CITY OF MOUNT PEARL
MUNICIPAL PLAN AMENDMENT NUMBER 27, 2024**

WHEREAS it is a Goal of the City of Mount Pearl to provide for a diverse mix of housing forms within the City in order to ensure a variety of choice and affordable housing;

BE IT THEREFORE RESOLVED that the City of Mount Pearl hereby adopts the following map amendment to the City of Mount Pearl Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

Redesignate land at civic # 912-928 Blackmarsh Road from the Mixed Use Designation to Residential Designation.as shown on Future Land Use Map 1 attached.

BE IT FURTHER RESOLVED that the City of Mount Pearl requests the Minister of Municipal and Provincial Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of Mount Pearl has been hereunto affixed, and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2026.

Mayor, Dave Aker

City Clerk, Stephanie Walsh

MCIP Certification:

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.



Paul Boundridge, MCIP

Council Adoption

Provincial Registration

MUNICIPAL PLAN AMENDMENT NO. 27, 2024

INTRODUCTION

The City of Mount Pearl Municipal Plan 2010 and City of Mount Pearl Development Regulations 2010 came into effect on December 23, 2011, and have been amended several times since. The City now wishes to amend the current Plan and Development Regulations and this report has been prepared to explain the proposed change.

BACKGROUND

The proposed amendments deal with the proposed redesignation of land located at Civic # 912-928 Blackmarsh Road from the Mixed Use (MU) Designation to the Residential (RES) Designation, and the rezoning of land at Civic # 912-928 Blackmarsh from the Commercial Mixed (CM) Use Zone and the Residential-Medium Density (RMD) Zone to the Apartment (APT) Use Zone. The rezoning of the subject property to the Apartment (APT) Zone has triggered the need for a Municipal Plan amendment.

The subject property is designated Urban Development under the St. John's Urban Region Regional Plan. It is our understanding that this proposed rezoning and redesignation will not require an amendment to the St. John's Urban Region Regional Plan.

The rezoning is for the purpose of accommodating an application for approval to develop the subject property as a residential subdivision containing a total of 51 rowhouse dwelling units (9 quadplex units and 5 triplex units). The subject property is part of a larger property that has a total area of approximately 29.46 hectares (72.8 acres) and frontage of more than 150 metres (492 feet) along Blackmarsh Road. The applicant seeks to have a portion of the property that is in the Commercial Mixed (CM) Use Zone – 10,757 square metres (2.66 acres) rezoned to Apartment (APT). The property is in the Blackmarsh Road North Development Area and located near the intersection of Blackmarsh Road and Topsail Road.

PUBLIC CONSULTATION

During the preparation of the amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Municipal Plan Amendment No. 29, 2024 and the Development Regulations Amendment Number 79, 2024.

In accordance with the requirements of the *Urban and Rural Planning Act, 2000* (URPA) and the City of Mount Pearl Municipal Plan and Development Regulations, notices were prepared advising the public that a Public Consultation Meeting was to be held at 7:00 p.m. on Tuesday, July 23, 2024 at Mount Pearl City Hall to discuss the proposed amendments and what they were intended to accommodate, and inviting inquiries or comments from interested persons. The

Notice of the Public Consultation Meeting was published in the July 5, 2024 issue of *The Shoreline* newspaper. Notices were also distributed by Canada Post on October 29, 2024 to the registered owners of property within a minimum radius of 150 metres of the subject property. In both cases, interested persons were asked to submit written comments to the City by no later than 12:00 Noon on Friday July 19, 2024.

An *Urban and Rural Planning Act (URPA)* Section 15 Release from the Department of Municipal and Community Affairs (DMACA) was issued on _____, 2026. The City of Mount Pearl Municipal Council decided at the Regular Meeting of Council of _____, 2026 to adopt the proposed Mount Pearl Municipal Plan Amendment No. 27, 2024 and the proposed Mount Pearl Development Regulations Amendment No. 75, 2024. At the Regular Meeting of Council of _____, 2026. Council also decided to appoint _____ as Commissioner for a Public Hearing to be held on _____, 2026 at Mount Pearl City Hall.

A Public Notice of a Public Hearing appeared in the _____, 2026 editions of the *Shoreline/The Pearl News* newspaper, on the City of Mount Pearl website and Facebook page and posted at the Summit recreational centre and Mount Pearl City Hall. . The Notice indicated that interested persons would have until 1:00 P.M. of _____, 2026 to examine the proposed amendments and file with the City written submissions of any concerns or objections to the proposed amendments. Any submissions received would be immediately forwarded to the Commissioner for consideration in the report that he would be preparing for Council.

No written objections were received by the stated deadline, and in accordance with URPA Section 21(1), Council exercised its discretion and cancelled the scheduled public hearing. Subsequently, at the Regular Meeting of Council of _____, 2026 Council approved the proposed Mount Pearl Municipal Plan Amendment No. 27, 2024, and Mount Pearl Development Regulations Amendment Number 75, 2024 as adopted on _____, 2026

AMENDMENT

The City of Mount Pearl Municipal Plan 2010 shall be amended as follows:

**Redesignate land at civic # 912-928 Blackmarsh Road
from the Mixed Use Designation to Residential Designation,
as shown on Future Land Use Map 1 attached.**

CITY OF MOUNT PEARL

Mayor

Chief Administrative Officer

Date Signed:

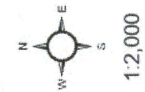
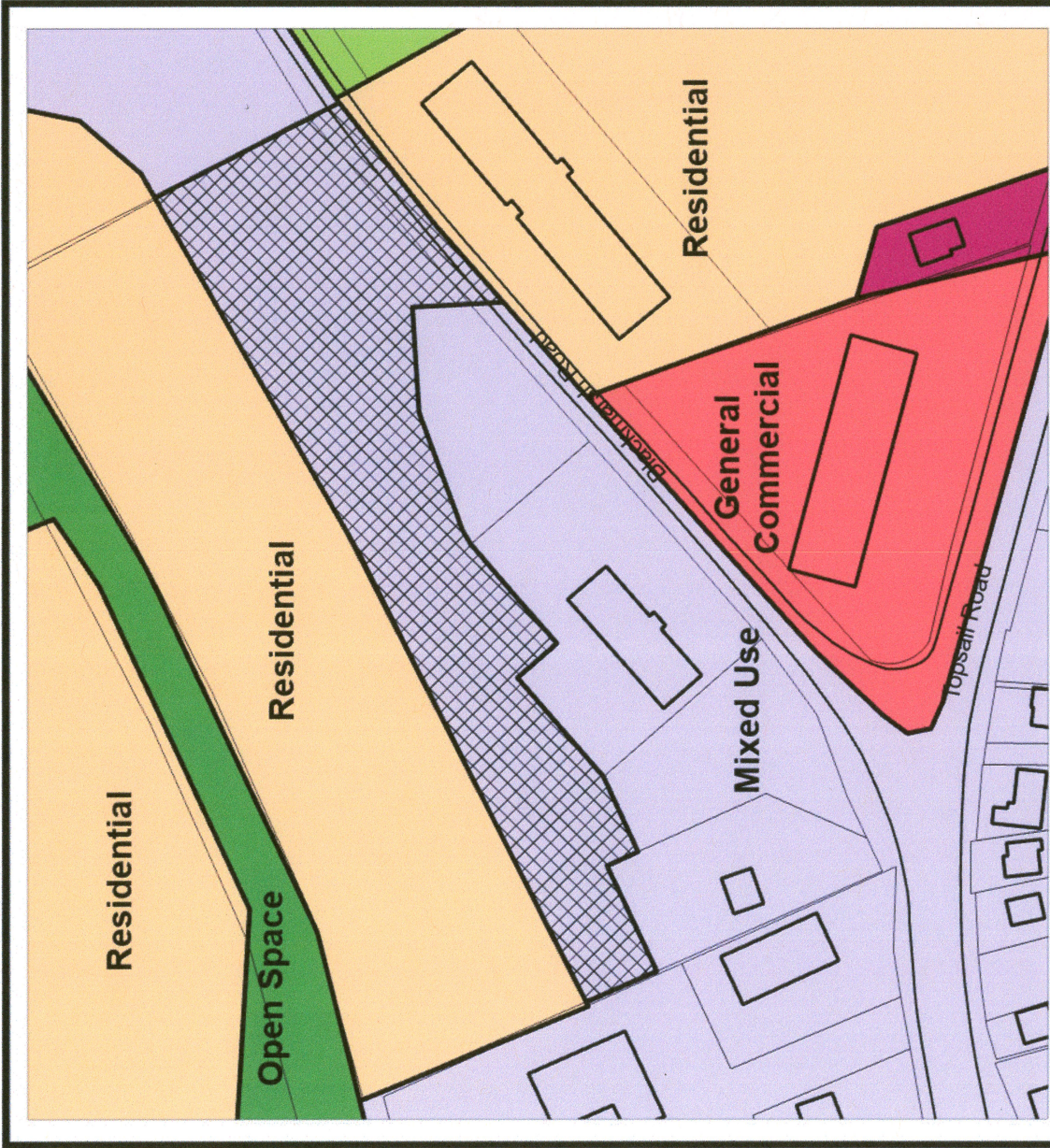
CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment 2010 Amendment No. 27, 2024 has been prepared in accordance with the requirements of the Urban and Rural Planning Act, 2006

MCIP:

PAUL BRIDGE
PLANNERS
URBANISTES
INSTITUTE OF
MOUNT PEARL
830 NEW
CANADIAN
COUNCIL

PROVINCIAL REGISTRATION



Mount Pearl Municipal Plan 2010
Amendment Number 27, 2024
(912-928 Blackmarsh Road Amendment)
Map 1 - Future Land Use Map



☒ Redesignate from Mixed Use to Residential