



Envision St. John's

Municipal Plan

Appendices

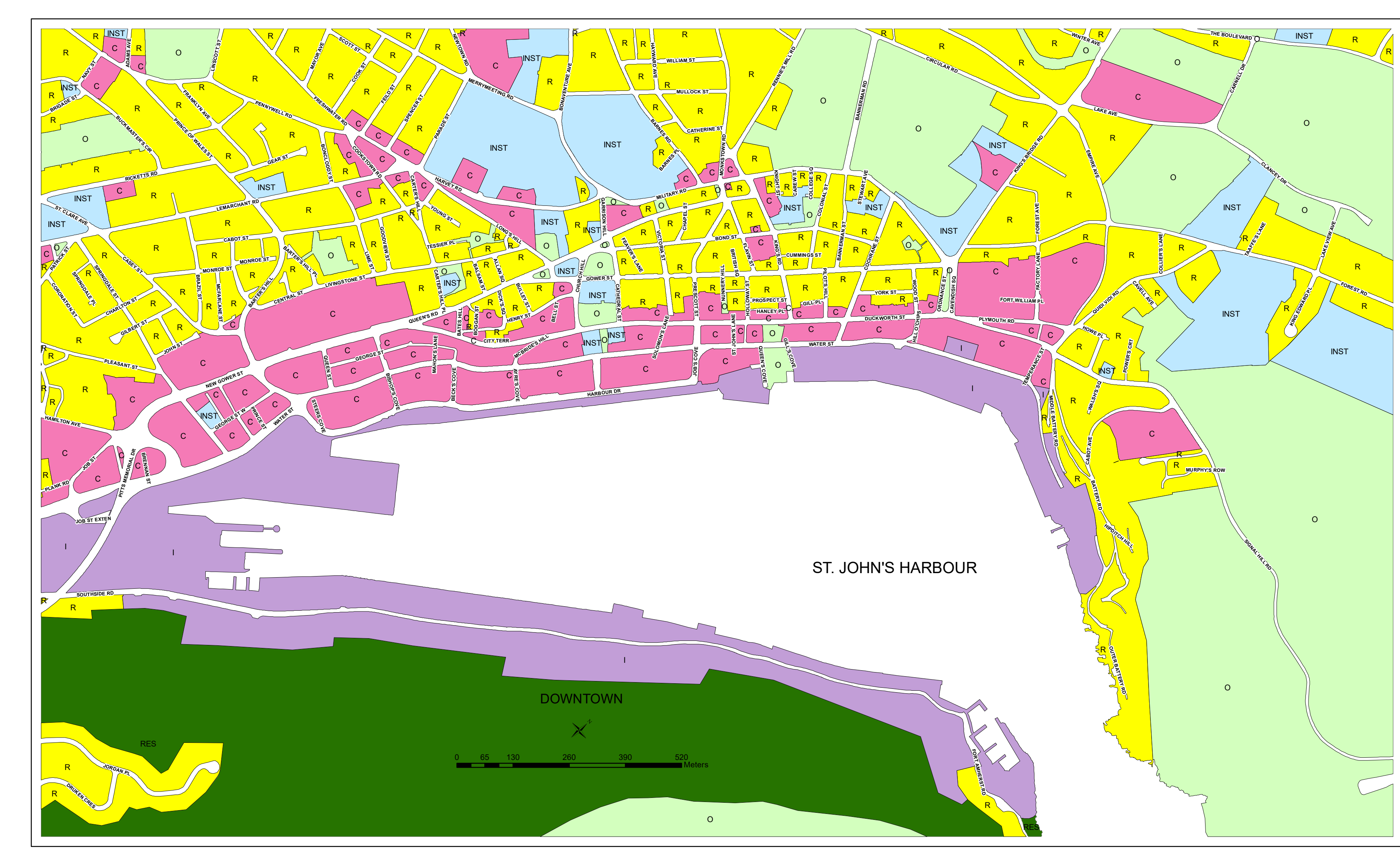
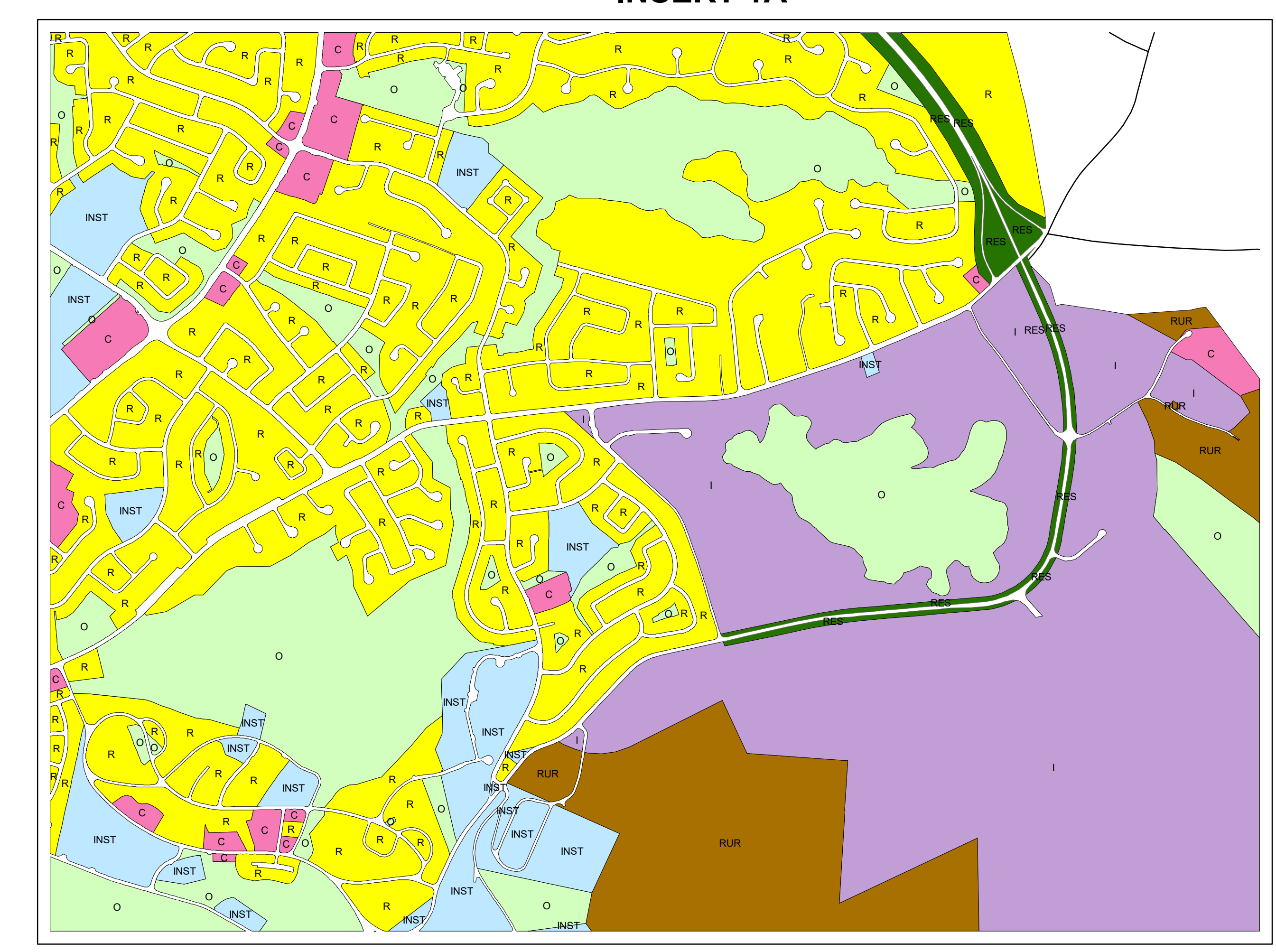
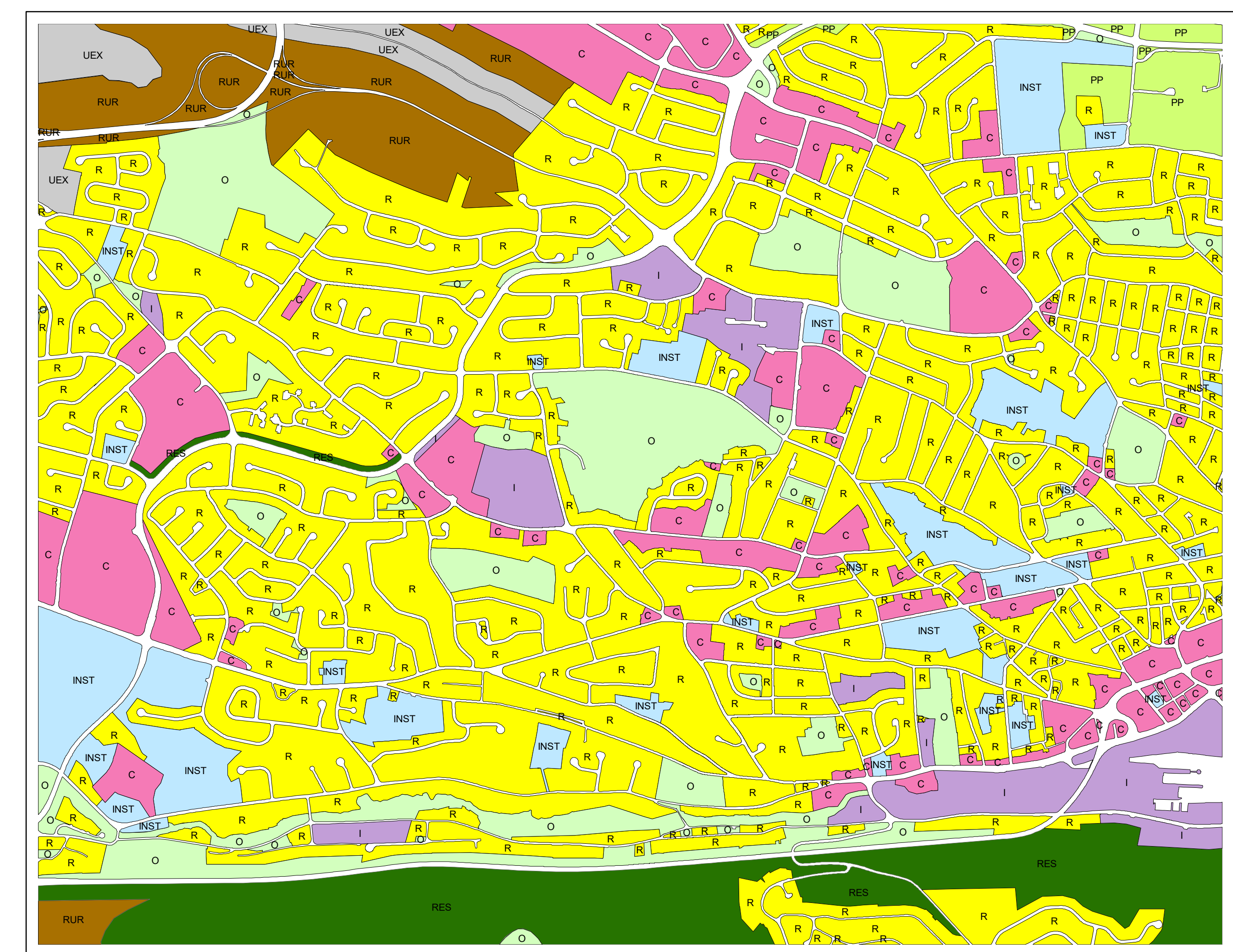
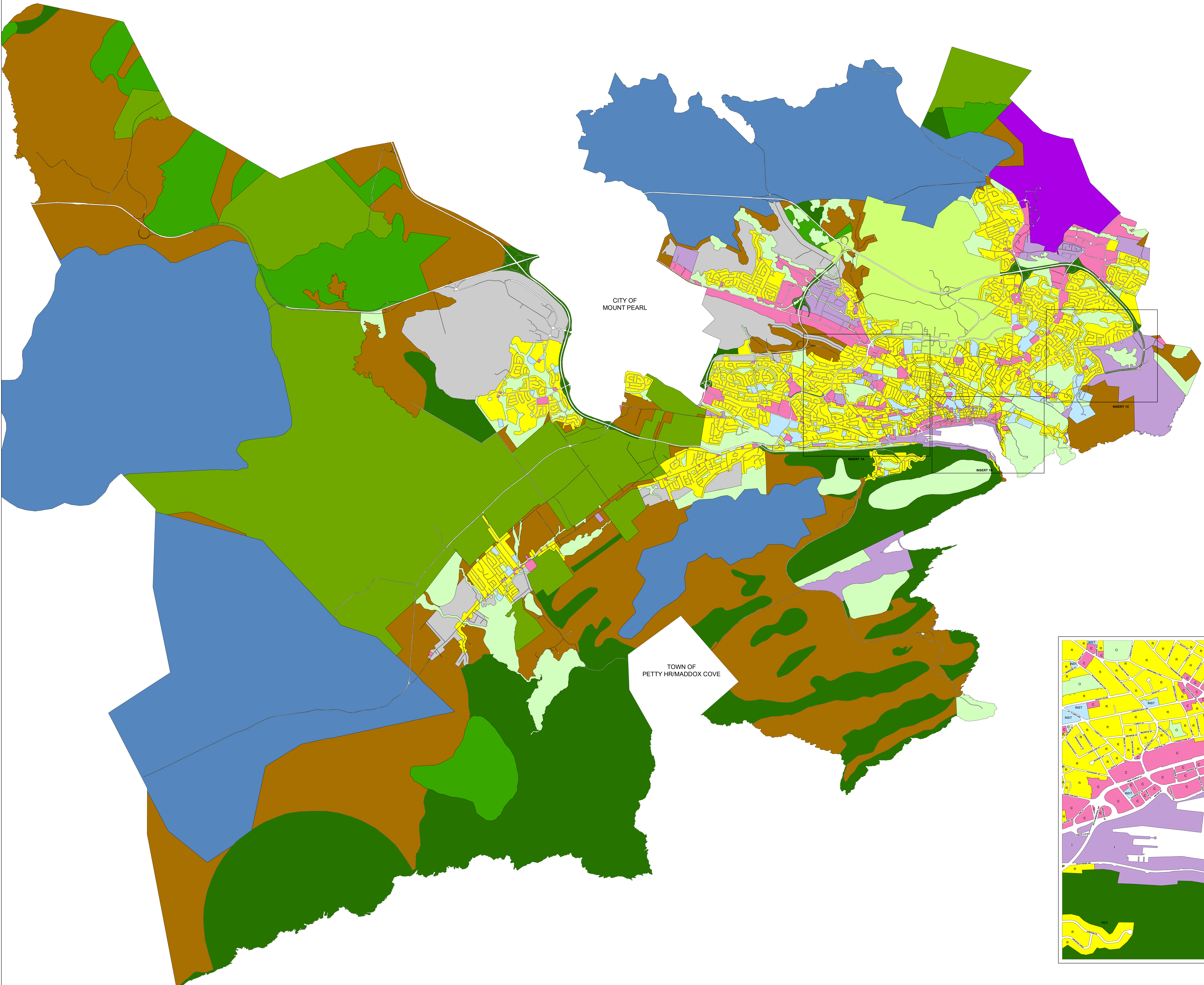
Last Updated July 2026





APPENDIX 'A'





ENVISION ST. JOHN'S
MUNICIPAL PLAN

FUTURE LAND USE MAP

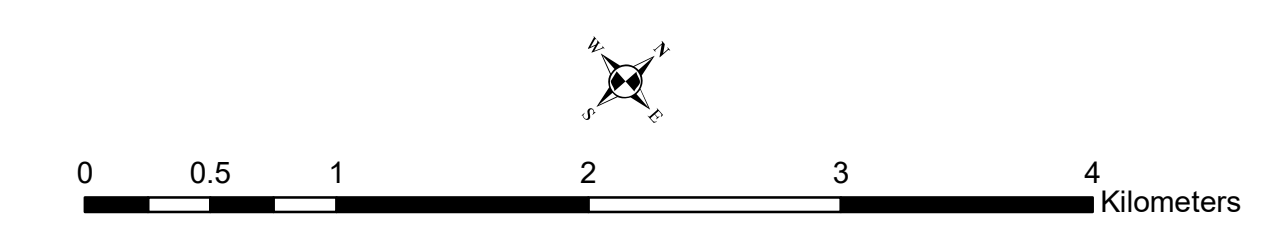
- Residential (R)
- Commercial (C)
- Industrial (I)
- Airport (AIR)
- Institutional (INST)
- Pippy Park (PP)
- Open Space (O)
- Agricultural (AG)
- Forestry (F)
- Rural (RUR)
- Restricted (RES)
- Watershed (W)
- Urban Expansion (UEX)

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

M. C. I. P. signature and seal

Office Consolidate, Updated: August 17, 2026

Council Adoption
Council Approval
Mayor
City Clerk
Date of Gazetting

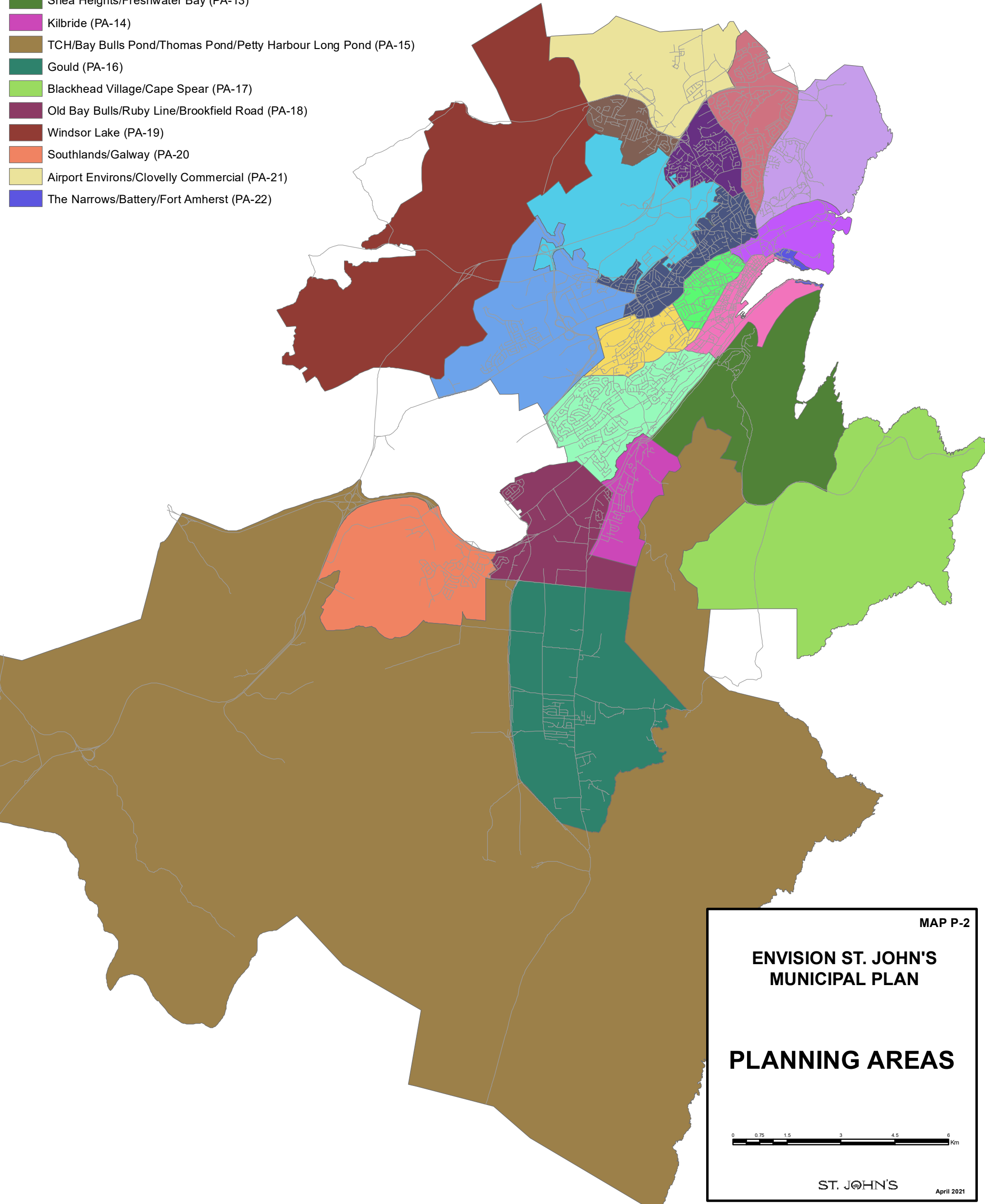


ST. JOHN'S



PLANNING AREA

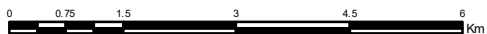
- Downtown (PA-1)
- East End/Quidi Vidi Village (PA-2)
- Georgetown/Rabbittown/Higer Levels (PA-3)
- Mundy Pond (PA-4)
- Rennies River/Churchill Park/Baird (PA-5)
- Pleasantville/Virginia Park (PA-6)
- Waterford/Amherst Heights/Cowan Heights (PA-7)
- Glenbrook/Centennial Meadows/Fox Avenue (PA-8)
- O'Leary/Southwest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



MAP P-2

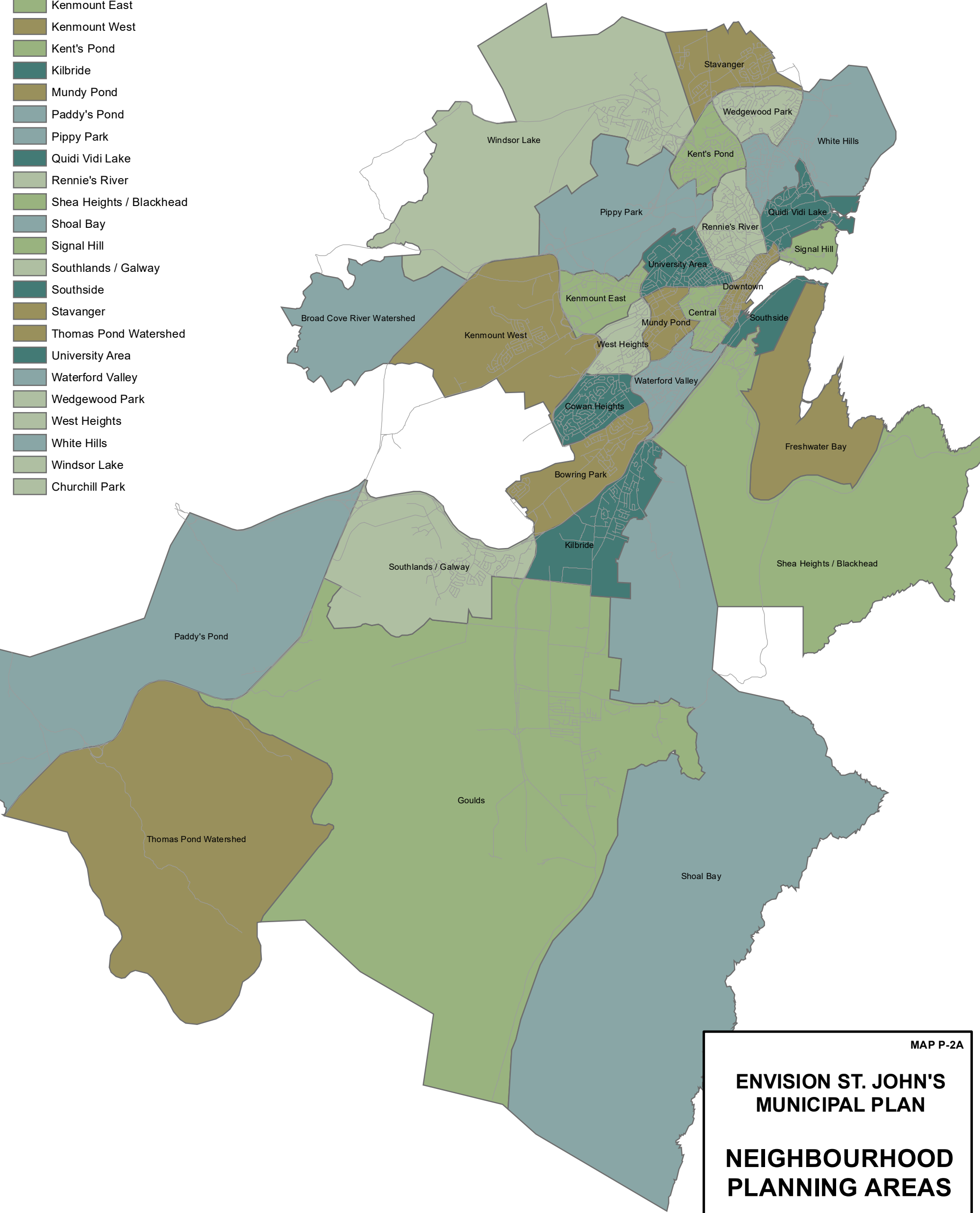
ENVISION ST. JOHN'S
MUNICIPAL PLAN

PLANNING AREAS



Legend

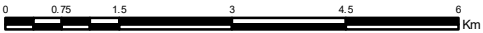
- Bowring Park
- Broad Cove River Watershed
- Central
- Cowan Heights
- Downtown
- Freshwater Bay
- Goulds
- Kenmount East
- Kenmount West
- Kent's Pond
- Kilbride
- Mundy Pond
- Paddy's Pond
- Pippy Park
- Quidi Vidi Lake
- Rennie's River
- Shea Heights / Blackhead
- Shoal Bay
- Signal Hill
- Southlands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



MAP P-2A

ENVISION ST. JOHN'S
MUNICIPAL PLAN

NEIGHBOURHOOD
PLANNING AREAS

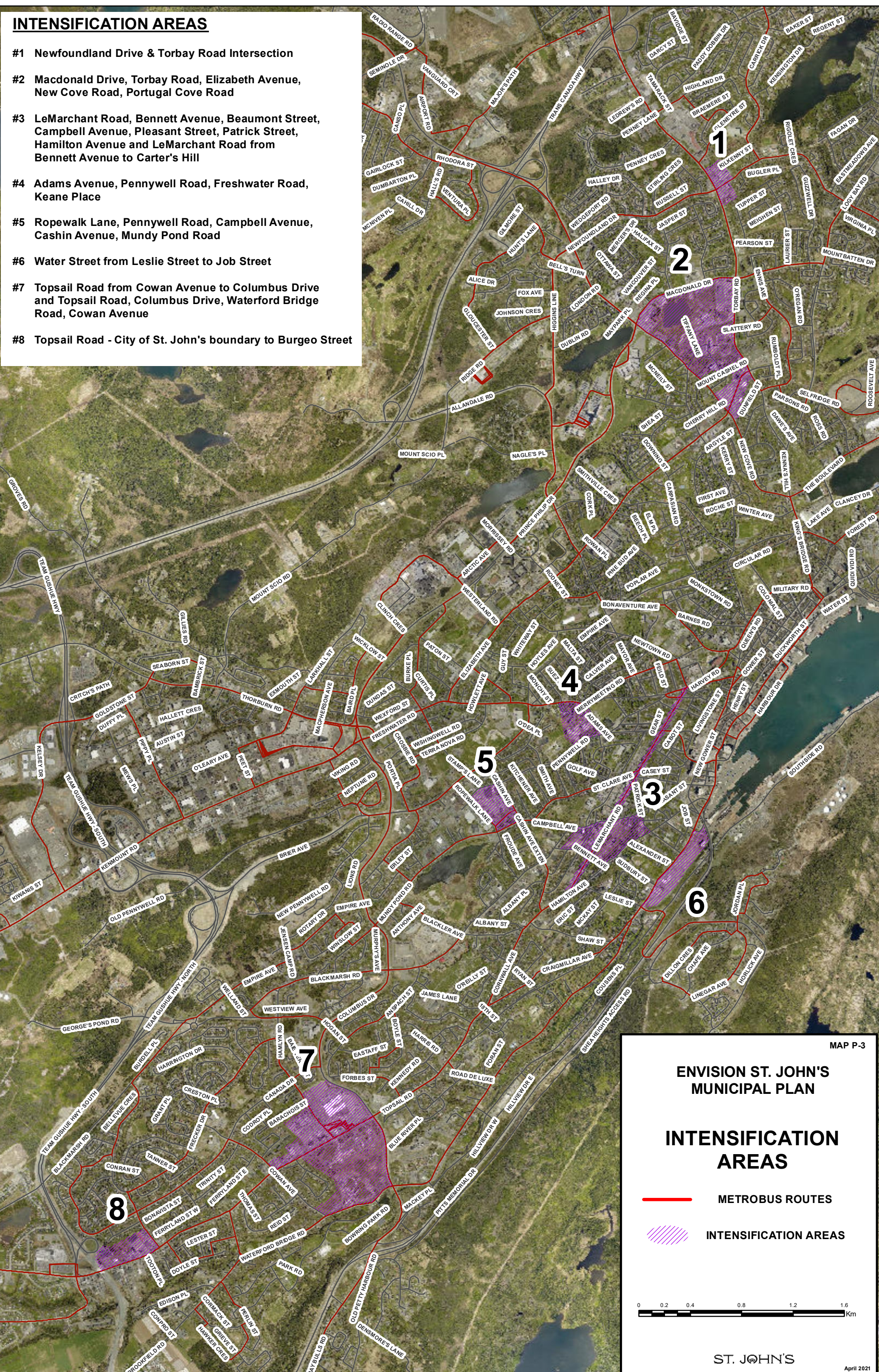


ST. JOHN'S

April 2021

INTENSIFICATION AREAS

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



MAP P-3

ENVISION ST. JOHN'S
MUNICIPAL PLAN

INTENSIFICATION
AREAS

METROBUS ROUTES

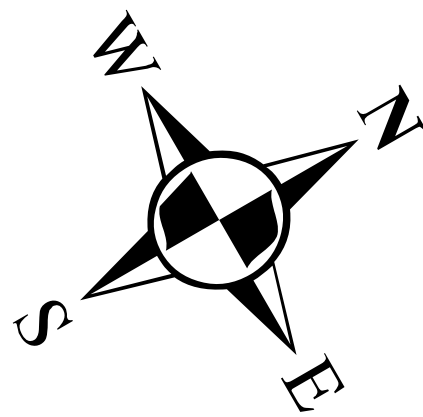
INTENSIFICATION AREAS

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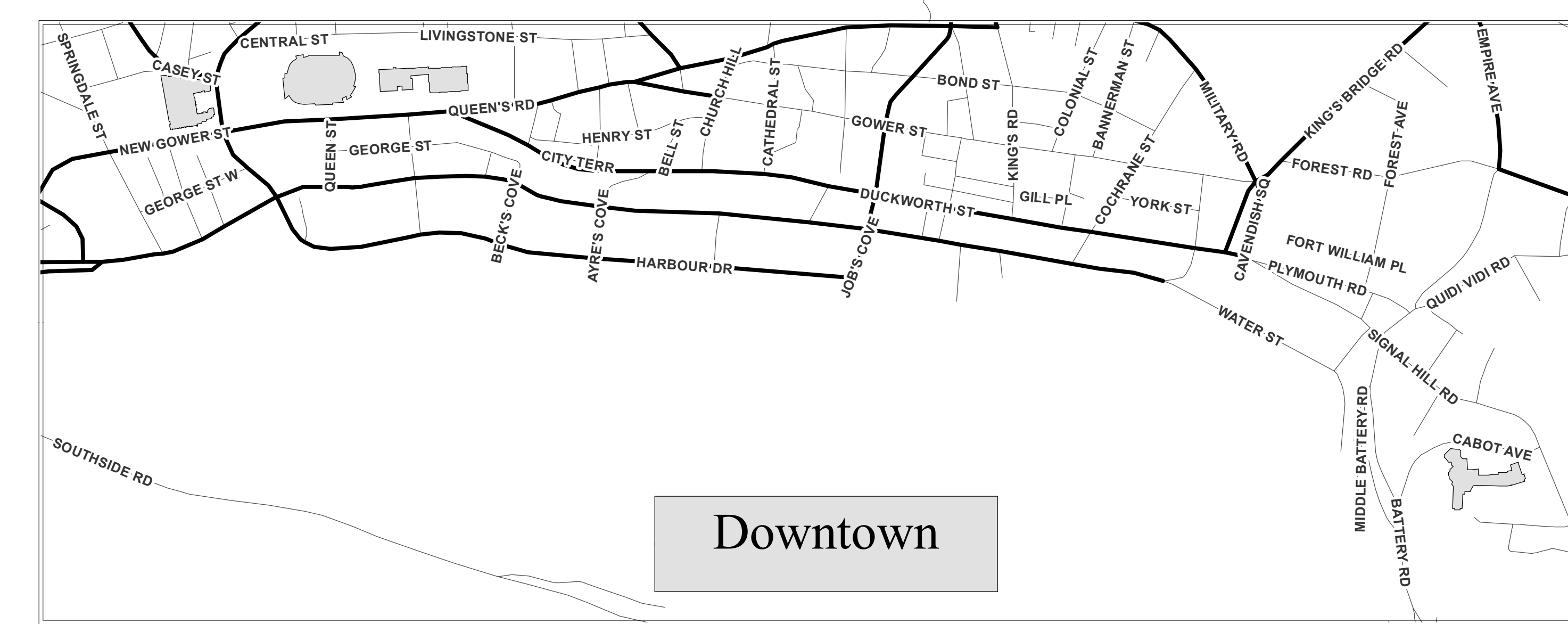
Km

ST. JOHN'S

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See Downtown Inset



Downtown

MAP P-4

ENVISION ST. JOHN'S
MUNICIPAL PLAN

ROAD CLASSIFICATIONS

Roads Legend

Roads

Scenic Roads

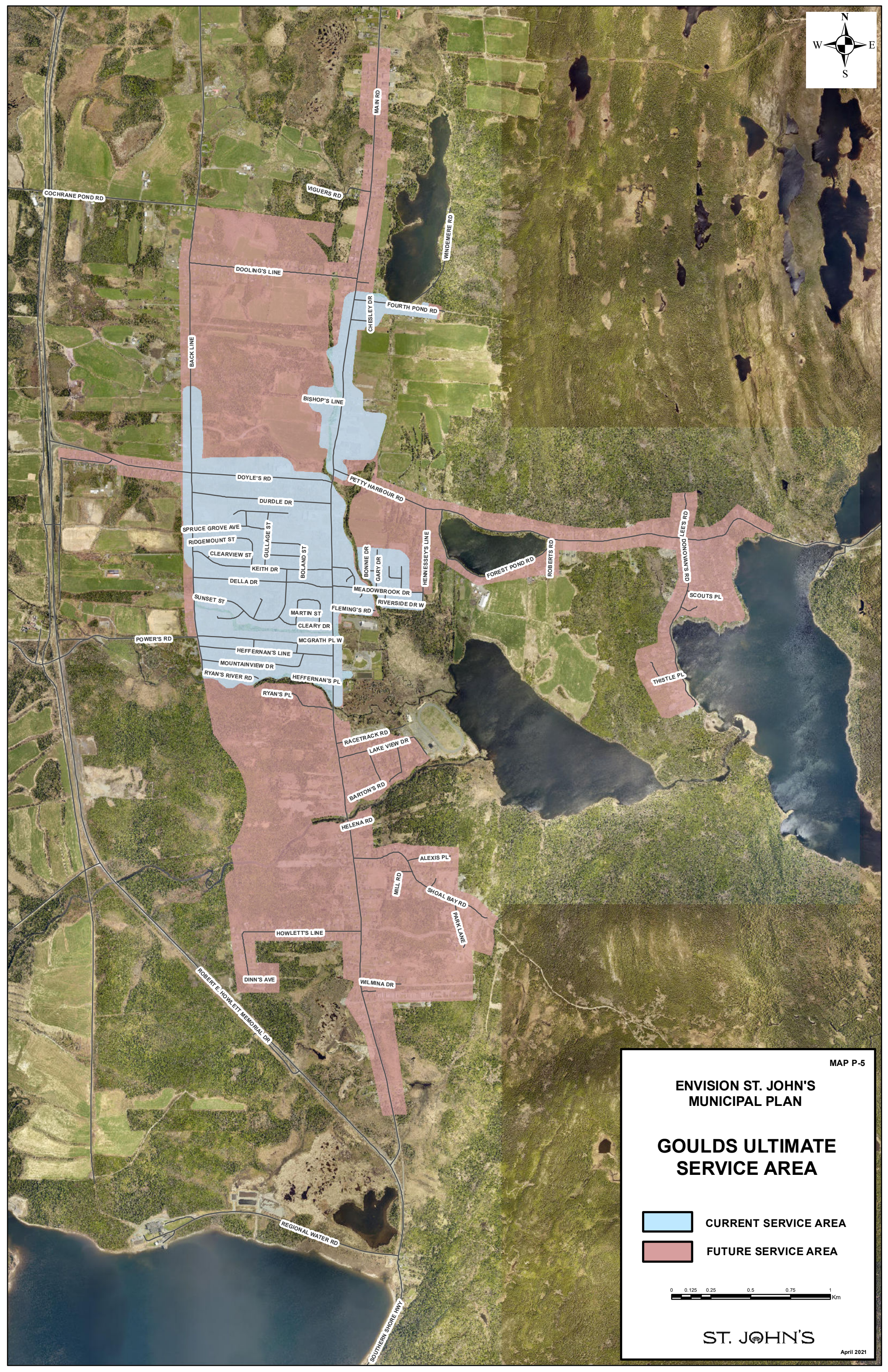
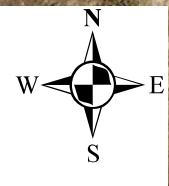
Protected Roads

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Km

ST. JOHN'S

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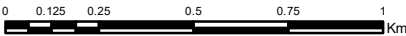


MAP P-5

ENVISION ST. JOHN'S
MUNICIPAL PLAN

GOULDS ULTIMATE
SERVICE AREA

-  CURRENT SERVICE AREA
-  FUTURE SERVICE AREA

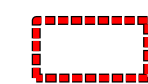


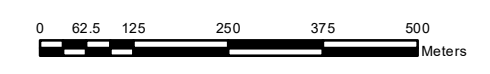
ST. JOHN'S



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

**TORBAY ROAD NORTH
COMMERCIAL AREA**

 **COMMERCIAL AREA**



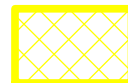


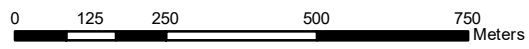
MAP P-7

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

**ROBIN HOOD BAY
WASTE MANAGEMENT
AREA**

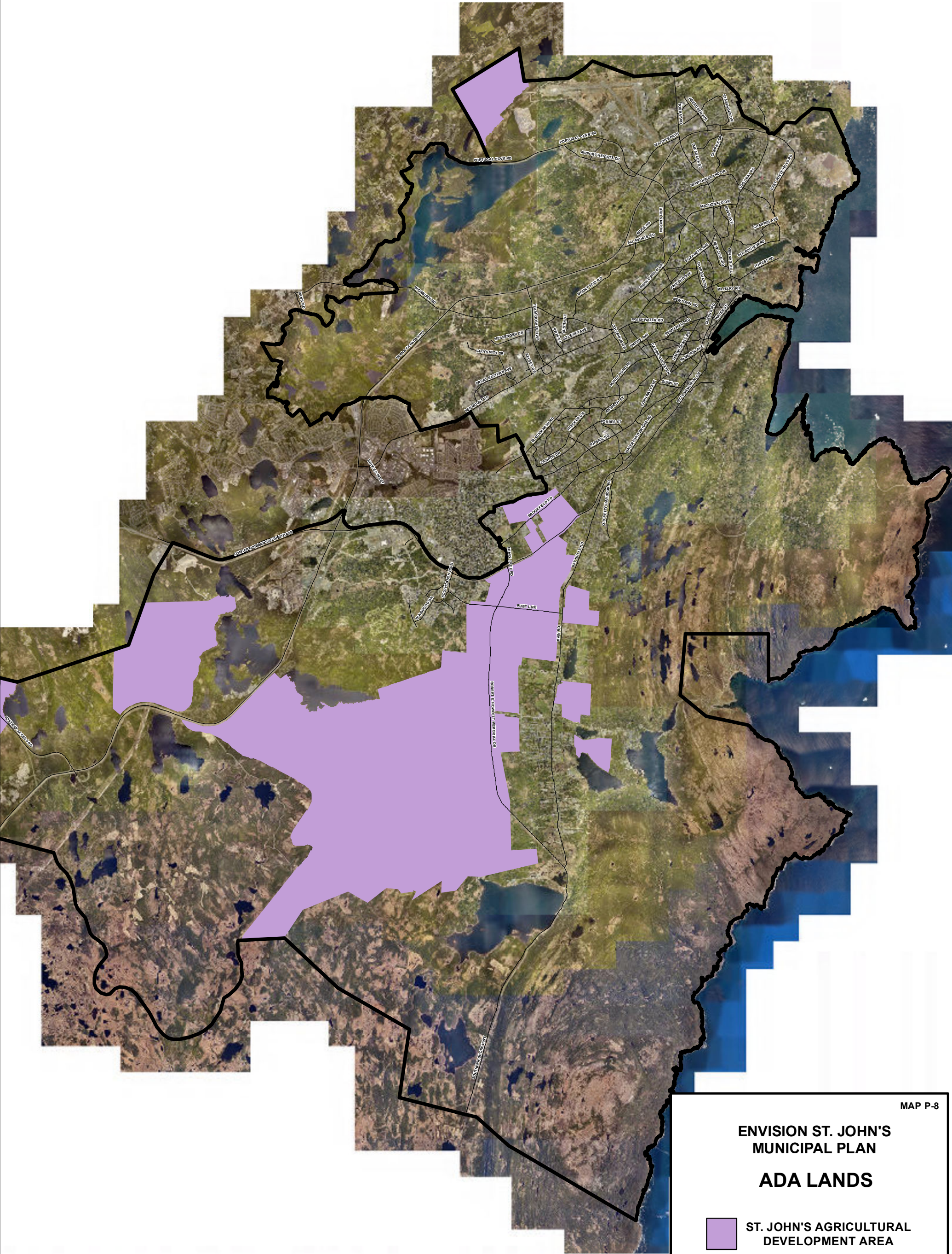
 **ROBIN HOOD BAY
WASTE MANAGEMENT
FACILITY**

 **PROTECTION AREA**



ST. JOHN'S

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MAP P-8

ENVISION ST. JOHN'S
MUNICIPAL PLAN

ADA LANDS



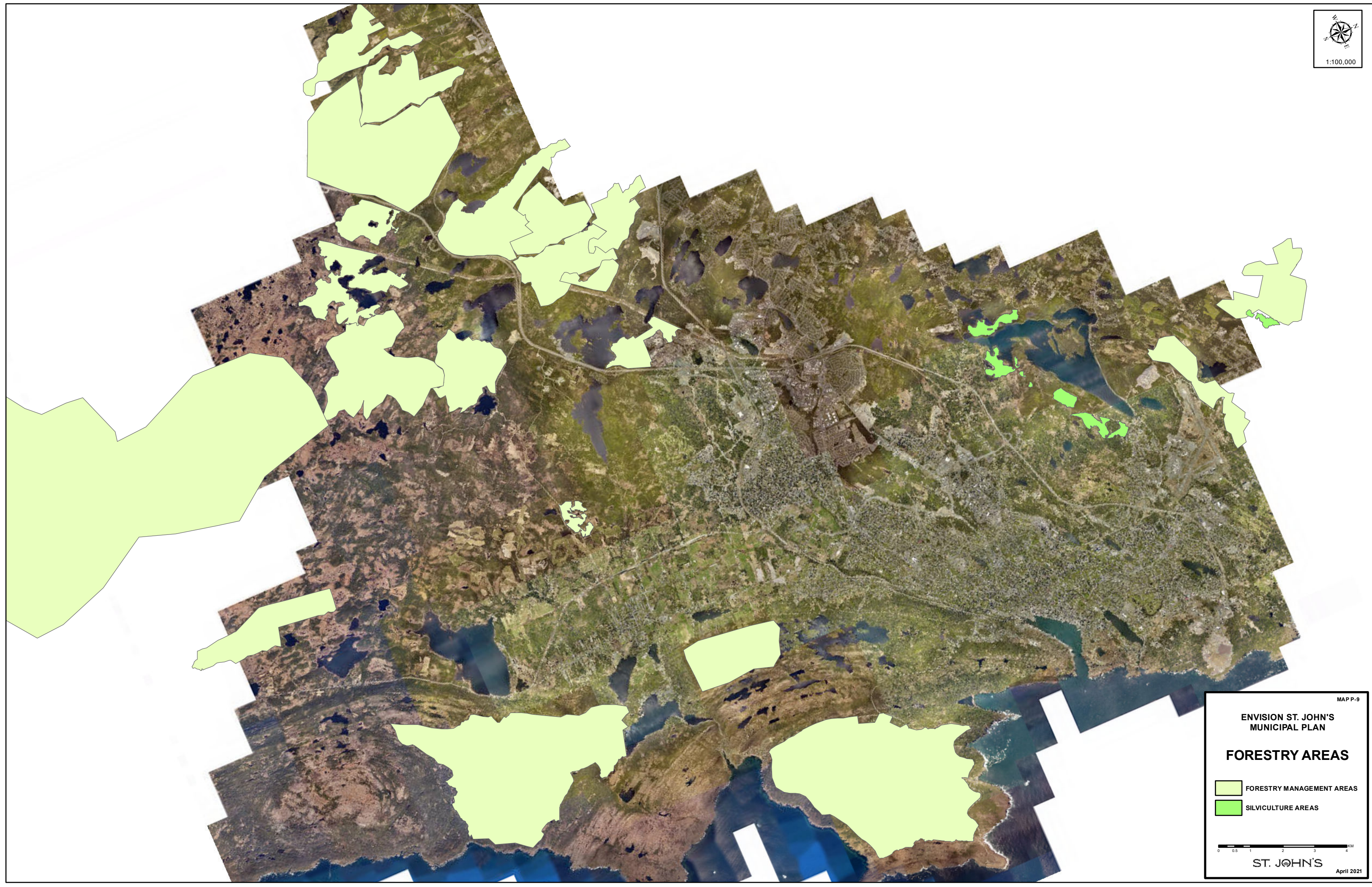
ST. JOHN'S AGRICULTURAL
DEVELOPMENT AREA



ST. JOHN'S

Note: ADA in Thomas Pond Watershed as been excluded.

April 2021



MAP P-9

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

FORESTRY AREAS

 FORESTRY MANAGEMENT AREAS

 SILVICULTURE AREAS

0 0.5 1 2 3 4 KM

ST. JOHN'S

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ENVISION ST. JOHN'S MUNICIPAL PLAN

PLANNING AREA 2

Neighbourhoods and Sub-Areas



Planning Area Boundary



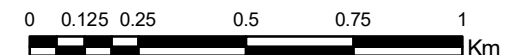
NEIGHBOURHOODS

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

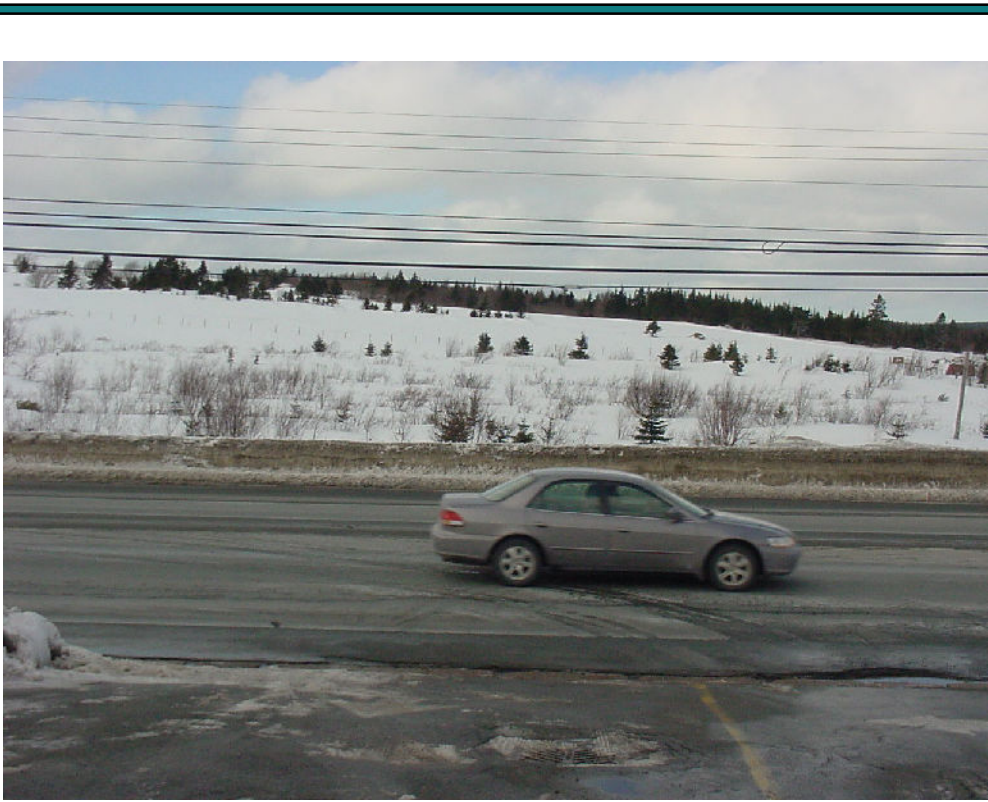


SUB - AREAS

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



ST. JOHN'S



ACCESS "A"



ACCESS "B"



ACCESS "C"



ACCESS "D"



ACCESS "E"

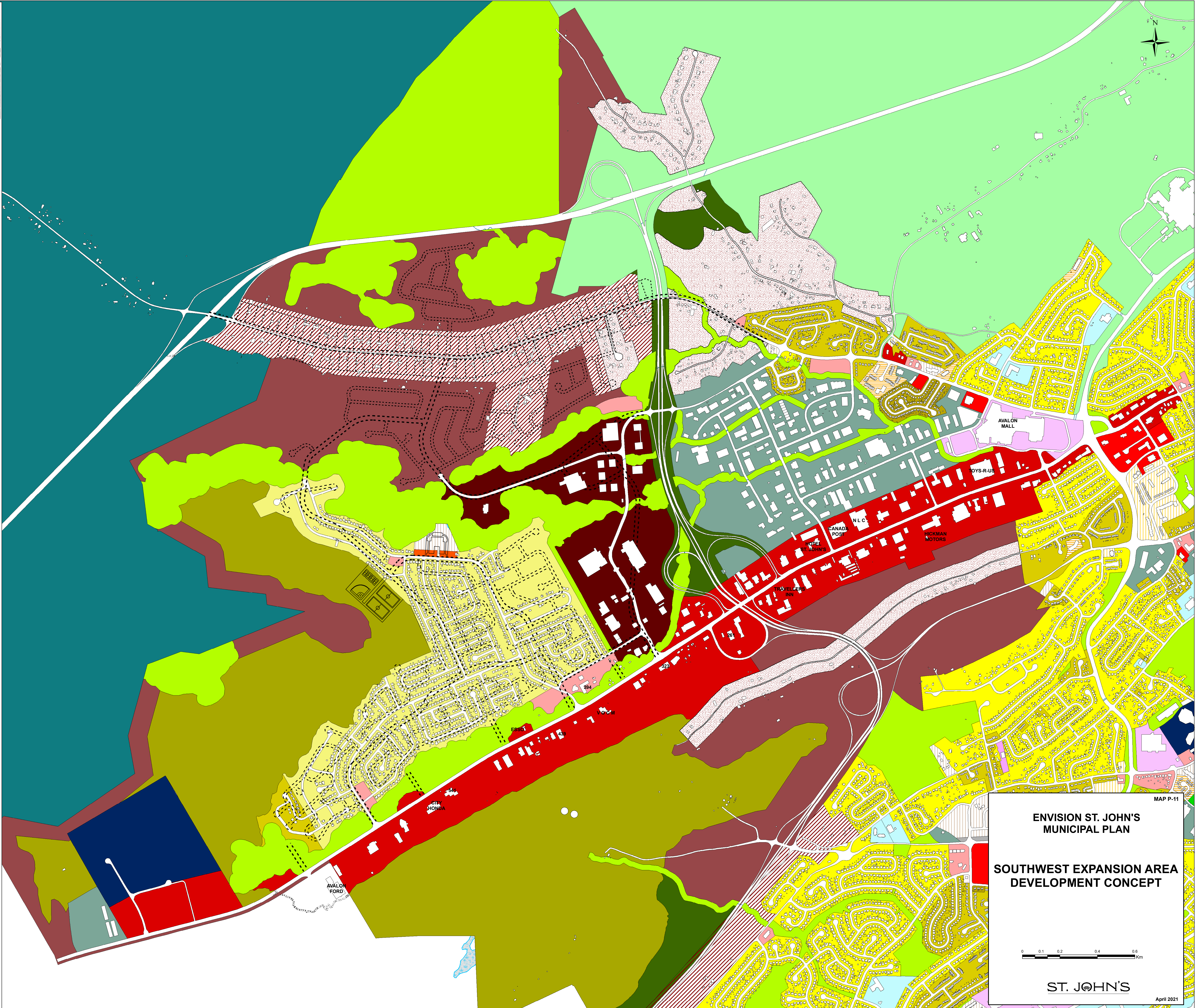
**SOUTHWEST EXPANSION AREA
DEVELOPMENT CONCEPT**

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

FUTURE RESIDENTIAL
SOUTH OF THORBURN ROAD (65.50 ha) - APPROX. 930 LOTS
NORTH OF THORBURN ROAD (34.50 ha) - APPROX. 350 LOTS

Legend

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



MAP P-11

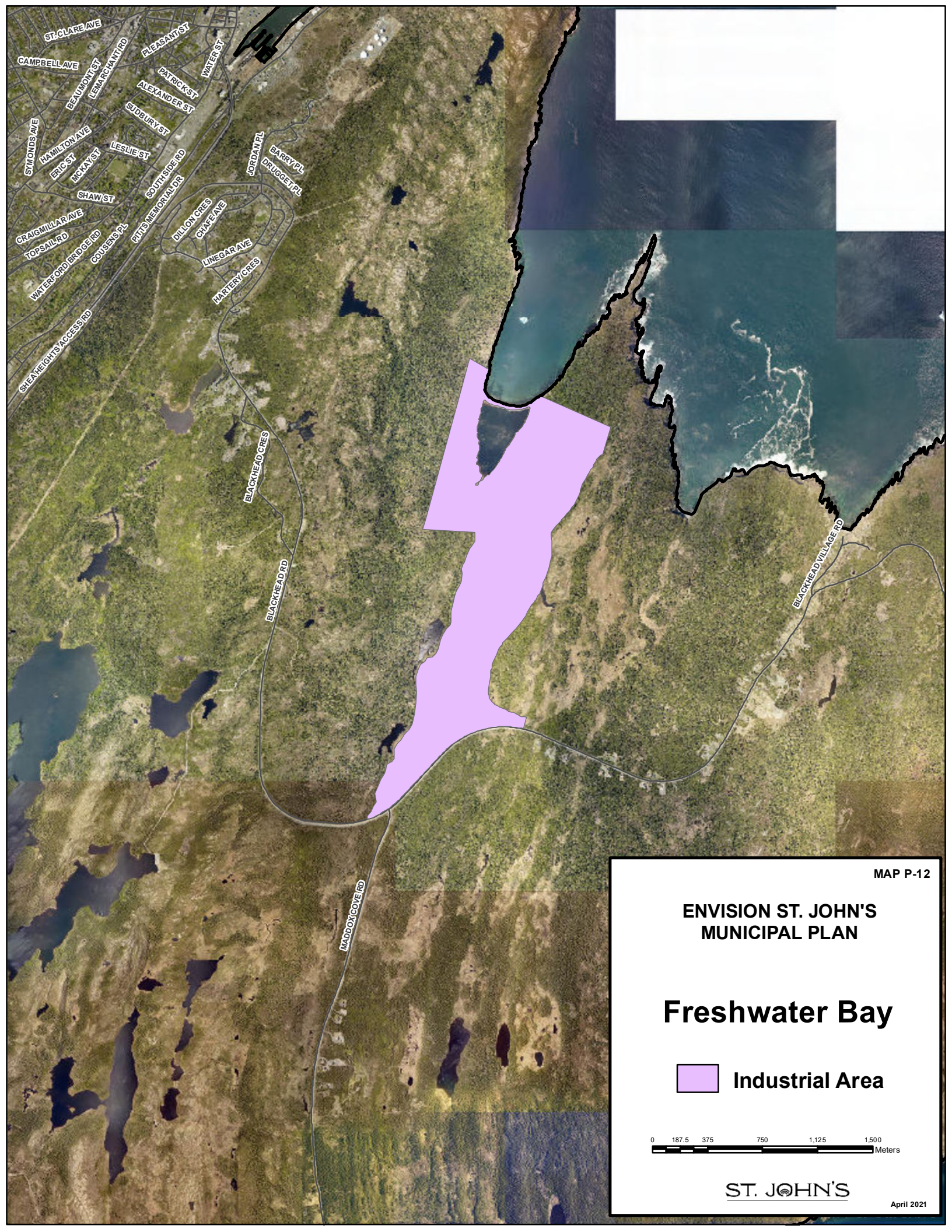
**ENVISION ST. JOHN'S
MUNICIPAL PLAN**

**SOUTHWEST EXPANSION AREA
DEVELOPMENT CONCEPT**

0 0.1 0.2 0.4 0.6 Km

ST. JOHN'S

April 2021

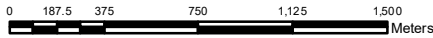


MAP P-12

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

Freshwater Bay

 **Industrial Area**



ST. JOHN'S

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