

CITY OF MOUNT PEARL

MUNICIPAL PLAN

KENMOUNT HILL INFILL

COMPREHENSIVE DEVELOPMENT SCHEME 2007

THE URBAN AND RURAL PLANNING ACT, 2000

OCTOBER 2007

***Revised – June 29, 2018 – As a Result of the
Mount Pearl Municipal Plan 2010 Amendment No. 19, 2018***

Please Note: This is not the official copy of the aforementioned Kenmount Hill Infill Comprehensive Development Scheme, but rather a consolidated copy to include amendments. The Scheme is subject to periodic amendments. Please contact the City of Mount Pearl Department of Community Development for information relating to recent amendments.

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URBAN AND RURAL PLANNING ACT, 2000

MOUNT PEARL MUNICIPAL PLAN

KENMOUNT HILL INFILL COMPREHENSIVE DEVELOPMENT SCHEME, 20007

Under the authority of Section 29 and Section 30 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl:

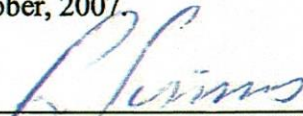
- a) Adopted the Kenmount Hill Infill Comprehensive Development Scheme, 2007 on the 2nd day of October, 2007.
- b) Gave notice of the adoption of the Kenmount Hill Infill Comprehensive Development Scheme, 2007 by advertisement inserted on the 4th day and 11th day of August, 2007, in the *Telegram* newspaper, by circulating the notice to surrounding property owners and by posting the advertisement on the City of Mount Pearl website.
- c) Set the 20th day of August, 2007 at 7:30 p.m. at Mount Pearl City Hall for the holding of a public hearing to consider objections and submissions.

Now, under Section 23 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl approves the Kenmount Hill Infill Comprehensive Development Scheme, 2007 as adopted.

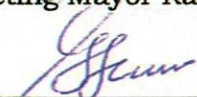
APPROVED by the City Council of Mount Pearl on the 2nd day of October, 2007.

SIGNED AND SEALED this 2nd day of October, 2007.

Mayor:


Acting Mayor Randy Simms

Chief Administrative Officer:


Gerard Lewis

PROVINCIAL REGISTRATION

Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	<u>3345-2007-003</u>
Date	<u>12th OCTOBER 2007</u>
Signature	<u>[Signature]</u>

URBAN AND RURAL PLANNING ACT, 2000

MOUNT PEARL MUNICIPAL PLAN

KENMOUNT HILL INFILL COMPREHENSIVE DEVELOPMENT SCHEME, 20007

RESOLUTION TO ADOPT

Under the authority of Sections 29 and 30 of the *Urban and Rural Planning Act 2000*, the City Council of Mount Pearl adopts the Kenmount Hill Infill Comprehensive Development Scheme, 2007.

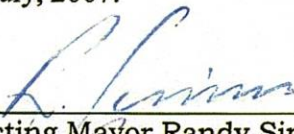
The purposes of the Amendment are to:

- (a) ensure that the lands within the Kenmount Hill Infill Comprehensive Development Area are developed or used in the manner described in the Scheme policies and future land use plan that form a part of this scheme,
- (b) amplify the details of the development and use of land; and
- (c) identify those public purpose initiatives that are to be carried out to complement and support the comprehensive development scheme.

ADOPTED by the City Council of Mount Pearl on the the 24th day of July, 2007.


SIGNED AND SEALED this the 24th day of July, 2007.

Mayor:



Acting Mayor Randy Simms

Chief Administrative Officer:



Gerard Lewis

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Kenmount Hill Infill Comprehensive Development Scheme, 2007 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

FCIP:

Stephen B. Jewczyk

Stephen B. Jewczyk, FCIP



INTRODUCTION

In accordance with Sections 29 and 30 of The Urban and Rural Planning Act, 2000, the City Council of Mount Pearl in the Province of Newfoundland and Labrador, as Planning Authority for the lands identified as part of the Kenmount Hill Infill Comprehensive Development Area (See Map 1) wishes to adopt the Kenmount Hill Infill Comprehensive Development Scheme, 2007. The Development Scheme provides details on the proposed changes in the land use policies in the Municipal Plan and to the designations of the Future Land Use Plan for the Kenmount Hill Comprehensive Development Area ("Area") and provides the framework for the amendments to the zoning map as part of the Mount Pearl Development Regulations. This Scheme and the corresponding amendments to the zoning map will form the basis for consideration by the general public before the Development Scheme is submitted by Council to the Minister of Municipal Affairs for Registration.

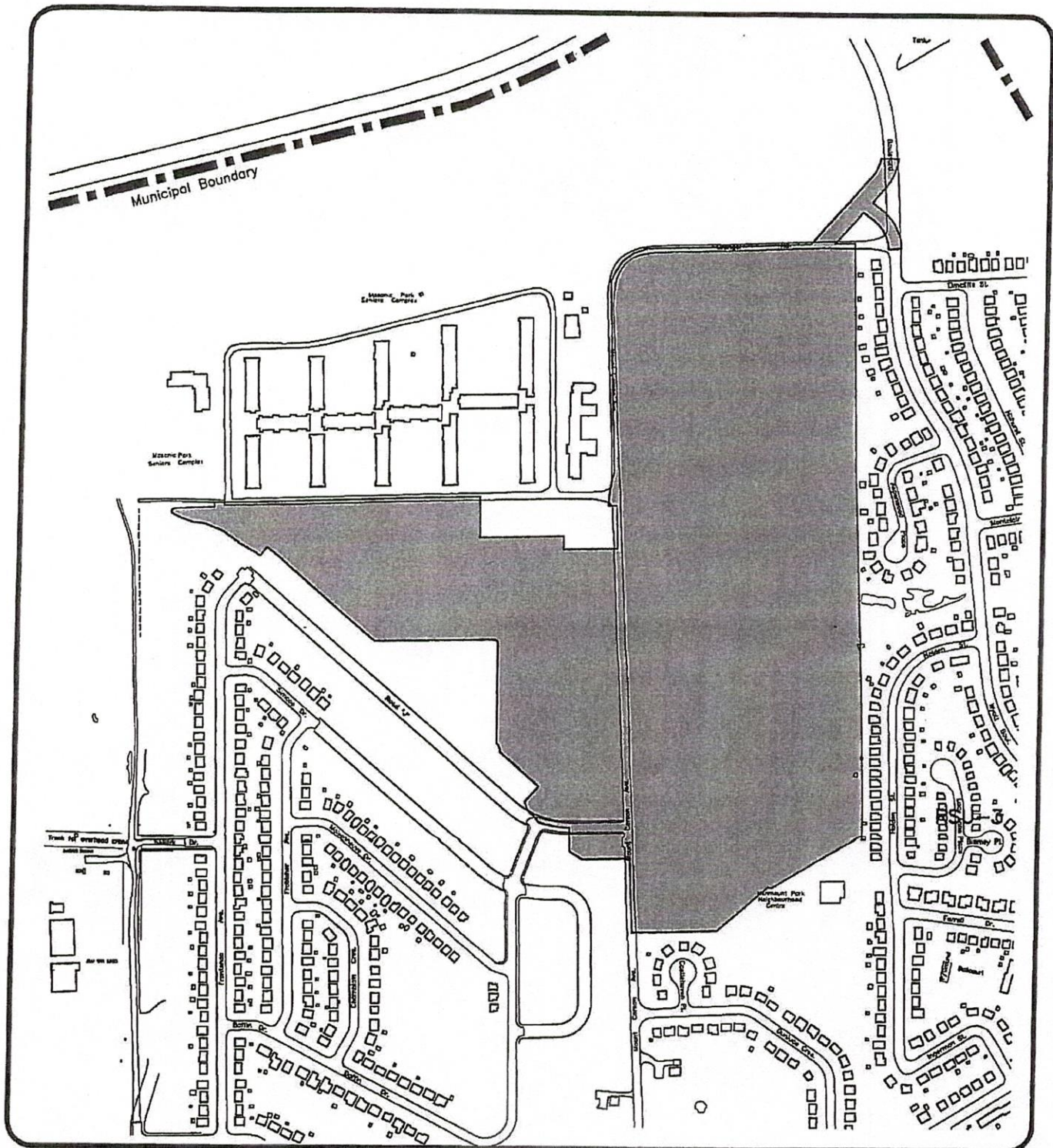
The Kenmount Hill Infill Comprehensive Development Scheme, 2007 ("Scheme") outlines the proposed Goal, Objectives, and Land Use Policies for the Area. The Scheme was prepared on the basis of the background report prepared by Earle Barclay & Company Inc. and follow up public consultations with the Area's property and business owners, residents of Masonic Park and the public at large. While not forming a part of the Scheme, the Earle Barclay & Company Inc. background report provides the foundation for this Scheme and presents ideas and concepts on the orderly growth and development and use of lands within the Area. Also attached is the public consultation report which outlines the process undertaken by the City to receive public feedback during the preparation of the Scheme.

PURPOSE

The City of Mount Pearl wishes to adopt the Kenmount Hill Infill Comprehensive Development Scheme, 2007 and to designate the lands within the Square as a Special Policy Area. The purpose of the Scheme is to provide detailed policy direction in the orderly growth, development and use of land with the Area.

THE MOUNT PEARL MUNICIPAL PLAN AND DEVELOPMENT REGULATIONS

The existing Mount Pearl Municipal Plan was adopted in 1988. The Municipal Plan initially designated the land in the Area as **RESTRICTED** and limited the use of the land to development that did not require municipal services or which could require municipal services in future.



Kenmount Hill Infill Comprehensive Development Area

Subject Property

Scale:	Date:
1:6000	Jul. 16, 07
Drawn By:	Dwg File:
HF	Location

Map 1

Mount Pearl Municipal Plan Amendment No. 58, 2004 approved in 2005 redesignated the Area from **RESTRICTED** to **RESIDENTIAL RESERVE (COMPREHENSIVE DEVELOPMENT AREA)** as identified on Map 2. Concurrently, Mount Pearl Development Regulations Amendment No. 146, 2004 was also approved to implement the plan amendment and the lands within the Area were rezoned from *Restricted* to *Comprehensive Development Area (Residential)*.

Both the municipal plan and development regulation signalled the Council's desire to encourage the development and use of the Area for predominantly residential purposes on the basis of municipal services. However, prior to any development occurring in the Area, the preparation and approval of a comprehensive development scheme under the Urban and Rural Planning Act, 2000 was required and the provision of municipal water and sewer services to the development of the Area.

THE DEVELOPMENT SCHEME: GOAL, OBJECTIVES AND POLICIES

1. Goals

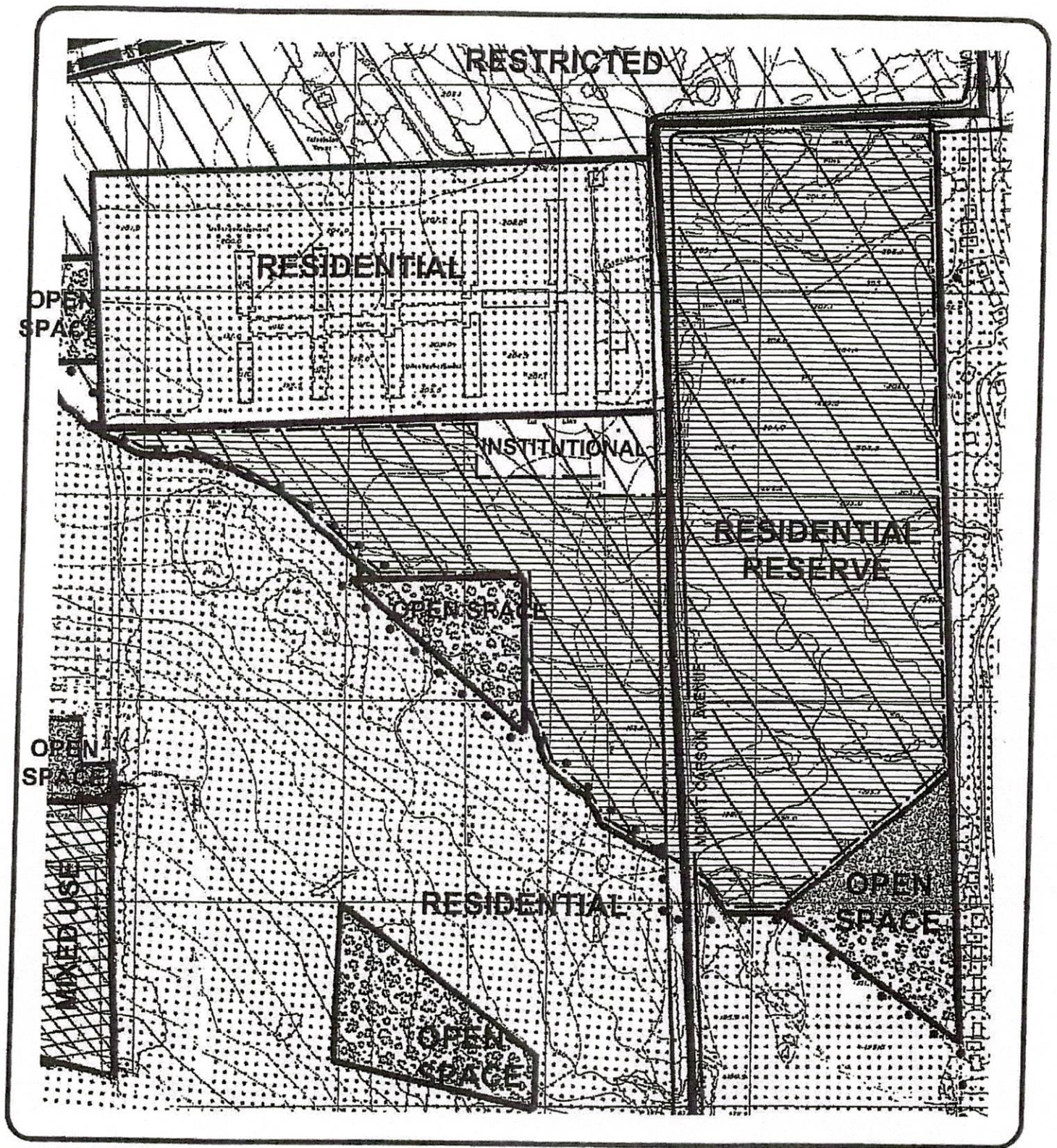
The following goals apply to the Area:

- 1.1 To encourage the orderly growth, development and use of land in the Area in a sustainable, efficient and environmentally sensitive manner.
- 1.2 To provide a land use framework for the future growth of the Area as a predominant low density residential area linked with recreational open space areas, with appropriate location for associated commercial and institutional uses.

2. Objectives

The following objectives apply to the Area:

- 2.1 To guide the development and use of land in accordance with the policies of this Scheme and the Future Land Use Plan.
- 2.2 To ensure that the Scheme's policies and designations are integrated and compatible with the surrounding and existing land use pattern and development.



Kenmount Hill
Existing Land Use Designation

Scale:	NTS	Date:	Jul. 16, 07
Drawn By:	HF	Dwg File:	existing
Map 2			

- 2.3 To encourage the development of neighbourhoods that strives to create an environment of high residential quality of life and encourage social interaction by through the use of neighbourhood design concepts.
- 2.4 To create a focal point in the general area of the Mount Carson Avenue and Masonic Drive intersection within the Area where the residents of the Area and the surrounding neighbourhoods can avail of residential associated uses such as local commercial uses and institutional uses such as a churches.
- 2.5 To introduce principles of sustainable development through energy efficient design and standards.
- 2.6 To reestablish, where required, and to protect and support natural areas that are identified as environmentally important or sensitive areas within the Area.
- 2.7 To optimize the use of existing infrastructure while minimizing the need for new infrastructure.
- 2.8 To improve the transportation network through the Area by the realignment and widening of Mount Carson Avenue and to develop a local residential road pattern that efficiently serves the residential neighbourhoods without compromising the function of Mount Carson Avenue as an Arterial Road
- 2.9 To provide direction for the amendment to the Mount Pearl Development Regulations to support and implement the Scheme

3. The Future Land Use Plan and Associated Land Use Policies

The following policies with the accompanying Future Land Use Plan constitute the land use component of the Kenmount Hill Infill Comprehensive Development Scheme, 2007. The policies and land use designations have been prepared within the context of the Mount Pearl Municipal Plan. The Scheme will provide further detailed policies for the Area and is not intended to replace all policies of the Mount Pearl Municipal Plan for this Area. Where the Scheme outlines a policy direction or a land use change, this will be the policy of land use for the Area. Where the Scheme does not reference a specific policy or change in land use, it is the intention of the Scheme that the current policies and land use designations of the Mount Pearl Municipal Plan continue to be in effect.

3.1 General

- 3.1.1 The policies and land use designations expressed in this Scheme apply to the Area and replace the policies and land use designations of the Mount Pearl Municipal Plan that directly affect this Area. Where the Scheme does not reference a specific policy or change in land use for the Area, it is the intention of the Scheme that the current policies and land use designations of the Mount Pearl Municipal Plan shall continue to be in effect

3.2 Land Use Designations

- 3.2.1 The Area shall be redesignated from *Residential – Reserve (Comprehensive Development Area)* to *Residential, Institutional, General Commercial, Open Space Recreation and Open Space Reserve* in accordance with the Future Land Use Plan that is identified and attached as Map 3 and forms a part of this Scheme.
- 3.2.2 The specific policies applicable to each of these land use designations will be described in the appropriate sections which follow. These designations are subdivided further and the detailed regulations and zones which apply to each are included in the Mount Pearl Development Regulations which is to be read and referred to in conjunction with this Scheme.

3.3 Residential

- 3.3.1 The Residential designation applies to areas that form part of the residential neighbourhoods of the Area. The residential density will be low density and for the most part will be consistent with the residential neighbourhoods that surround the Area. The predominant housing form throughout the Residential designation shall be single family detached dwellings with or without subsidiary apartments. The one exception to this density and housing form is the portion of the Residential designation immediately south of Grangel Road between the Masonic Park Seniors Development and the Kenmount Park residential subdivision which may permit multi-unit apartment buildings with a building height of up to *six* storeys.

(2018-06-29)

- 3.3.2 All residential development shall have direct access onto the local street network. Direct individual lot access shall not be permitted onto Mount Carson Avenue.



Kenmount Hill Infill Comprehensive Development Area

Proposed Future Land Use Plan

Scale:	NTS	Date:	Jul. 16, 07
Drawn By:	HF	Design:	proposed

Map 3

- 3.3.3 Where the lots back onto Mount Carson Avenue, the developer shall be responsible for providing appropriate landscaping, buffering and privacy fencing as determined by the City.

3.4 Institutional

- 3.4.1 The Institutional designation applies to areas that provide for the governance, education, religion, health and safety of the public. In the context of this Scheme, the area that designated as Institutional is east of the Masonic Park Seniors Development and west of the proposed realignment of Mount Carson Avenue is identified for church purposes.

3.5 General Commercial

- 3.5.1 The General Commercial designation applies to areas that provide a range of commercial and related services uses. Within the context of this Scheme, the area that is designated as General Commercial is located south of the Masonic Park Seniors Development and west of Mount Carson Avenue.
- 3.5.2 The commercial uses of this site will be restricted to those of a local commercial nature on the ground floor with office or residential uses being permitted on the second and third floor of the building(s).

3.6 Open Space Recreation

- 3.6.1 The Open Space Recreation designation applies to areas that are intended to accommodate active or passive recreation uses throughout the Area. Within the context of this Scheme, the open space areas will respond to a number of recreational needs in the Area and surrounding neighbourhoods. These include natural areas, water course and water bodies, walking trails, play fields, and ball parks.
- 3.6.2 The use of the individual Open Space Recreation designations and their connections and integration will be guided by the Mount Pearl Recreation Master Plan 2005. In the Master Plan, the Open Space Recreation designations are identified as City and Neighbourhood Parks and should be developed accordingly.
- 3.6.3 A detailed park plan shall be prepared for each of the Open Space Recreation

designations which will illustrate the natural features that are to be protected or enhanced and the specific recreation uses and activities of each of the park areas prior to the development of the open space commencing. As part of the park planning process, a draft park plan shall be prepared by the City for public review and consultation prior to Council's final decision and implementation of the park plan.

- 3.6.4 Special attention will be given to the type and range of activities being considered for the Open Space Recreation designation located directly south of the Masonic Park Seniors Development. The activities, park use, lighting, parking lots and the hours of operation should be considered the close proximity of the existing seniors development and minimize the impact that such park use will have on the seniors development.

3.7 Open Space Reserve

- 3.7.1 The Open Space Reserve designation applies to areas that are intended to be reserve for future public uses such as public roads. Within the context of this Scheme, the Open Space Reserve is applied to the lands that will form a part of the realignment of Mount Carson Avenue
- 3.7.2 The proposed realignment of the northern portion of Mount Carson Avenue is located in principle on the Future Land Use Plan. The exact location and width of the road reservation is the subject of a detailed engineering study that will identify the alignment and width of the realigned road.
- 3.7.3 No development shall occur in proximity to the Open Space Reserve dedication until such time as the engineering study is complete and the detailed location of the Mount Carson Avenue road alignment is established. Once the road alignment is established the Open Space Reserve designation will apply to the road reservation and will cease to exist at the time of the completion of the construction of the realignment of Mount Carson Avenue.

4. Environmental Policies

The following environmental policies apply to the development and use of land in the Area:

- 4.1 All newly constructed buildings in the area shall be designed and incorporate construction methods that meet the National Energy Code as a minimum standard.
- 4.2 New housing constructed in the Area shall meet or exceed EnerGuide 75 standards.
- 4.3 Developers and builders will be encouraged to consider house orientation and form of a passive solar design so as to take advantage of solar energy while protecting it from temperature extremes. This would include such design features as minimizing the windows on the north side, maximizing the windows on the south side, and using roofing and siding materials which will provide insulation while taking advantage of the radiant heat from the sun.
- 4.4 Developers and builders will be encouraged to install energy efficient lighting, appliances and heating systems which are low in greenhouse gas emission and do not place excessive demand on the power network.
- 4.5 Developers and builders shall be responsible for providing landscaping in accordance with the City's landscaping policies, regulations and guidelines. This shall include the planting of trees, bushes and natural vegetation in the front, side and rear yards of lots and along streets. Public spaces to be dedicated to the City shall be landscaped in accordance with a landscape plan as approved by the City.

5. Transportation Policies

5.1 Roads

- 5.1.1 The Area's road system and its hierarchy are identified on the Future Land Use Plan.
- 5.1.2 Mount Carson Avenue is identified as an Arterial Road. Its primary function is to provide safe, efficient traffic flow for vehicles travelling within or through the Area. Mount Carson Avenue will be realigned and upgraded to a four lane roadway with left turn lanes at specific intersections. The remaining portions of Mount Carson Avenue north and south of the Area will also be upgraded and improved as required

to accommodate traffic along the Mount Carson Avenue corridor. Special attention will be given to improving Mount Carson intersection at Topsail Road to improve the efficient movement of vehicles through this intersection.

- 5.1.3 Access connection to Mount Carson Avenue will be limited to public road intersections with the exception of the areas of the General Commercial and Institutional designations where restricted and controlled access onto the Mount Carson Avenue may be permitted by the City.
- 5.1.4 The area of the future realignment of the northern portion of Mount Carson Avenue shall be designated as Open Space Reserve on the Future Land Use Plan.
- 5.1.4 All other streets in the Area are identified as Local Streets and are designed to provide access to individual properties.
- 5.1.5 The location of streets may be modified by the City on the basis of the submission of detailed subdivision development provided that the intent of the street system and hierarchy are maintained by the modification.

5.2 Public Transportation

- 5.2.1 As the Area develops, periodic reviews of Metrobus routings and scheduling and public transit infrastructure improvements shall be undertaken by the City to ensure that the Area is appropriately served by public transportation.

5.3 Pedestrian Improvements

- 5.3.1 Sidewalks will be required on both sides of Mount Carson Avenue and local streets with the exception of cul de sac. One sidewalk will be required in cul de sacs.
- 5.3.2 The walkway system within the open space system will be integrated with the Area's 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.

5.4 Bicycle Routes

- 5.4.1 The City shall encourage the use of bicycles through the design of the open space, walkway and road network.

6. Water and Sewer Services

6.1 General

- 6.1.1 All water and sewer services shall be designed and constructed in accordance with the Mount Pearl Development Regulations and Government of Newfoundland and Labrador Municipal Water, Sewer and Road Specifications.

6.2 Water Supply

- 6.2.1 Development can proceed in the Area provided that there is sufficient water pressure and flow as determined by the City to supply the development.
- 6.2.2 Connections within the Area can be made to existing local water networks which are benefiting from the installation of the Kenmount Hill Water Reservoir.

6.3 Sanitary Sewer Services

- 6.3.1 Sanitary sewer services for the Area will be sized and designed so that the flow from the Area can all be collected and directed down Mount Carson Avenue to a manhole located immediately to the north of Dunluce Crescent which in turn drains to the Waterford Valley Trunk Sanitary Sewer.

6.4. Storm Water Management

In order to help mitigate damage from erosion in the major watercourses through and downstream from Mount Pearl, the City adopted a policy of "zero increase in runoff" several years ago. The objective of this policy is to limit the post development storm water runoff rate from severe rainfall events to the runoff rate experienced during a similar storm prior to development. This can be achieved in the Area by a number of methods but included as part of the storm water management framework are storm water

detention facilities which will release water at pre-development rates.

6.4.1 The Scheme designates two areas for storm water detention:

- (i) Detention Pond 1 is located on the east side of Mount Carson Avenue just west of the Kenmount Park Neighbourhood Centre and to the north of Castlehaven Place
- (ii) Detention Pond 2 is located in the wetland conservation area sited approximately in the middle of the development area on the east side of Mount Carson Avenue, behind houses fronting on Holden Street and Aspenwood Place.

6.4.2 Subdivision and specific site development cannot proceed in the Area until such time as the detention ponds are developed and can accommodate the storm water flow from the development area or other methods of storm water detention that are in accordance with the City's "zero increase in runoff" policy and acceptable to the City are provided to accommodate the flows generated by the development..

7. Newfoundland Power Distribution Line

Newfoundland Power has a 25kV main distribution line that services this area from the Kenmount Road Substation and travels along the west side of Wyatt Boulevard, north side of Grangel Road and the west side of Mount Carson Avenue. This line is adequate to service the power needs of the area.

7.1 General

- 7.1.1 Any development within the Area that requires the relocation or realignment of the existing distribution line will be the responsibility of the developer.
- 7.1.2 Site specific development shall take into account the location of Newfoundland Power distributions lines and shall ensure that the use and landscaping within the Newfoundland Power easements shall not interfere with the access, repair and maintenance of the distribution lines.

8. Phasing:

The orderly development of the Area will be implemented in phases. Since there are several property owners in the Area, some parcels of land may not be able to be developed until streets and services are constructed or developed or are brought to their boundaries. The realignment of Mount Carson Avenue will impact the timing of development. This road work may have to be carried out by the City and the cost assessed as development takes place. Development in this area shall not proceed until the realignment is determined and the road constructed in order to avoid land use conflicts or the prejudicing of the use of land that compromises the road alignment.

8.1 General

- 8.1.1 The phasing of the development and use of land within the Area is illustrated in the Future Land Use Plan and is based on the Area's road and service infrastructure being constructed and developed in a timely and orderly manner to accommodate development growth in the Area.

9. Financial Considerations

In addition to the developers being responsible for the individual costs of developing property within the Area, the developers are also responsible for a share of the public improvements both internally and externally to the Area undertaken by the City to accommodate the development and use of land in the Area. These costs are in the form of service levies and local improvement assessments that are payable at the time of the issuance of a development permit or the signing of a development agreement.

9.1 General

- 9.1.1 The developer of the land within the Area shall be responsible for the costs associated with the development of the individual property plus the share as determined by the City for any public improvements undertaken by the City both internally and externally to accommodate the development of the Area.

IMPLEMENTATION

In order to carry out the objectives and policies of this Scheme in an orderly and cohesive manner, the City Council proposes the following actions:

1. Approval of the Development Scheme

The Council has prepared this Scheme to be approved pursuant to the provisions of the Urban and Rural Planning Act, 2000 for the purpose of the orderly growth, development and use of land within the Kenmount Hill Infill Comprehensive Development Area.

2. Amendments to the Mount Pearl Municipal Plan

In order to implement the Scheme, amendments to the Mount Pearl Municipal Plan will be required to provide the appropriate land use policies and land use designations to accommodate the Scheme. The following amendments are proposed to the Mount Pearl Municipal Plan for the Area:

- **Mount Pearl Municipal Plan Text**

Amend the text of the Mount Pearl Municipal Plan that is in effect for the Scheme Area and replace these policies with the policies outlined in this Scheme.

- **The Mount Pearl Municipal Plan 1988 Future Land Use Plan**

Amend the future land use map within the limits of the Residential Reserve Comprehensive Development Area by redesignating lands from *Residential – Reserve (Comprehensive Development Area)* to *Residential, Institutional, General Commercial, Open Space -Recreation and Open Space- Reserve* and from *Restricted to Open Space - Reserve*.

3. Amendments to the Mount Pearl Development Regulations

In order to implement the Scheme, amendments to the Mount Pearl Development Regulations will be required to provide the appropriate use zones, development standards and zoning to accommodate the scheme policies and designations. The following zoning

amendments are proposed to the Mount Pearl Development Regulations for the Area:

- Rezone land currently zoned *Comprehensive Development Area (Residential)* to *Residential – Single Unit Detached 3, Residential Medium Density, Apartment, Commercial – Local, Community and Public Services, Recreational Open Space* and *Open Space – Reserve*.
- Rezone land currently zoned *Recreational Open Space* to *Residential – Single Unit Detached 3*
- Rezone land currently zoned *Recreational Open Space* to *Residential Medium Density*.
- Rezone land currently zoned *Restricted* to *Open Space- Reserve*.

These zone amendments are illustrated on Map 4 which forms a part of this Scheme.

4. Mount Carson Avenue Realignment and Upgrading

An engineering study will be undertaken to determine the location and costs of the Mount Carson Avenue realignment and road right of way upgrading and improvements to four lanes with left turn capacity at intersections for the proposed Mount Carson Avenue Corridor that extends from the Mount Carson Avenues intersection with Commonwealth Avenue to its proposed alignment with Wyatt Boulevard at Kenmount Road.

5. Detailed Development Plans

As property owners and developers decide to proceed with the development and use of property in accordance with the Scheme, development applications and detailed plans will be required to be submitted to the City for its review and approval pursuant to Council's adopted policies, regulations, standards and requirements. Development Permits and possibly development agreements will be required prior to site specific development commencing in the Area.

5. Water and Sewer Services

Unless otherwise determined by Council, developers of property will be responsible for the

costs and provision of water and sewer services to the development and such services shall be in accordance with the City's municipal engineering standards

6. Acquisition of Property

Where the Council deems its necessary and in the public interest, the City will acquire property to implement public purpose aspects of the Scheme.

**List of Amendments to the Kenmount Hill Infill Comprehensive Development Scheme 2007
As Per Amendments to the Mount Pearl Municipal Plan 2010
(hereinafter referred to as the “Kenmount Hill Infill CDS” and the “Municipal Plan”)**

Published Date of Amendment	Amendment No. and Description	Municipal Plan, Development Regulations and/or Map Amendment*
June 29, 2018	<p>Municipal Plan Amendment No. 19, 2018 – Mount Carson Terrace (Apartment) Amendment – consists of the following amendments to the Municipal Plan</p> <ol style="list-style-type: none"> 1. Amend the text of the Kenmount Hill Infill Comprehensive Development Scheme, 2007, as follows: In Section 3.3 Residential, Subsection 3.3.1 (page 10 of 20) remove the words “three storeys” and replace with “six storeys” within the last sentence of the paragraph, referring to the maximum building height of multi-unit apartment buildings. 2. Amend Map 1 – Future Land Use Map, re-designating an area of land 116.5 square metres in size, located north of an existing open space area, east of the existing Finlaystone Drive / Dunrobin Street intersection, from Open Space to Residential. 3. Amend Map 1 – Future Land Use Map, re-designating an area of land 116.4 square metres in size, located south of an existing open space area, east of the existing Finlaystone Drive / Dunrobin Street intersection, from Residential to Open Space. 	Municipal Plan Amendment No. 19, 2018 Future Land Use Map Amendment; Development Regulations Amendment No. 64, 2018

**If amendments to the Kenmount Hill Infill CDS are required as a result of a Municipal Plan Amendment, and if this amendment also involves a Map(s) Amendment, or a Mount Pearl Development Regulations 2010 (referenced as “Development Regulations”, the reference to the related amendment(s) is noted in this column accordingly.*