

# ST. JOHN'S

## Regular Meeting - City Council Agenda

April 21, 2026

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
  - 2.1 Volunteer Week Proclamation
  - 2.2 National Poetry Month - Reading  
Mark Callanan / Danielle Devereaux
3. APPROVAL OF THE AGENDA
  - 3.1 Adoption of Agenda
4. ADOPTION OF THE MINUTES
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<b>17.</b>	<b>ADJOURNMENT</b>	

# ST. JOHN'S

## Minutes of Regular Meeting - City Council Council Chamber, 4th Floor, City Hall

April 7, 2026, 3:00 p.m.

Present: Mayor Danny Breen  
Deputy Mayor Ron Ellsworth  
Councillor Kate Cadigan  
Councillor Lynn Hammond  
Councillor Sandy Hickman  
Councillor Nikita Ryall  
Councillor Jill Bruce  
Councillor Greg Noseworthy  
Councillor Tom Davis  
Councillor Donnie Earle

Regrets: Councillor Brenda Halley

Staff: Derek Coffey, City Manager  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Cheryl Mullett, City Solicitor  
Karen Sherriffs, Deputy City Manager, Community Services  
Ken O'Brien, Chief Municipal Planner  
Theresa Walsh, City Clerk  
Christine Carter, Legislative Assistant  
Brandon Mullins, Communications and PR Officer

### Land Acknowledgement

The following statement was read into the record:

**“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”**

### 1. CALL TO ORDER

Mayor Breen called the meeting to order at 3:00 pm.

**2. PROCLAMATIONS/PRESENTATIONS**

**2.1 Records and Information Management Month**

**3. APPROVAL OF THE AGENDA**

**3.1 Adoption of Agenda**

SJMC-R-2026-04-07/089

**Moved By** Councillor Bruce

**Seconded By** Councillor Noseworthy

That the Agenda be adopted as presented.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**4. ADOPTION OF THE MINUTES**

**4.1 Adoption of Minutes - March 25, 2026**

SJMC-R-2026-04-07/090

**Moved By** Councillor Earle

**Seconded By** Councillor Cadigan

That the minutes of March 25, 2026, be adopted as presented.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**5.1 Text Amendment – Section 6.20 Heavy Equipment – REZ2600003**

Councillor Earle declared himself in a conflict of interest as he has a personal relationship with the applicant, He abstained from the discussion and vote.

Councillor Davis reviewed the Decision Note for Council to consider an amendment to Section 6.20 'Heavy Equipment Storage and Vehicle Storage Yard' of the Envision St. John's Development Regulations, reducing the separation requirement. This amendment is related to an

application for 280 Back Line and proposes that the separation distance be reduced from 20 metres to 15 metres.

SJMC-R-2026-04-07/091

**Moved By** Councillor Davis

**Seconded By** Deputy Mayor Ellsworth

That Council consider a text amendment to Section 6.20 “Heavy Equipment Storage and Vehicle Storage Yard” of the Envision St. John’s Development Regulations, reducing the separation requirement.

Further, that the amendment be publicly advertised in accordance with the Development Regulations.

For (9): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, and Councillor Davis

Abstain (1): Councillor Earle

**MOTION CARRIED (9 to 0)**

## **6. DEVELOPMENT APPLICATIONS**

### **6.1 Notices Published - 10 Sheffield Place – DEV2600012**

Councillor Noseworthy reviewed the Discretionary Use application for 10 Sheffield Place for a Home Occupation for food preparation.

Councillor Bruce advised that a resident had contacted her with concerns related to the use of food delivery trucks to bring product to the property. Staff confirmed for Councillor Bruce that there will be no deliveries to the property and supplies will be secured by the homeowner, and there will be no increased traffic.

SJMC-R-2026-04-07/092

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Hickman

That Council approve the Discretionary Use application at 10 Sheffield Place to allow a Home Occupation for food preparation.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**6.2 Extension to a Single Detached Dwelling in the Watershed – 86 Paradise Road (Town of Paradise) – INT2600015**

Councillor Hammond asked Staff to clarify for the public about decisions that are brought before Council that are in the watershed.

The Deputy City Manager of Planning, Engineering and Regulatory Services advised that the City is very protective of new development in the watershed, but when there is an existing development, which predates the rules of watershed protection, the City allows for the reasonable enjoyable use of an individual's property, so certain conditions and limits are in place for those existing properties in the watershed.

Councillor Hickman added that there is ambiguity with this and asked whether the City should be purchasing the homes that exist in the watershed to protect it. The Deputy City Manager explained that the City does review parcels of land that come up for sale in the watershed, but the City could not purchase all properties within the watershed area.

SJMC-R-2026-04-07/093

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That Council approve a 342m<sup>3</sup> extension to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 86 Paradise Road, Paradise.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - March 31, 2026**

**1. Strategic Plan Report 2025 and Action Plan 2026**

Mayor Breen encouraged residents to review the 2025 Strategic Plan Report and the Action Plan for 2026 which can be found on the City's website.

Councillor Davis highlighted several items from the report including the traffic calming and pedestrian safety measures, the results of

the landfill gas to energy feasibility study, and the 'Make the Shift' Program for residents.

SJMC-R-2026-04-07/094

**Moved By** Councillor Cadigan

**Seconded By** Deputy Mayor Ellsworth

That Council approve the 2026 draft action plan and table the report at a regular meeting of Council.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**2. Bulrush Avenue Play Space Proposal**

Councillor Earle reviewed for Council the proposal for the Bulrush Avenue Play Space, noting his appreciation of the work and efforts of many to make this a reality.

SJMC-R-2026-04-07/095

**Moved By** Councillor Earle

**Seconded By** Councillor Noseworthy

That Council consider approval of approximately \$300,000 for the supply and installation of the play space equipment at #21 Bulrush Avenue from resources within the Open Space Reserve.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**3. Commemorative Program Fee Adjustment**

SJMC-R-2026-04-07/096

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That Council increase the fees for the Commemorative program as follows:

- Trees increase from \$350 to \$800
- Community benches increase from \$1,600 to \$2,000

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**4. 59 Duckworth Street – St. John’s Heritage By-Law – Amendment Requests**

Councillor Davis provided an overview of a request received to amend the St. John’s Heritage By-Law, Schedule D – Heritage Design Standards, to allow a proposed exterior alteration to 59 Duckworth Street. The request is to amend the dormer section of the Standards to allow a vertical extension of the bay window on the rear wall. Extending the bay window up another storey would require the removal of an original hooded dormer window (a small window with a rounded top).

Members of Council held a lengthy discussion on this request at the Committee of Whole meeting last week.

Councillor Hickman inquired as to whether City Staff have been contacted by the proponent after the discussions last week, on whether they will be changing their plans for the project, and if we are aware of the amount of the grant the proponent is receiving from Heritage NL.

The Chief Municipal Planner advised that the proponent has not been in contact, and that he is not aware of the amount of the grant that they are receiving.

Councillor Davis asked if the proponent decides to replace the glass and add a door in that space, but it is too low, would the City give its approval. He also asked if the proponent could consider the addition of a door between the space of the two dormer windows, and whether that would be permitted.

The Chief Municipal Planner responded that the proponent was advised that they could remove the glass from the dormer window and install a door in that space. He noted that he has not addressed this with the City’s Inspection Services, but the project’s Architect felt that a door in the dormer window space, would make it

too low for use. In terms of the option to install a door between the windows, he advised that he is unsure whether there is space for a door in that area.

Mayor Breen expressed his concerns that allowing this change to the regulations may impact other properties and it could see the strength of the current regulations be lessened. There are only 158 properties affected within the City and does not feel that the Heritage By-Law should be changed for this purpose.

Deputy Mayor Ellsworth noted that the Heritage Regulations are in place to protect these properties and the heritage of the City, not individual properties. The Deputy Mayor read from the letter received from Heritage NL *'The Heritage Foundation of Newfoundland and Labrador holds an easement covenant agreement on the property which has been in place since 1996....This legal easement ensures that the property owner may not alter or remove features of the property without the written approval of the Foundation. The dormer windows are an important part of the building's architecture character and are to remain.'*

The Deputy Mayor noted his support for the Staff recommendation to reject the request to amend the St. John's Heritage By-Law.

Councillor Hammond also voiced her support for the recommendation. This will preserve the by-law and keeps with the legal easement on the property by Heritage NL.

SJMC-R-2026-04-07/097

**Moved By** Councillor Davis

**Seconded By** Deputy Mayor Ellsworth

That Council reject the request to amend the St. John's Heritage By-Law, Schedule D – Heritage Design Standards to allow the removal of an original dormer window at 59 Duckworth Street.

For (9): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

Against (1): Councillor Hickman

**MOTION CARRIED (9 to 1)**

## 9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

### 9.1 Development Permits List March 19 – April 1, 2026

10. **BUILDING PERMITS LIST (FOR INFORMATION ONLY)**

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers for the weeks ending March 25 and April 1, 2026**

SJMC-R-2026-04-07/098

**Moved By** Councillor Bruce

**Seconded By** Deputy Mayor Ellsworth

That the weekly payment vouchers for the weeks ending March 25 and April 1, 2026, in the amount of \$19,187,808.30, be approved as presented.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

12. **TENDERS/RFPS**

13. **NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS**

13.1 **Notice of Motion - Rescind DRA 68, 2026**

14. **NEW BUSINESS**

14.1 **35 and 37 Temperance Street - REN2500552 and REN2500553 - Designated Heritage Buildings**

This request is for the approval of external renovations for 35 and 37 Temperance Street.

Members of Council agreed that they are pleased to see the renovations to these historic buildings.

SJMC-R-2026-04-07/099

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council approve the exterior alterations to 35 and 37 Temperance Street, which are designated Heritage Buildings.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**14.2 City Council Summer Meeting Schedule 2026**

Deputy Mayor Ellsworth provided an overview of the proposed summer City Council Meeting schedule for 2026.

SJMC-R-2026-04-07/100

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Bruce

That Council approve the summer schedule for Regular and Special meetings as proposed, with Committee of the Whole (CotW) meetings not being scheduled except at the call of Council or Senior Executive should such be deemed necessary.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**14.3 746 Blackmarsh Road – MPA2400011 - Adoption**

Councillor Davis reviewed the Decision Note for the adoption of amendments to re-designate the land from the Urban Expansion District to the Residential District.

The land is owned by the provincial government. The Province is considering selling the front of the parcel between Blackmarsh Road and the Team Gushue Highway for an affordable housing development that includes three apartment buildings for a total of 45 units.

Should the application proceed, the land will be subdivided, and only the portion to be developed will be rezoned.

Councillor Noseworthy expressed his support for the development of these apartment buildings, and the great benefit it will bring for those looking for housing. This is an ideal location as it is close to many amenities, including area schools.

SJMC-R-2026-04-07/101

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 22, 2026 and Envision St. John's Development Regulations Amendment Number 72, 2026, and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Wednesday, May 6, 2026, at 7 p.m. at City Hall.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

#### **14.4 2026 Community Grant - National Indigenous Peoples Day**

Councillor Bruce advised Council that First Light have submitted an application for a Special Events and Festivals grant for 2026 National Indigenous Peoples Day. This large-scale outdoor event brings together over 500 participants and continues to grow each year.

The event creates a welcoming and inclusive space for Indigenous and non-indigenous community members to gather, celebrate, and engage in cultural exchange.

The grant committee have agreed to review the late application and have recommended it be approved in the amount of \$8,000.00.

Members of Council expressed their support and encouraged residents of the City to participate.

SJMC-R-2026-04-07/102

**Moved By** Councillor Bruce

**Seconded By** Councillor Earle

That Council approve the Special Events and Festivals grant for 2026 National Indigenous Peoples Day, organized by First Light.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**14.5 2026 Municipal Open House**

Councillor Bruce advised that the City of St. John's will host a Municipal Open House at various City sites and facilities on Sunday, May 3, 2026, in recognition of Municipal Awareness Week.

Seven City facilities are currently confirmed to participate in this year's event. The Municipal Open House is a free, family-friendly event that is open to all ages.

The event is promoted on the City website and through the City's social media channels.

**15. OTHER BUSINESS**

**16. ACTION ITEMS RAISED BY COUNCIL**

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:05.

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MAYOR

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CITY CLERK

## Decision Note

<b>Title:</b>	Proposed Accessory Building in the Floodplain Buffer – 62 Old Bay Bulls Road- INT2600018
<b>Date Prepared:</b>	April 8, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

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### **Decision/Direction Required:**

To seek approval for an Accessory Building in the Floodplain Buffer at 62 Old Bay Bulls Road.

### **Discussion – Background and Current Status:**

An 80.3m<sup>2</sup> residential Accessory Building is proposed at 62 Old Bay Bulls Road. The Accessory Building will be located at the rear of the property where a portion of the Lot is located within the Floodplain Buffer. As per **Section 4.10(6)(a)** of the **St. John's Development Regulations**, Council may permit the development of a residential Accessory Building within a Floodplain Buffer. As per **Section 4.10(8)**, consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John’s Municipal Plan and Development Regulations**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John’s Development Regulations Section 4.10 “Waterways, Wetlands, Ponds or Lakes” and Section 6.2 “Accessory Buildings.”**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve a residential Accessory Building in the Floodplain Buffer at 62 Old Bay Bulls Road.

**Prepared by:**

Ashley Murray, P.Tech – Senior Development Officer  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services

## Report Approval Details

Document Title:	Development Committee- Accessory Building in Floodplain Buffer - 62 Old Bay Bulls Road - INT2600018.docx
Attachments:	- 62oldbaybullsrd.png
Final Approval Date:	Apr 8, 2026

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Apr 8, 2026 - 2:05 PM**

**Jason Sinyard - Apr 8, 2026 - 3:25 PM**



## Decision Note

<b>Title:</b>	Notices Published – 139 Cochrane Pond Road – DEV2600022
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

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### **Decision/Direction Required:**

A Discretionary Use application has been submitted at **139 Cochrane Pond Road**.

### **Discussion – Background and Current Status:**

The proposed application is for an Agricultural Tourism Operation, which includes outdoor riding lessons, trail rides and summer day camps. The hours of operation will be Monday to Sunday, 8 a.m. to 8 p.m. On-site parking is available. The application site is zoned Agriculture (AG).

Three submissions were received. One submission was in support, while the other submissions noted concerns with traffic congestion, parking, and road upgrades on Cochrane Pond Road, equine operations and provincial classification, the overall use and how it relates to tourism, concern over the proposed timelines and related care of the animals, lack of a manure management plan and related infrastructure.

As part of the review, the application was referred to the Land Management Division of the Department of Forestry, Agriculture and Lands, who gave provincial approval for the proposed Use. Policy, funding, agricultural classifications, and overall operations (manure management) would fall under the requirements of the Provincial government.

The Development Regulations includes a broad definition of Agriculture, which would include horses. The Agricultural Tourism Operation use relates to activities on a farm for the enjoyment or education of the public, which also promotes the sale, marketing, production, harvesting or use of products of the farm and enhances the public's understanding and awareness of farm life; the proposed activities align with the intent of the Use. The hours of operation pertain only to when the public will access the site; overall maintenance of the site or care of the horses would not be limited to the set hours of operation. Infrastructure review

(well/septic) would be reviewed as part of the final development review should the Use be approved. Road upgrades would not be required and parking is provided onsite.

All agriculture uses require Council to set the applicable Zone Standards. The Zone Standards for the site are set as follows and would be applicable should any future buildings be proposed on the site:

- Lot Area (min) – 5.16ha
- Lot Frontage (min) – 68m
- Building Line (min) – 72m
- Side Yard(s) (min) – 6m; and
- Rear Yard (min) - 6m

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner and neighbouring property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John’s Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John’s Development Regulations Section 10 “Agriculture (AG) Zone.”**
8. Privacy Implications: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John’s Envision Development Regulations. The application has been advertised in The Telegram newspaper at least twice and is posted on the City’s website.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use at 139 Cochrane Pond Road for an Agricultural Tourism Operation and set the Zone Standards as follows:

- Lot Area (min) – 5.16ha
- Lot Frontage (min) – 68m
- Building Line (min) – 72m
- Side Yard(s) (min) – 6m; and
- Rear Yard (min) - 6m

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering & Regulatory Services, City of St. John's

**Approved by:**

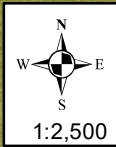
Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

## Report Approval Details

Document Title:	139 Cochrane Pond Road - DEV2600022.docx
Attachments:	- DEV2600022-139 COCHRANE POND ROAD.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Apr 14, 2026 - 4:37 PM**



**SUBJECT PROPERTY**

**COCHRANE POND RD**

**ROBERT E. HOWLETT MEMORIAL DR**

**AG**

**AG**

**AG**

**AG**

**Theresa K. Walsh**

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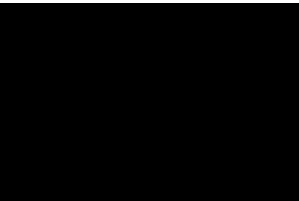
**From:** [REDACTED]  
**Sent:** Monday, March 23, 2026 7:51 AM  
**To:** CityClerk  
**Subject:** 139 Cochrane Pond Road

**CAUTION:** This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good morning,

Rarely do I comment on discretionary use applications, but I had to make a point to show my support for this application. This general area of town is one I frequent regularly and it's a fantastic way to utilize the beautiful land there. I'm really glad I came across it on my social media feed. I don't reside in the area so I don't know if my comments will have any impact on the outcome of the decision. Just a regular visitor to the Goulds and surrounding areas with lots of family and friends there.

Thanks for taking the time to read this.



Dear Members of Council,

I am writing to formally express my opposition to the proposed application for an agriculture tourism operation on Cochrane Pond Road, specifically one centered on equine activities.

The core issue lies in the classification of equine operations within the province. Horses are not currently recognized as agricultural animals in Newfoundland and Labrador. This distinction has had real and ongoing consequences for existing equine operators, many of whom have been repeatedly denied access to government funding, agricultural support programs, and other forms of assistance that are routinely available to traditional livestock operations such as dairy or sheep farming.

It is both inconsistent and inequitable to now consider redefining or reinterpreting equine operations as "agriculture" solely because they are being presented under a tourism designation.

If such a shift in policy is being contemplated, then fairness demands that it be applied comprehensively. This would include:

- Granting equine operations equal access to agricultural funding and support programs
- Allowing equine operators to apply for all agricultural grants
- Providing tax exemptions for land used to keep horses, similar to other agricultural uses

Without these broader changes, approving this application would create an uneven and unjust precedent.

Additionally, the land in question is zoned for agricultural use for a reason. Developments in this area have historically been denied when they did not meet the definition of legitimate agricultural operations. Since equine activities do not fall under that definition, approving this proposal would contradict established planning principles and prior decisions.

There are also significant concerns from a community perspective. Residents of Cochrane Pond Road chose this area for its privacy, quiet character, and rural nature. The introduction of a public-facing tourism operation would fundamentally alter that environment. Increased traffic, noise, and activity would disrupt the lifestyle of current residents.

Furthermore, this road has already experienced ongoing issues with parking and congestion, particularly related to the movement of farm equipment. Adding a tourism operation would only exacerbate these challenges, raising safety and accessibility concerns for both residents and agricultural operators.

In summary, this application raises serious concerns regarding policy consistency, fairness to existing equine operators, zoning integrity, and community impact. I respectfully urge Council to review this proposal further to take in consideration of the neighbourhood and what qualifies as agriculture.

Thank you for your time and consideration.

Sincerely, Resident of Goulds



Scott & JoAnne Forward  
Wesgate Park Inc.  
135 Cochrane Pond Road  
St. John's, NL

April 3<sup>rd</sup>, 2026

To Whom It May Concern,

We are writing the owners of Wesgate Park Inc., located at 135 Cochrane Pond Road, adjacent to 139 Cochrane Pond Road. We are an established and operational equine business within city limits and pay commercial taxes.

We wish to express several concerns regarding the current application for 139 Cochrane Pond Road, which proposes an agricultural tourism operation.

Firstly, it is unclear how the proposed activities would qualify as tourism related. Additionally, we note that during the previous summer, a stop-work order was issued on this property for the construction of a structure intended to house horses without the required permits.

The current application outlines operating hours from Monday to Sunday, 8:00am to 8:00pm. However, equine care and management are inherently continuous, requiring attention on a 24-hour basis, which raises questions about how such limitations would be practically enforced.

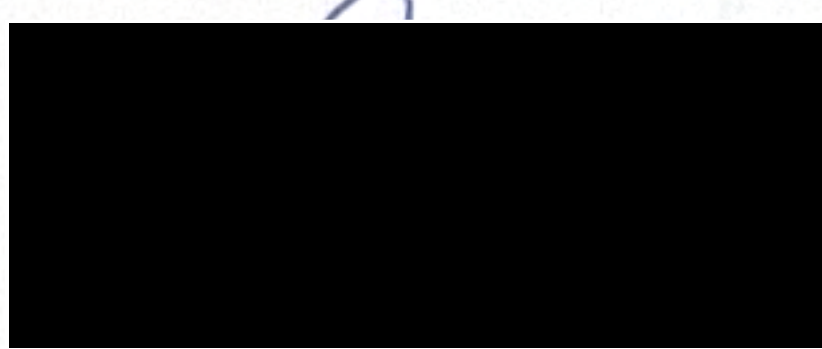
Furthermore, the property currently lacks essential infrastructure, including electricity, running water and a suitable parking area as described in the application.

There are also environmental and operational concerns. Last summer, multiple horses were kept on the property without an apparent manure management plan, resulting in a significant increase in fly activity. In contrast, our operation complies with Service NL guidelines, with manure removal conducted two to three times annually using professional equipment and services.

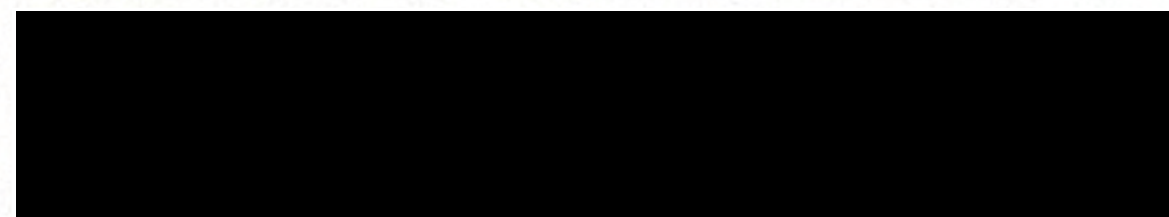
We are also wondering if commercial taxes will be applied to that land as well, given that the proposed use appears similar in nature to other commercial equine operations within city limits.

Finally, we are concerned about the condition and suitability of the access road serving 139 Cochrane Pond Road. At present, it appears to be primarily used by farmers to access fields with agricultural equipment and is not built to accommodate increased traffic. Clarification is needed as to whether this road will be upgraded, paved, and maintained to support the proposed use.

Thank you for your attention to these matters. We trust these concerns will be carefully considered during the review of this application.



Scott Forward  
Owners  
Westgate Park Inc.



JoAnne Forward

## Decision Note

<b>Title:</b>	Notices Published – 14 Forbes Street – DEV2600017
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 3

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### **Decision/Direction Required:**

A Discretionary Use application has been submitted by Complete Holdings Inc. at 14 Forbes Street.

### **Discussion – Background and Current Status:**

The proposed application is for a Warehouse for tools and construction material and will have an area of approximately 285.6 m<sup>2</sup>. Hours of operation will be Monday to Friday, 8 a.m. to 4:30 p.m. On-site parking is available. The application site is zoned Commercial Neighbourhood (CN).

One submission was received, which raised concerns about traffic. The ground floor of the existing building is proposed to be renovated for the warehouse space, which provides storage for the existing business on the second level of the building. The applicant notes there are no additional employees associated with the warehouse space; therefore, additional traffic is not anticipated.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner and neighbouring property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: St. John's Development Regulations **Section 10.5 "Discretionary Use"** and **Section 10 "Commercial Neighbourhood (CN) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use at 14 Forbes Street for a Warehouse.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering & Regulatory Services, City of St. John's

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services



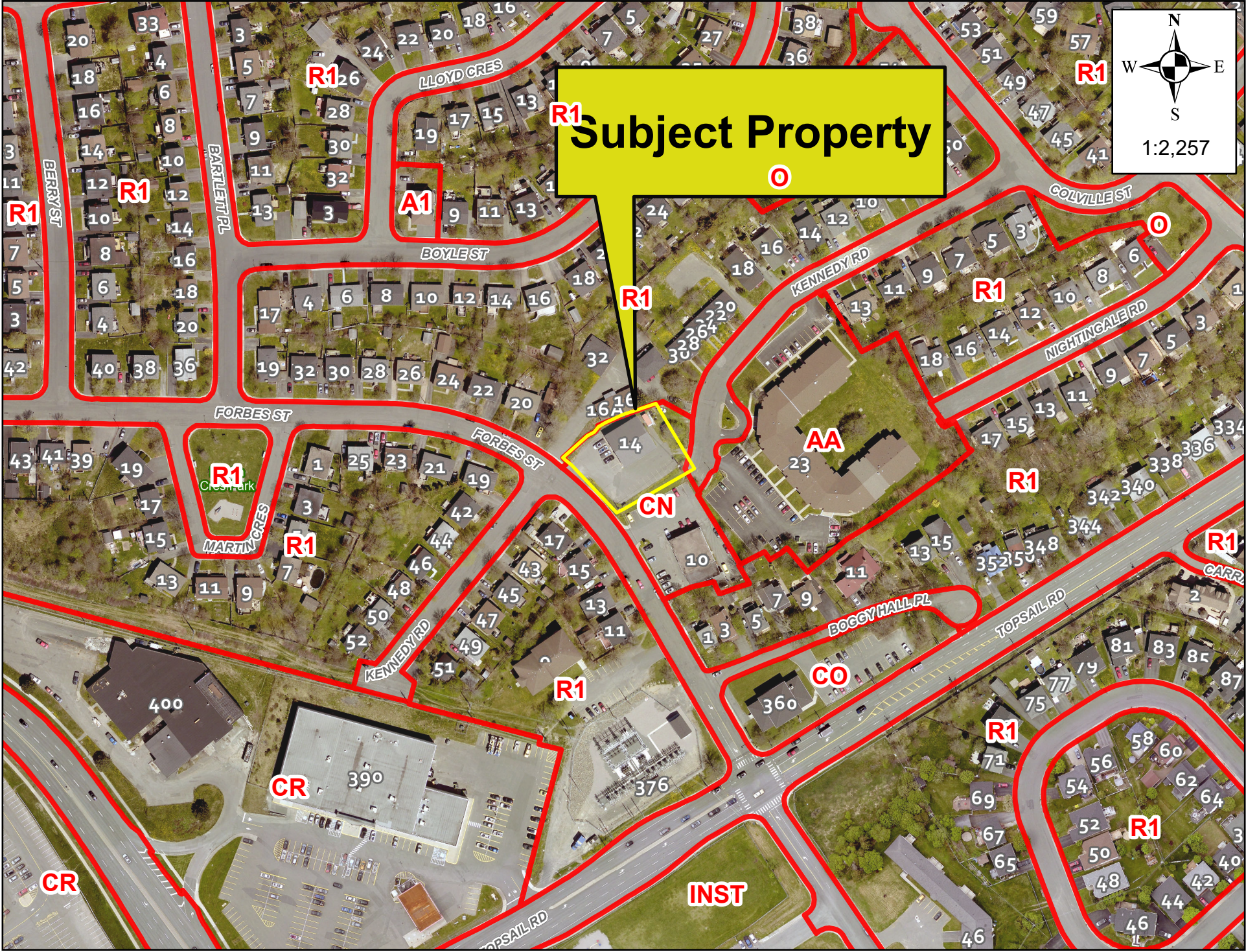
## Report Approval Details

Document Title:	14 Forbes Street - DEV2600017.docx
Attachments:	- 14 Forbes Street_subjectProperty.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Apr 14, 2026 - 3:53 PM**

**Jason Sinyard - Apr 14, 2026 - 4:43 PM**



**Subject Property**



**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Thursday, April 2, 2026 8:01 PM  
**To:** CityClerk  
**Subject:** Fwd: RE: 14 Forbes Street Proposed Warehouse-Concerns

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To Whom It May Concern,

I am writing to express concerns regarding the proposed warehouse development at Forbes Street, which is [REDACTED]

We have noted that the community mailboxes are situated adjacent to the entrance of 14 Forbes Street. This area already experiences significant vehicle congestion as residents stop to check their mail. This makes it increasingly difficult currently for residents of [REDACTED] to safely turn either left or right onto Forbes Street.

[REDACTED] visitors to 14 Forbes Street parking at the end of [REDACTED] and walking to the building. Given that [REDACTED] neighborhood consists of many seniors and small children, any further increase in traffic poses a significant safety risk.

We ask that these traffic and safety concerns be taken into consideration during the planning process.

Best regards,

[REDACTED]

## Decision Note

<b>Title:</b>	Crown Land Grant – 150 Howlett's Line – CRW2600003
<b>Date Prepared:</b>	April 8, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

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**Decision/Direction Required:** To consider approval of a Crown Land Grant in the area of 150 Howlett's Line.

**Discussion – Background and Current Status:** The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Grant in the area of 150 Howlett's Line. The land is approximately 2023m<sup>2</sup> and is zoned Rural Residential Infill (RRI). The proposed use is for a residential dwelling which is permitted in the Zone.

### Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Rural Residential Infill (RRI) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Crown Land Grant for 2023m<sup>2</sup> in the area of 150 Howlett's Line.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services

## Report Approval Details

Document Title:	Crown Land Grant - 150 Howletts Line - CRW2600003.docx
Attachments:	- E-165120_Crown_Lands_Map_2500_2.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Apr 14, 2026 - 4:34 PM**

# Government of Newfoundland and Labrador Department of Forestry, Agriculture and Lands Crown Lands Branch, Crown Lands Division



## NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

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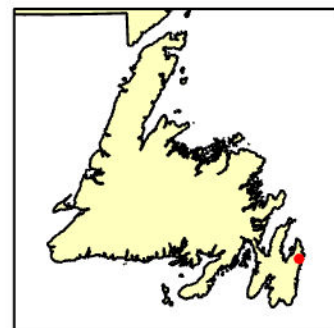
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For general inquiries or to report an error on this map sheet, please contact the Crown Lands Inquiries Line by telephone at 1-833-891-3249 or by email at [CrownLandsInfo@gov.nl.ca](mailto:CrownLandsInfo@gov.nl.ca).

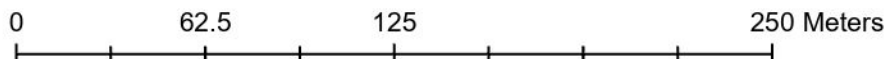
To book an appointment to speak with regional Crown Lands representative please visit our website at <https://www.gov.nl.ca/crownlands/>.

Eastern Regional Lands Office  
Howley Building  
Higgins Line  
St. John's, NL A1B 4J6



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Scale: 1:2,500



Compiled on April 1 2026

Application # E-165120

RSN # 283183



## Decision Note

**Title:** Crown Land Grant – 150 Howlett's Line – CRW2600004

**Date Prepared:** April 13, 2026

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Nikita Ryall, Development

**Ward:** Ward 5

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**Decision/Direction Required:** To consider rejection of a Crown Land Grant in the area of 150 Howlett's Line.

**Discussion – Background and Current Status:** The Provincial Department of Forestry, Agriculture and Lands referred an application for a Crown Land Grant in the area of 150 Howlett's Line. The land is approximately 3035m<sup>2</sup> and is zoned Rural (R). The Rural Zone does not allow residential development and the minimum Lot Area required is 8000m<sup>2</sup>.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Rural (R) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council reject the Crown Land Grant for 3035m<sup>2</sup> in the area of 150 Howlett's Line as the proposed use is not allowed in the Rural Zone and it does not meet the minimum required Lot Area.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services

## Report Approval Details

Document Title:	Crown Land Grant - 150 Howletts Line - CRW2600004.docx
Attachments:	- E-165143_Crown_Lands_Map_2500_2.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Apr 14, 2026 - 4:39 PM**

# Government of Newfoundland and Labrador Department of Forestry, Agriculture and Lands Crown Lands Branch, Crown Lands Division



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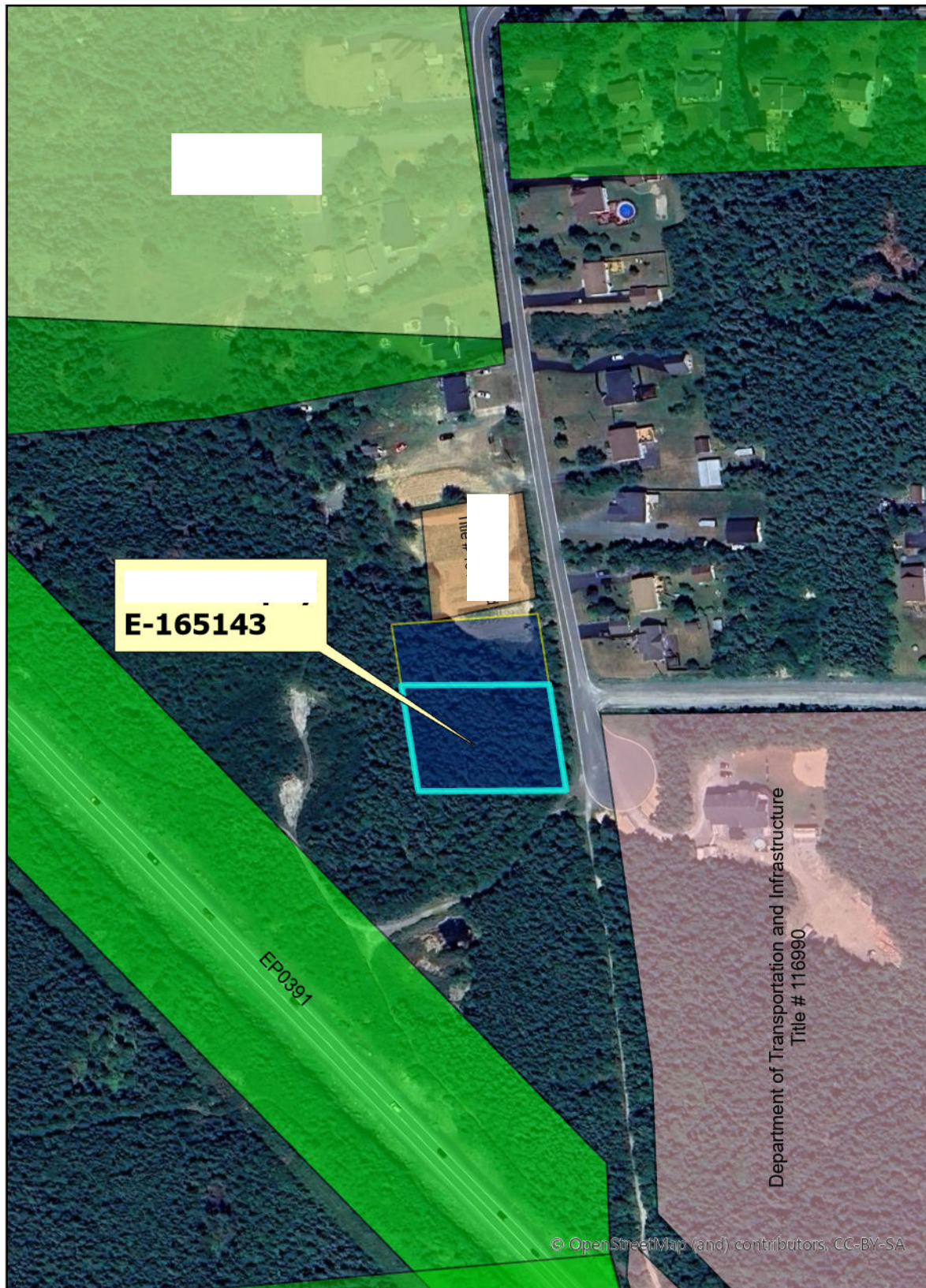
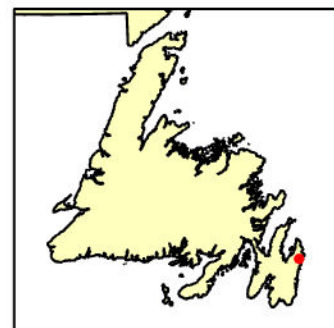
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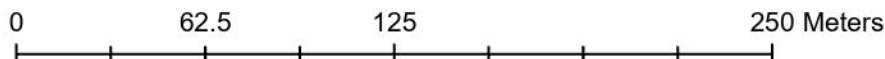
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Eastern Regional Lands Office  
Howley Building  
Higgins Line  
St. John's, NL A1B 4J6



Scale: 1:2,500



## Decision Note

<b>Title:</b>	Crown Land Grant – 899 Northern Pond Road – CRW2600001
<b>Date Prepared:</b>	April 14, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

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### **Decision/Direction Required:**

To consider rejection of a Crown Land Grant at 899 Northern Pond Road.

### **Discussion – Background and Current Status:**

The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Grant at 899 Northern Pond Road. The grant is for an area of land approximately 3 hectares in size, which is zoned Agriculture (AG). The proposed use is for the bioremediation of petroleum contaminated soil and non-hazardous drilling mud solids, which is not a permitted or discretionary use in the Agriculture Zone.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations**

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Agriculture (AG) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council reject the Crown Land Grant at 899 Northern Pond Road as the proposed use is not allowed in the Agriculture Zone.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services

## Report Approval Details

Document Title:	Crown Land Referral - 899 Northern Pond Road - CRW26000001.docx
Attachments:	- E-163463 Map 2500.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Apr 14, 2026 - 4:40 PM**

**Government of Newfoundland and Labrador  
Department of Fisheries, Forestry and Agriculture  
Crown Lands Administration Division**



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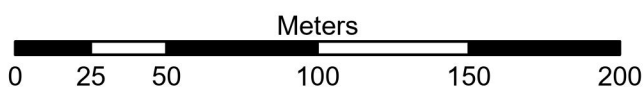
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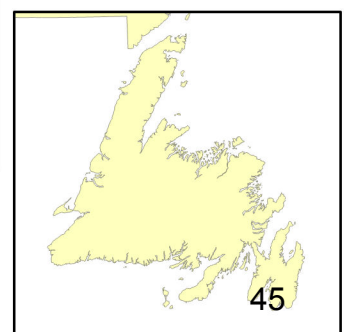
**To book an appointment to speak with a regional Crown Lands representative please visit our website at: <https://www.gov.nl.ca/crownlands>**

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Canada



**Scale  
1:2,500**

Compiled on January 8 2025



## Decision Note

<b>Title:</b>	Crown Land Lease – Northern Pond Road – CRW2600002
<b>Date Prepared:</b>	April 14, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

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**Decision/Direction Required:** To consider approval of a Crown Land Lease on Northern Pond Road.

**Discussion – Background and Current Status:**

The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Lease along Northern Pond Road. The land is approximately 32.37 hectares and is zoned Agriculture (AG). The proposed use is for the clearing and forage of land (Agriculture Use) for a sheep and beef operation in Goulds. There is a small area of land that may be in the Watershed Zone; this area should be excluded from leased area should it be approved by the province.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: St. John's Development Regulations Section 10 "Agriculture (AG) Zone".
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Crown Land Lease along Northern Pond Road for an Agriculture Use.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services

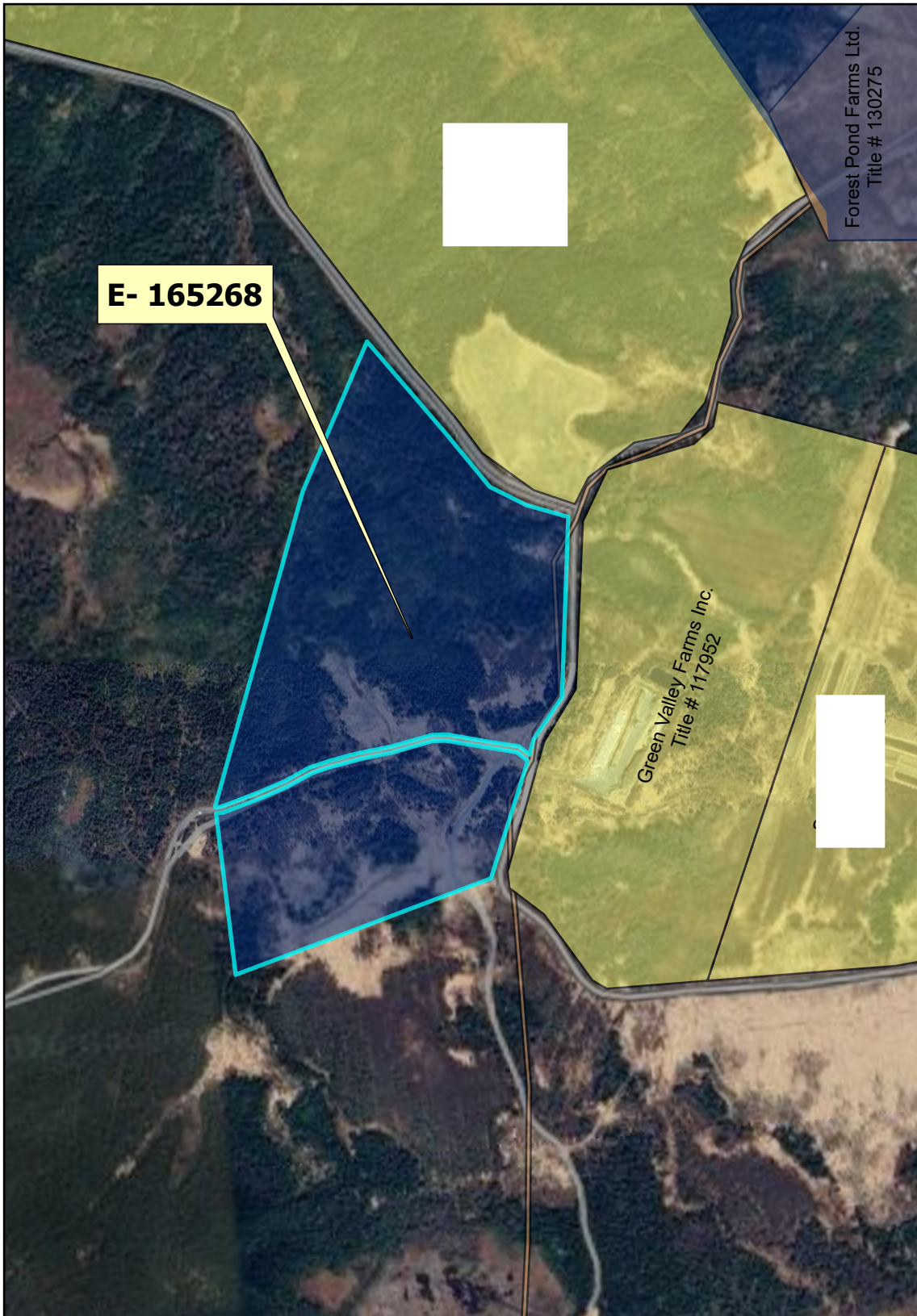
## Report Approval Details

Document Title:	Crown Land Referral - Northern Pond Road - CRW2600002.docx
Attachments:	- E-165268 Crown Lands Map 8000.pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Apr 14, 2026 - 4:41 PM**

**Government of Newfoundland and Labrador  
Department of Forestry, Agriculture and Lands  
Crown Lands Branch, Crown Lands Division**



**NOTE TO USERS**

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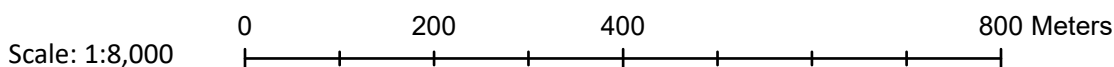
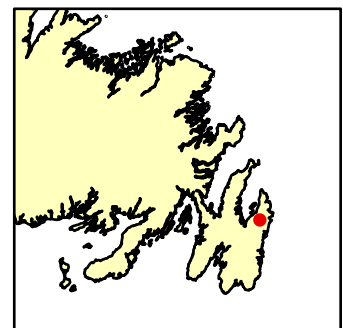
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Eastern Regional Lands Office  
Howley Building  
Higgins Line  
St. John's, NL A1B 4J6



Compiled on March 30 2026

App # 165268

RSN 284023



## Decision Note

<b>Title:</b>	Request for Side Yard Variance – 23 Shoal Bay Road – SUB2600015
<b>Date Prepared:</b>	April 14, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

---

### **Decision/Direction Required:**

To seek approval for a variance on the Side Yard setback at 23 Shoal Bay Road.

### **Discussion – Background and Current Status:**

An application was submitted to subdivide 23 Shoal Bay Road to create an additional lot. The applicant is seeking a 0.83% variance to allow a side yard setback of 1.19m. The side yard for a Single Detached Dwelling in the Residential 1 (R1) Zone is 1.2 metres. **Section 7.4 of the St. John's Development Regulations** allows up to a 10% Variance from any applicable requirement, as long as the cumulative effect is not greater than 10%. Notices were issued to all abutting properties, and no submissions were received.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Interested Parties: Abutting Property Owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not Applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 7.4 "Variance" and Section 10 "Residential 1 (R1) Zone"**
8. Privacy Implications: Not Applicable.
9. Engagement and Communications Considerations: Not Applicable.
10. Human Resource Implications: Not Applicable.
11. Procurement Implications: Not Applicable.
12. Information Technology Implications: Not Applicable.
13. Information Management Implications: Not Applicable.
14. Other Implications: Not Applicable.

**Recommendation:**

That Council approve a 0.83% Variance at 23 Shoal Bay Road to allow a Side Yard setback of 1.19 metres.

**Prepared by:**

Ashley Murray, P.Tech – Senior Development Officer  
Planning, Engineering and Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services

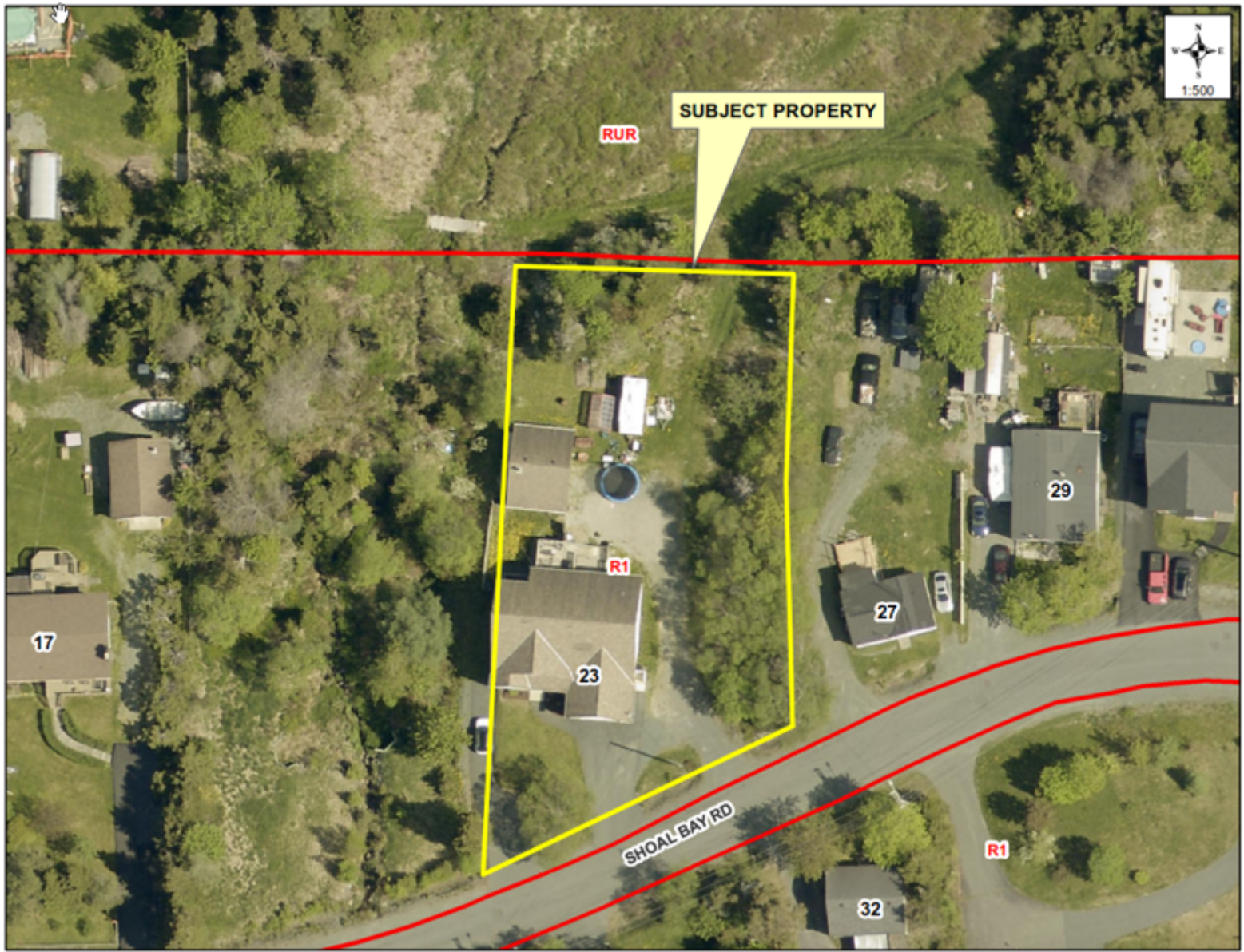
## Report Approval Details

Document Title:	Development Committee- Variance on Side Yard - 23 Shoal Bay Road - SUB2600015.docx
Attachments:	- 23ShoalBayRd.png
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Apr 14, 2026 - 12:09 PM**

**Jason Sinyard - Apr 14, 2026 - 4:35 PM**



w:\engwork\planw\applications 2026\sub2600015-23 shoal bay road.mxd

## Decision Note

<b>Title:</b>	Request for Parking Relief - 71 O'Leary Avenue – INT2500072
<b>Date Prepared:</b>	April 14, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 4

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**Decision/Direction Required:** To consider parking relief for a Car Sales Lot at 71 O'Leary Avenue.

### **Discussion – Background and Current Status:**

An application was submitted at 71 O'Leary Avenue to add Car Sales Lot to the existing Commercial Garage operation, which is a Permitted Use in the Industrial Commercial (IC) Zone. As per **Section 8.3** of the **Development Regulations**, one parking space for every 30m<sup>2</sup> of Gross Floor Area for the building and one parking space for every automobile stored, kept, or displayed for sale is required. The Car Sales Lot would require (3) parking spaces, and the applicant requested these spaced be waived.

There are currently 49 spaces on-site and Council previously waived six (6) parking spaces for another occupant in the building. City staff monitored the site to determine overall parking availability; daytime usage was higher with only 8 vacant spaces available, while nighttime and weekends had less than half of the spaces occupied. Rational for parking relief by the applicant is that the Car Sales Lot office will be located within the Commercial Garage space, majority of customers will be existing clients of the garage and only 3 vehicles will be stored on site. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Interested Parties: Not Applicable.

3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John’s Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not Applicable.

7. Legal or Policy Implications: **St. John’s Development Regulations Sections 8.3 “Parking Standards,” Section 8.12 “Parking Report” and Section 10 “Industrial Commercial (IC).”**

8. Privacy Implications: Not Applicable.

9. Engagement and Communications Considerations: Not Applicable.

10. Human Resource Implications: Not Applicable.

11. Procurement Implications: Not Applicable.

12. Information Technology Implications: Not Applicable.

13. Information Management Implications: Not Applicable.

14. Other Implications: Not Applicable.

**Recommendation:**

That Council approve parking relief for three (3) parking spaces at 71 O’Leary Avenue to allow for the Car Sales Lot.

**Prepared by:**

Ashley Murray, P. Tech, Senior Development Officer  
Planning, Engineering & Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering and Regulatory Services



## Report Approval Details

Document Title:	Development Committee- Parking Relief Request - 71 O'Leary Avenue - INT2500072.docx
Attachments:	
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Apr 14, 2026 - 2:21 PM**

**Jason Sinyard - Apr 14, 2026 - 4:38 PM**

## Decision Note

<b>Title:</b>	Notices Published - Parklets within St. John's Downtown and Churchill Square Areas
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	N/A

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**Decision/Direction Required:**

A Discretionary Use application has been submitted by the City of St. John's for areas within St. John's Downtown and Churchill Square.

**Discussion – Background and Current Status:**

The proposed application is to allow parklets for outdoor eating areas associated with Restaurants and Lounges, on City owned land within the Downtown and Churchill Square areas. These parklets will be located along applicable parking spaces, sidewalks, and laneways in the Downtown Neighbourhood Planning Area, along with a small section of Water Street, which extends west of Leslie Street and Churchill Square. Businesses within the defined area that are zoned appropriately may be permitted to use City land for a parklet.

Parklets will be permitted to operate on City land starting Friday of the May long weekend (Victoria Day) until the last day in October for 2026, 2027 and 2028. Hours of operation will be from 7 a.m. - 11 p.m. daily. Construction will be allowed to begin one week prior to the opening day. The use of these spaces will be subject to a lease agreement with the City, which will outline the size of the space and other applicable requirements. Businesses wishing to avail of space for a parklet must make an application to the City.

No submissions were received.

## Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: St. John's Development Regulations Section 6.26 "Lounge," Section 6.34 "Restaurants" and Section 10.5 "Discretionary Uses."
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application to allow parklets for outdoor eating areas associated with Restaurants and Lounges on city owned land within the Downtown and Churchill Square Areas starting Friday of the May long weekend (Victoria Day) until the last day in October for 2026, 2027 and 2028, with hours of operation from 7 a.m. - 11 p.m. daily.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering & Regulatory Services, City of St. John's

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services



## Report Approval Details

Document Title:	Parklets within St. John's Downtown and Churchill Square Areas.docx
Attachments:	
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Apr 14, 2026 - 3:12 PM**

**Jason Sinyard - Apr 14, 2026 - 4:38 PM**

# ST. JOHN'S

## Report of the Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

April 14, 2026, 3:00 p.m.

Present: Mayor Danny Breen  
Deputy Mayor Ron Ellsworth  
Councillor Kate Cadigan  
Councillor Lynn Hammond  
Councillor Sandy Hickman  
Councillor Nikita Ryall  
Councillor Jill Bruce  
Councillor Greg Noseworthy  
Councillor Tom Davis  
Councillor Donnie Earle

Regrets: Councillor Brenda Halley

Staff: Derek Coffey, City Manager  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Karen Sherriffs, Deputy City Manager, Community Services  
Cheryl Mullett, City Solicitor  
Ken O'Brien, Chief Municipal Planner  
Theresa Walsh, City Clerk  
Jackie O'Brien, Manager of Corporate Communications  
Jennifer Squires, Legislative Assistant

Others Bobby Fedder, Solicitor/Lawyer  
Lisa Janes, Manager, Humane Services  
Mary Beth Delaney, Supervisor, Parking Services  
David Crowe, Director, Operations

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### 1. 157-163 Water Street – DEM2600006 – Demolition Application

Council were divided on the recommendation not to designate the buildings at 157–163 Water Street. While the buildings are in poor condition, members noted that certain features, such as the façade of 157 Water Street and the tunnel connecting the two buildings, possess heritage value. Councillor Davis advised that he would not be supporting the Staff recommendation to not designate the building, and that he would like additional information, including an independent structural review, of the buildings in question. The Mayor informed Council that he had toured 157-163 Water Street in the past and agreed that it was in poor condition. The developer has restored other buildings in the area and would likely replace what currently exists with something that would fit in with the historic nature and architecture of Water Street. He felt that the redevelopment of the site would be a crucial next step in the revitalization of Downtown.

Councillor Noseworthy agreed with Councillor Davis that he would like to have additional information on the state of the building, and that he would ask that consideration to be given to preserving the façade of 157 Water Street. He added that reference to the National Building Code in the condition report submitted by the applicant should not be taken into consideration, as many buildings in the downtown area are not compliant with the legislation. Information was requested on the heritage value of the property. The Chief Municipal Planner responded that buildings with a ranking of over 50 out of 100 could merit designation, and that 157 Water Street rated 78/100 in terms of heritage value.

Councillor Hickman stated that he would not feel comfortable in supporting the Staff recommendation at this time, and that he would like more information from the applicant on their future plans for the site as well as for Water Street. It was noted that the motion not to designate was approved with dissent by the Built Heritage Experts Panel (BHEP). The Chief Municipal Planner responded that one member of the BHEP did not agree with the motion. He could not provide additional detail on the meeting as he was not in attendance. It was then asked if the applicant had provided any information on their plans for the Delgado Building, located at 169-173 Water Street. While the applicant has informed Staff that they intend to restore the building, no plans have been submitted to the City at this point in time. Councillor Davis then further cautioned that Council should not be approving recommendations that would lead to properties being demolished by neglect.

Deputy Mayor Ellsworth then made a motion to defer the motion. He stated that although the BHEP have recommended that the façade and alleyway be reinstated, the City has no tools to enforce the reinstatement. He would like to defer to permit Staff to discuss the replacement of the façade and protection of the alleyway with the developer. He would also like to invite the developer to meet with Council to discuss their plans for the redevelopment of Water Street. He then asked that additional consideration to be given to finding a mechanism to enforce heritage preservation recommendations.

Recommendation

**Moved By** Deputy Mayor Ellsworth

**Seconded By** Councillor Hickman

That Council agree to defer this item to a future meeting pending additional information and a meeting with the developer.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

**2. 69 Military Road – REZ2600007**

Recommendation

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council consider rezoning 69 Military Road from the Residential Downtown (RD) Zone to the Residential Mixed (RM) Zone and add “bakery” as a permitted use and “restaurant” as a discretionary use in the RM Zone.

Further, that Council advertise the text and map amendments as well as the discretionary uses of a restaurant and a dwelling unit on the first storey at 69 Military Road in accordance with the Development Regulations.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)****3. Accessory Buildings and Backyard Suites in Rural Zones**

Deputy Mayor Ellsworth inquired if the regulations of the City Act concerning the maximum size of accessory buildings and extensions in the Watershed Zone would be affected by the proposed amendments. Staff responded that only the changes concerning the location of the accessory building would apply to the Watershed Zone. Changes to the maximum height for back yard suites would apply only to the Rural Residential and Rural Residential Infill Zones.

Recommendation

**Moved By** Councillor Davis

**Seconded By** Councillor Earle

That Council consider a text amendment to the Envision St. John's Development Regulations to allow accessory buildings in front of the building line in rural zones at Council's discretion, allow taller accessory buildings in rural zones, and increase the maximum permitted height for backyard suites in two rural residential zones.

Further, that the amendment be publicly advertised in accordance with the Development Regulations.

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)****4. Amendment to Animal Control Regulations**

Members of Council voiced their support for the proposed amendments to the Animal Control Regulations. Councillor Bruce advised that the regulations would apply to complaints concerning roaming dogs and cats, among other nuisances, and would improve Staff efficiency when investigating complaints. Currently, Staff issue notices and try to educate pet owners when complaints are received, and the ability to ticket repeat

offenders may encourage responsible pet ownership. Ticketing will be overseen by current enforcement staff, with a limited increase in administrative demands.

Councillor Davis inquired if the new legislation would apply to people walking their dogs off leash. While ticketing would apply to unsecured animals on trails, Staff would need to witness a violation in order to issue a ticket, which would be difficult as enforcement is complaint based. It was asked if video footage would be adequate evidence for ticketing. Staff advised that this would have to be considered on a case-by-case basis.

Additional information was requested on the maximum \$100 fine. Staff responded that the \$100 fine is consistent with fines listed under the City Act and the Residential Property Standards By-Law for offenses of a minor nature. Should behaviour escalate or if multiple tickets are issued to the same offender, Staff can lay an Information, and the offender can be brought to trial for a maximum fine of \$5,000.

Councillor Hammond queried how information concerning the amendments would be shared. As per current practice, education is the first step in enforcement. There is always a communications piece when there is a change to a By-Law, and Legal are working with Communications Staff to develop a communications plan to announce the additional enforcement tools.

Recommendation

**Moved By** Councillor Bruce

**Seconded By** Councillor Cadigan

That Council approve the proposed amendments to the Animal Control Regulations

For (10): Mayor Breen, Deputy Mayor Ellsworth, Councillor Cadigan, Councillor Hammond, Councillor Hickman, Councillor Ryall, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Earle

**MOTION CARRIED (10 to 0)**

## Decision Note

<b>Title:</b>	157-163 Water Street – DEM2600006 – Demolition Application
<b>Date Prepared:</b>	April 6, 2026
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Tom Davis, Heritage
<b>Ward:</b>	Ward 2

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**Decision/Direction Required:**

To consider designating 157-163 Water Street to prevent demolition.

**Discussion – Background and Current Status:**

On March 13, 2026, the City received an application to demolish two buildings located at 157-163 Water Street from Howard Properties/AJNJ Holdings Ltd. These buildings are zoned Commercial Downtown Mixed (CDM), are in Heritage Area 2 and are not designated Heritage Buildings. Under section 355 of the City of St. John's Act, the City may withhold a demolition permit for not more than 90 days to seek designation. If the properties are not designated within that time, then the demolition permit may be issued. The 90-day timeline starts on the date the application is received by the City; in this case, March 13, 2026. These buildings may be designated by the City if they meet the minimum rating on our Heritage Building Designation Criteria Form.

Based on insurance maps, it appears that the building at 161-163 Water Street was built the year after the Great Fire of 1892, and 157-159 Water Street was under construction in 1914. The main level saw a variety of commercial tenants over the years; a noteworthy one was Martin Royal Stores Hardware Co. which is visible in the attached historical photo. An important feature to highlight is the outdoor passageway that connects Water Street and Harbour Drive and is situated between the two buildings at street level.

According to the structural condition assessment report submitted by the applicant, the exterior wall of 157-159 Water is built of brick and mortar up to the third floor and of concrete on the fourth (top) floor. The report states that the brick walls are in poor condition. The exterior wall of 161-163 Water is made of poured concrete and in fair condition. The report reviews the structural integrity of the two buildings and is attached for Council's review.

If heritage designation is considered, then a statement of significance would be prepared, outlining the historical importance and character-defining features of the buildings, and the City's Legal Department would prepare a heritage designation by-law for Council's approval. If Council designates the buildings within 90 days, the demolition application would be refused.

The City's Built Heritage Experts Panel (BHEP) discussed the demolition application at its March 25, 2026 meeting. The applicants attended and presented their request to demolish. After discussion, the BHEP recommend that Council not designate the buildings at 157-163 Water Street, provided that character-defining features of the buildings are identified, documented and recommended to incorporate into future development plans.

The character-defining features were primarily on the front façade along Water Street. They are on the second and third storeys, including arched windows and detailed window trims. It was noted that the top storey is not original and the first storey has been substantially altered over the years. The ground-level entrance was originally recessed, which is a feature that would be required for both properties at the time of redevelopment. Another important feature discussed was the passageway that connects Water Street to the rear of the property along Harbour Drive. Maintaining or reinstating this historical passageway is a critical design feature that would be required at the time of redevelopment. While the buildings did meet the minimum criteria for designation, staff agree with the Heritage Panel's recommendation to not designate the buildings but instead require the exterior form of the buildings to be documented, and character-defining features noted in detail, prior to demolition, if Council does not designate.

At the meeting of the Committee of the Whole held on April 14, 2026, Deputy Mayor Ellsworth moved to defer the item to a future meeting of Council, noting that additional information was required before a decision could be made.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owners; heritage advocates; neighbouring property owners and businesses.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: City of St. John's Act, 1990, as amended.
6. Accessibility and Inclusion: Not applicable at this time.
7. Legal or Policy Implications: Should Council decide to designate the properties, the Legal Department will prepare a heritage designation by-law for 157-163 Water Street for Council's consideration.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Should the designation process proceed, a notice of motion at a regular Council meeting is required prior to Council designating the buildings.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council agree to defer this item to a future meeting pending additional information and a meeting with the developer.

**Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

## Report Approval Details

Document Title:	157-163 Water Street - DEM2600006 - Demolition Application.docx
Attachments:	- 157-163 Water Street - Location Map.pdf - Historical Photo-Martin-Royal Harware and Butler-Withers.jpg - 157-163 Water Street Demolition Permit Submission-March-13-2026.pdf - Front_Rear_Photos.pdf - Post-Meeting Report - Built Heritage Experts Panel_Mar25_2026-English - Final.docx
Final Approval Date:	Apr 8, 2026

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Apr 8, 2026 - 2:17 PM**

**Jason Sinyard - Apr 8, 2026 - 3:24 PM**

# 157-163 Water Street Property Location Map





March 13, 2026

City Of St. John's  
P.O. Box 908  
St. John, NL  
A1C 5M2

Mr. Ronnie Sinyard,

Re: 157-163 Water Street – Rear Exterior Wall Condition  
City File # CMP2600319

I am writing in response to your letter dated March 03, 2026 regarding the exterior wall condition at 157-163 Water Street. We agree that the rear exterior façade is badly deteriorating and will continue to get worse. We also agree that action must be taken to mitigate the problem and provide a level of public safety. The building is in poor condition.

Attached you will find an application for a Building Demolition Permit. Several other supporting documents are attached including a site plan showing immediate proposed action, site survey, photos of the subject property, photos from the roof remediation in December 2025, reference to your March 3<sup>rd</sup> correspondence and a structural condition assessment dated November 2024.

Repairs to the building would be futile. The existing superstructure is failing while masonry and concrete wall assemblies, crumble. The roof was damaged in a windstorm in December 2025.

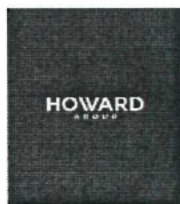
We are proposing to create a temporary hoarding fence, 3 meters from the back of the building and a covered passageway at the breezeway connection to Water Street. This will create a barrier and pedestrian protection should debris fall from the facade. We propose building demolition is the best path forward.

For your review and consideration.

All the best,



Glen Rose  
PROJECT AND FACILITIES MANAGER



The Howard Group  
515 Kenmount Road, St. John's NL A1B 4G1  
T 709.752.3356 F 709.726.1791  
[capitalautogroup.ca](http://capitalautogroup.ca) | [howardproperties.ca](http://howardproperties.ca)



<b>ST. JOHN'S</b>	<b>PERS – Application for Building Permit</b>	<b>Planning, Engineering &amp; Regulatory Services</b>
	<b>Application for Building Permit</b>	

**Internal Use Only** **SECTION 1**

Application Number \_\_\_\_\_ Property Class \_\_\_\_\_ Structural Type \_\_\_\_\_  
 Application Set Up Information \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Project Information** **SECTION 2**

Civic Address 157-163 Water Street Lot # \_\_\_\_\_  
 Business Name N/A Project Value Estimate (\$) 250K  
 (if applicable)

**Purpose of Application** **SECTION 3**

New Construction      Extension/Addition      Renovation/Alteration  
 Demolition      Change of Occupancy      Repair

**Each new construction project requires the submission of a separate application form**

**Application Type** **SECTION 4**

Dwelling      Apartment/Secondary Suite      Commercial Building  
 Patio/Deck      Fence      Accessory Building  
 Pool/Hot Tub      Site Work/Driveway      Sign  
 Wood Stove/Fireplace      Home Office      Other (describe below)

**Detailed Description of Proposed work:**

Complete demolition of existing building. Demolition contractor to provide detailed demolition plan. Attached are the site plan and existing photos along with a structural engineering overview. The building superstructure, roof, and full envelope are badly deteriorated. The City of St. John's have also been receiving complaints about falling debris. see attached letter from Building Inspector

Owner Contact Information	<b>SECTION 5</b>
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Name Howard Properties / AJNJ Holdings Ltd (Jon Howard)

Address P.O Box 13638 Stn A St. John's, NL Postal Code A1B 4G1

Phone (Home) \_\_\_\_\_ (Work) [REDACTED] (Cell) \_\_\_\_\_

Email Address [REDACTED]

**Note: Name of property owner must match that listed on the City of St. John's Assessment Roll**

Applicant Contact Information (if different from owner)	<b>SECTION 6</b>
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Name Glen Rose - Project and Facilities Manager, Howard Properties

Address \_\_\_\_\_ Postal Code \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) [REDACTED]

Email Address [REDACTED]

Contractor/Consultant Contact Information (Optional)	<b>SECTION 7</b>
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Name \_\_\_\_\_

Address \_\_\_\_\_ Postal Code \_\_\_\_\_

Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_ (Cell) \_\_\_\_\_

Email Address \_\_\_\_\_

Housing Accelerator Fund (HAF)	<b>SECTION 8</b>
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**Multi-Purpose Built Rentals Incentives:**

- The City of St. John's entered a Housing Accelerator Fund (HAF) Agreement with the commitment to provide incentives to encourage the development of, or conversion to, Multi-Unit Purpose Built Rentals housing projects (PBR). PBR projects are defined as: "Attached multi-unit housing of at least four (4) private dwelling units (with private kitchen, bathroom, and living area[s] for each dwelling unit) built specifically for long-term rental tenure." This will apply to redevelopment projects.
- Eligible applicants/projects include approved projects between August 01, 2024, and December 31, 2026, with at least 75% of the dwelling units designated for long-term residential rental accommodation. This incentive will allow for the exemption of permit fees that include: Building Permit, Plumbing Permit, Electrical Permit, and Development Application and Development Permit Fees. \*\*\*Development Agreement and Appeal Fees are not subject to exemption. Eligible fee exemptions apply only to projects approved. Approved projects must be completed with an occupancy permit issued by December 31, 2027, failing which any exempted fees will become immediately payable by the applicant.

Housing Accelerator Fund (HAF) continued SECTION 8

- Applicants are advised that applications will be assessed on a first come first serve basis until December 31, 2026, or until funds have been exhausted, whichever occurs first.

I would like to apply for the Multi-Purpose Built Rental for my Approved Building Project.

Applicant Signature of Agreement SECTION 9

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's and not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested and to pay all applicable fees as noted on the City's fee schedule ([www.stjohns.ca](http://www.stjohns.ca)). To view these fees, please click on the link below that pertains to your application:

Inspection Services Fees and Rates

**Note: Where the applicant and property owner are not the same, the signature of the property owner is required before the application can be accepted for processing.**

Applicant Signature \_\_\_\_\_ Date (yyyy-mm-dd) 2026-03-13

Property Owner Signature \_\_\_\_\_ Date (yyyy-mm-dd) 2026-03-13

Staff Signature \_\_\_\_\_ Date (yyyy-mm-dd) \_\_\_\_\_

Privacy Notice SECTION 10

Collection of Personal information via this form is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to process your Permit Application. Questions about the collection and use of the information may be directed to the Manager of the Regulatory Services Division, by email: [building@stjohns.ca](mailto:building@stjohns.ca) or by phone 709-576-8565.

Please send completed form to:

Inspection Services  
3<sup>rd</sup> floor Annex  
10 New Gower Street  
P.O. Box 908  
St. John's, NL A1C 5M2

For further information:

Phone: 709-576-8565  
Fax: 709-576-8160  
Email: [permits@stjohns.ca](mailto:permits@stjohns.ca)

March 3, 2025

AJNJ Holdings Inc.  
PO Box 13638 Station A  
St. John's NL A1B 4G1

Dear Business Owner:

RECEIVED

MAR 04 2026

RE: **157-163 Water Street – Rear Exterior Wall Condition**  
**Our File #CMP2600319**

---

An inspection was carried out by the Division of Regulatory Services at the above captioned property on **February 26, 2026** as a result of a complaint being received. This inspection revealed the following deficiencies and/or items requiring corrective action:

1. The exterior façade at the rear of the building is in need of repair and in violation of **Sections 13(c) and 14(a) of the Commercial Maintenance By-Law of the City of St. John's**. All exterior walls are required to be free of any loose objects or materials and be maintained to prevent deterioration due to weather.

You are hereby advised to have **item 1 completed by July 1, 2026**

Failure to comply obligates this Department to take further action (i.e., the City correcting the deficiencies, issuing **tickets per violation** and/or referring the matter for legal action). If deficiencies are corrected by the City, the cost of such work will form a lien against your property until paid (**Section 392(6) or 397(6) of the City of St. John's Act**). If convicted, the maximum fine per deficiency is \$5,000.00. Unpaid tickets are **\$100.00 each** and will form a lien against your property.

Pursuant to Section 398 of the City of St. John's Act, you may appeal this notice to the St. John's Local Board of Appeal. An appeal must be filed with the Office of the City Clerk within fourteen (14) days of the date of this notice. Please note there is a \$115.00 fee (HST included) to file an appeal. This fee is refundable only if an appeal is successful.

**ST. JOHN'S**

Rev. November 1, 2019

We wish to work with you to resolve this matter. Please contact the undersigned if you require any additional information. Thank you for your cooperation.

Sincerely,



Ronnie Sinyard  
Senior Building Inspector  
(709) 576-8297  
rsinyard@stjohns.ca

RWS/lr

**Certified Mail – LP 740 645 635 CA**



# Structural Condition Assessment

**157-163 Water Street, St. John's, NL**

Issue date: 27-Nov-2024

Inspection date: 25-Nov-2024

Client: AJNJ Holdings

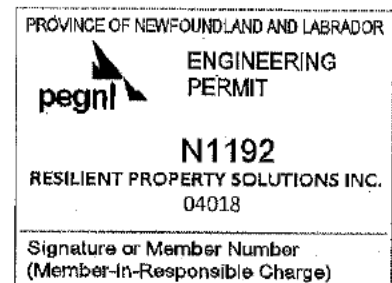


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**Attachments**

Photo Log

## 1. Objective

The purpose of the Structural Condition Assessment is to observe and report, to the extent feasible, on the structural condition of the building. The report identifies physical deficiencies and structural concerns that would need to be addressed during a full renovation or reconstruction. This report excludes an assessment of the mechanical, electrical, and fire protection systems in the building.

### 1.1. Definitions

In this document, except where otherwise qualified, the following terms will be defined as follows:

1. Architect, designation reserved by law for a person professionally qualified, examined, and registered by the appropriate governmental board having jurisdiction, to perform architectural services.
2. Engineer, designation reserved by law for a person professionally qualified, examined, and licensed by the appropriate governmental board having jurisdiction, to perform engineering services.
3. "Owner" means the person or company who owns and manages the property (AJNJ Holdings Ltd.).
4. "Contractor" means the company with whom the owner has (or will) entered into a contractual agreement for execution of the Scope of Work for repairs or renovations.
5. "Consultant" means the engineer of record responsible for the detailed design of the work.
6. "PCA" means property condition assessment.
7. Building systems, interacting or independent components or assemblies, which form single integrated units that comprise a building and its site work, such as pavement and flatwork, structural frame, roofing, exterior walls, plumbing, HVAC, electrical, etc.
8. Baseline, the minimum level of observations, due diligence, inquiry/research, documentation review, and preparation of opinions of costs to remedy material physical deficiencies for conducting a PCA as described in this guide.
9. Expected useful life (EUL), the average amount of time in years that an item, component or system is estimated to function without material repair when installed new and assuming routine maintenance is practiced.
10. Field observer, the individual that conducts the walk-through survey.

11. N.B.C.C. means the National Building Code of Canada latest edition.
12. Observation, means the visual survey of items, systems, conditions, or components that are readily accessible and easily visible during a walk-through survey of the subject property.
13. Physical condition, means the physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions on the physical condition of the property or systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor; though additional terms such as excellent, satisfactory and unsatisfactory may also be used.
14. Good condition, means in working condition and does not require immediate or short-term repairs above an agreed threshold.
15. Fair condition, means in working condition, but may require immediate or short-term repairs above an agreed threshold.
16. Poor condition, means not in working condition or requires immediate or short-term repairs substantially above an agreed threshold.
17. Remaining useful life (RUL), a subjective estimate based upon observations, or average estimates of similar items, components, or systems, or a combination thereof, of the number of remaining years that an item, component, or system is estimated to be able to function in accordance with its intended purpose before warranting replacement. Such period of time is affected by the initial quality of an item, component, or system, the quality of the initial installation, the quality and amount of preventive maintenance exercised, climatic conditions, extent of use, etc.
18. Technically exhaustive, describes the use of measurements, instruments, testing, calculations, exploratory probing or discovery, or other means to discover, or a combination thereof, or troubleshoot physical deficiencies or develop architectural or engineering findings, conclusions, and recommendations, or combination thereof.
19. Walk-through survey, means conducted during the field observer's site visit of the subject property, that consists of nonintrusive visual observations, a survey of readily accessible, easily visible components and systems of the subject property. This survey is described fully in Section 8. Concealed physical deficiencies are excluded. It is the intent of this guide that such a survey should not be considered technically exhaustive. It excludes the operation of equipment by the field observer and is to be conducted without the aid of special protective clothing, exploratory probing, removal or relocation of materials, or testing. It is literally the field observer's visual observations while walking through the subject property.

## 2. Executive Summary

This building was purchased by AJNJ Holdings Ltd. in 2023 as part of insolvency sale for Pier 8 Properties Development Group. The property is zoned Commercial Downtown Mixed which has a maximum building height of 18m. The Owner has recently completed an interior demolition which has exposed the demising walls and building structure above the basement level. The building was originally constructed as two separate buildings with a brick demising wall acting as the load bearing fire separation. The building structure is a combination of brick and concrete exterior walls with interior steel columns and w-beams. The floor and roof structures are timber joists with tongue and groove boards. The foundation walls are a combination of poured concrete and stone. There was an extension constructed on the back of the building sometime after the original construction which is in very poor condition. The floor structure of this portion of the building is unsafe for occupancy. There appears to have been a change in the front façade of the building sometime after the original building construction. The first floor of building 157 appears to be built-out and infilled with a wood exterior structure.

The general structural condition of the building is poor. There is evidence of significant fire damage on the top floor and roof structure which has not been fully repaired. Most of the floors are structurally sound but there are sections throughout with water damage and deterioration which are unsafe for inspection. Although the floor structure is adequate for general inspection, it would not meet the loading requirements as specified in the N.B.C.C. for office or assembly occupancy. There are several large openings cut in the brick loadbearing walls which are not properly supported and are displaying signs of structural failure. The stair and elevator shafts in the building have reached the end of their useful life.

Due to the age and condition of this building and the structural components that were used at the time of the original construction, it will be difficult to certify this structure to resist the current occupancy and environmental loadings specified in the latest edition of the N.B.C.C. Significant structural upgrades will be required including a new roof structure, upgraded floor structure, wall reinforcement, new lintels, and some new foundations. It would most likely be more economically feasible to demolish this structure and replace it with a new, higher quality, structure that would have a lifespan of 75-100 years.

### **3. Inspection and Assessment Procedure**

#### **3.1. Property Walk-through Survey**

Technical assessments are based on visual inspections and non-invasive techniques conducted during the walk-through survey. Most areas of the building were accessible for visual inspection at the time of the walk-through; however, no investigation could be performed on the building footings.

During the site surveys of November 25, 2025, I observed property components, systems, and elements that were easily visible and readily accessible for the purposes of describing, providing an opinion on their apparent physical condition, and identifying significant physical deficiencies. This evaluation did not include preparing detailed calculations, removing materials, operating equipment, or conducting any exploratory probing or testing. This was a nonintrusive visual survey. However, a reasonable attempt at discovery was made. A philosophy of reasonableness prevailed.

Survey procedures consisted of:

- a. Walk-around visual survey. All common and service rooms were inspected and all spaces in the building were reviewed; this included all floors, ceilings, walls, and the basement.
- b. A visual inspection of the exterior of the building from the ground level, which included the walls, and the general exterior features, cladding, doors and windows.

#### **3.2. Client Provided Information**

The walk-through survey was accompanied by the client representative, Glen Rose. The client provided verbal information about the general state of the building, current leaks, fire damage, and potential future long-term plans for the property.

#### **3.3. Credentials**

The walk-through survey and subsequent report were conducted by; Grant Horwood, P.Eng.

#### **3.4. Limitations of this Report**

The walk-through survey is a visual, non-destructive inspection only. Notwithstanding any language contained in this report to the contrary, the conditions observed, conclusions drawn, and recommendations made are limited by the accuracy and completeness of the information supplied and the limits imposed by non-destructive investigation.

Unless otherwise indicated, all reviews were of a visual nature only and based on an assessment of the available information. We cannot assume responsibility for:

1. Information that was not provided by the owner
2. The accuracy of information in reports/plans that were provided
3. Items concealed within wall and roof assemblies and therefore not directly visible based on the building surfaces
4. Roof surface
5. Items in areas that could not be or were not accessed

Please note that I did not carry out detailed structural calculations as part of the review. Also, note that the mandate for the review did not include reviews for mould and/or other environmental contaminants however some mold was present in the building at the time of the inspection.

### 3.4.1. Disclaimer of Liability

No liability shall be accepted because of failure of the report to notify any problems in any area(s) or section(s) of the subject property physically inaccessible for inspection or to which access for inspection is denied by or to the inspector (including but not limited to any area(s) or section(s) so specified by the report).

### 3.4.2. Disclaimer of Liability to Third Parties

This report is made solely for the use and benefit of the client named on the front of this report. No liability or responsibility whatsoever, in contract or tort, is accepted to any third party who may rely on the report wholly or in part. Any third party acting or relying on this report, in whole or in part, does so at their own risk.

### 3.4.3. Hazard Materials

A hazardous materials inspection was not completed however one would be recommended if the this building were to be demolished.

## 4. Property Condition Assessment

### 4.1. General Physical Condition

The general property consists to two 4 story buildings which are adjoined to adjacent properties on either side. The building setback is 0m from the sidewalk which is compliant with the City regulations for Commercial Downtown Mixed zone. The exterior walls of the building are in fair to poor condition. Significant architectural and structural repairs would be required to the building envelop for protection against water infiltration and thermal protection. There is significant fire damage to the steel roof structure which would need to

be removed and replaced prior to proceeding with any other renovations. The condition of the front façade is relatively good however the structure would need to be analyzed for the current N.B.C.C. specified wind loadings and if the floors were removed, temporary bracing would be required. The rear exterior wall is poured concrete and in fair condition however there are areas of localized deterioration. More testing is recommended on this concrete wall to confirm the concrete strength. A complete renovation of this building would cost significantly more than the value of the current structure which would require the building to meet all the requirements of the latest edition of the N.B.C.C. The existing floor structure would likely need to be reinforced and the stair shafts would need to be replaced. The exterior load bearing brick walls may need to be reinforced with a secondary structure to withstand the current wind loads. The small addition on the rear of the building is in very poor condition and should be removed and/or replaced. The building roof is leaking and there is some water infiltration around the wall openings which has led to further deterioration of portions of the structure.

## 4.2. Roof System

### 4.2.1. Flat Roof

The main flat roof is significantly deteriorated and has reached the end of its useful life.

## 4.3. Exterior Envelope

### 4.3.1. Exterior walls

The building's exterior above ground walls are a combination of poured concrete and brick-and-mortar. There is no insulation or weather barrier installed on the building envelope. The exterior walls of building 161-163 are poured concrete and in fair condition. The exterior walls of building 157-159 are brick and mortar up to level 3 and poured concrete on level 4. The brick-and-mortar walls are in poor condition. The window openings on level 2 and higher are large compared to the overall wall area. This configuration does significantly affect the structural integrity of the building to resist wind loads in the brick walls. If this building were demolished, the concrete wall between 163 and 167 could be left in place to protect the adjacent building. The northeast facing wall is brick-and-mortar and is the common wall with 155 Water Street. If the building were demolished, the Owner should consider constructing a new wall against this existing brick and mortar structure to support the new floor and roof structures. The southeast facing wall (back) does have some stress cracks and is exposed to the largest wind load. If the floors were removed during reconstruction or demolition, this wall will need to be laterally supported. The exterior back façade is also displaying signs of localized deterioration. If this wall were to remain in place, core samples should be tested for concrete strength prior to any structural design.

## 4.4. Windows

### 4.4.1. Windows

The majority of the windows in the building are in poor condition and have reached the end of their useful life. Most of the window blocking are displaying deterioration and water staining.

## 4.5. Interior

### 4.5.1. Walls

The interior partition walls of this building are mostly wood studs and drywall or wallboard. Most of the partition walls were removed and any remaining walls have reached the end of their useful life. These walls are either displaying signs of water damage and deterioration or are already partially demolished.

### 4.5.2. Ceilings

All ceilings in the building have been removed to expose the floor and roof structure.

### 4.5.3. Stairs

All existing wood stairs are in poor condition and have reached the end of their useful life.

## 4.6. Insulation and Vapour Barrier

This building does not have any insulation and vapour barrier.

## 4.7. Structural

### 4.7.1. Foundation

The foundation of 163 Water Street is in relatively good condition. The northeast stone rubble foundation wall of 157 Water Street appears to be in relatively good condition however this type of wall is difficult to certify for new structural loadings. Further intrusive investigation would need to be conducted if any new structural loadings were applied to this wall. It is recommended that the owner consider constructing a new structural foundation against this wall to support any new floor and roof loadings.

The foundations supporting the steel columns are not exposed for inspection and cannot be evaluated for future loading unless the slab was removed.

### 4.7.2. Walls

All of the internal brick and mortar load bearing walls have large openings cut throughout which were not properly reinforced with headers. These openings are displaying structural

cracks and will need to be repaired and properly supported if this building is renovated. The old elevator shaft is constructed of timber walls. This shaft has reached the end of its useful life.

#### 4.7.3. Floors

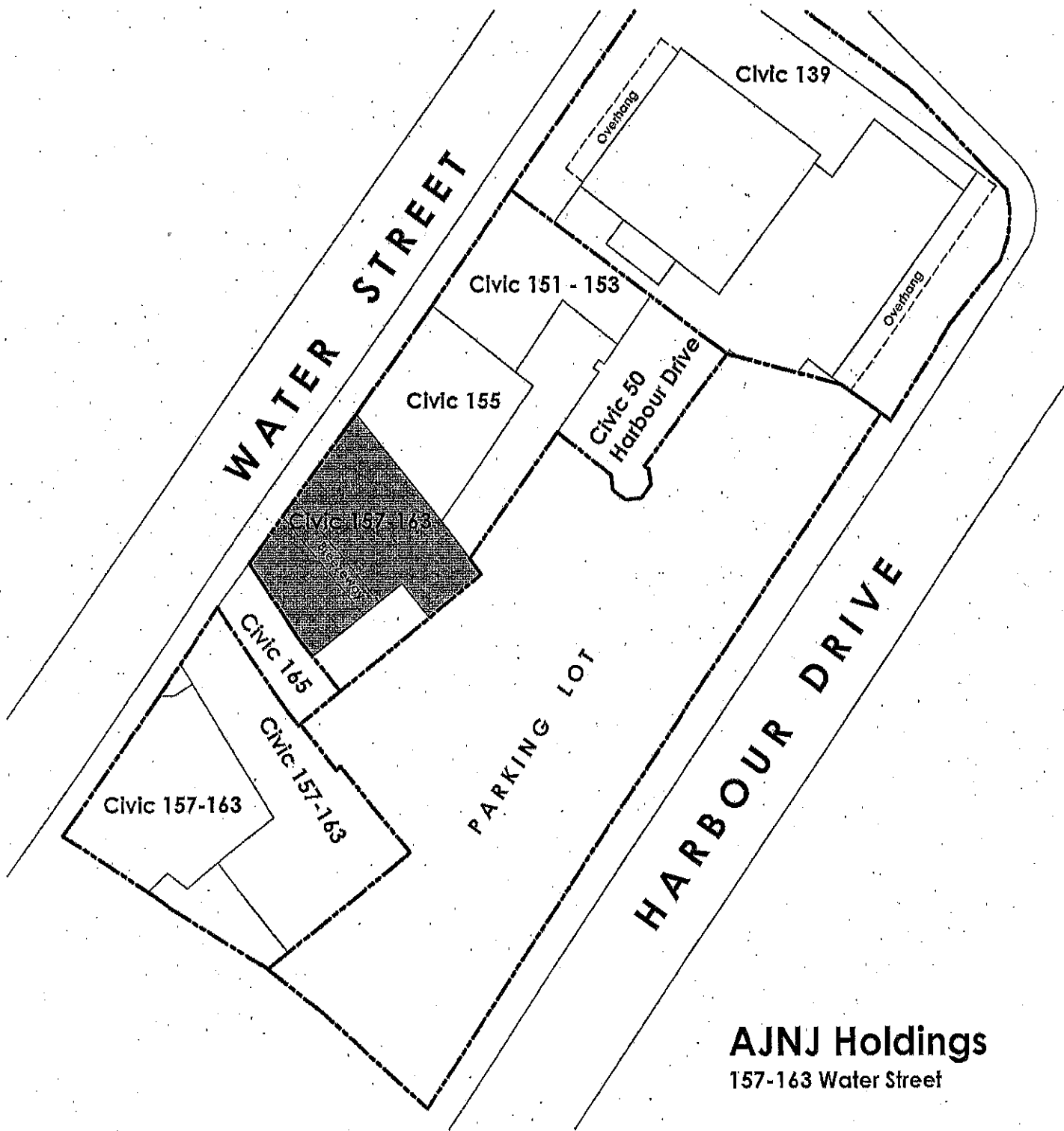
The floor structure throughout consists of timber joists supported on steel w-beams and round steel columns. The steel columns appear to be concrete filled but no destructive testing was conducted. The steel structure is not fire protected. The majority of the floor structure throughout is in fair condition with the exception of some localized water damaged areas. The floor spans are relatively large which is common for a building of this age which will limit the occupancy loadings of this structure. If this building is intended to be brought up to current standards for assembly or office occupancies, the floor structure will need to be reinforced with additional support beams.

#### 4.7.4. Roof

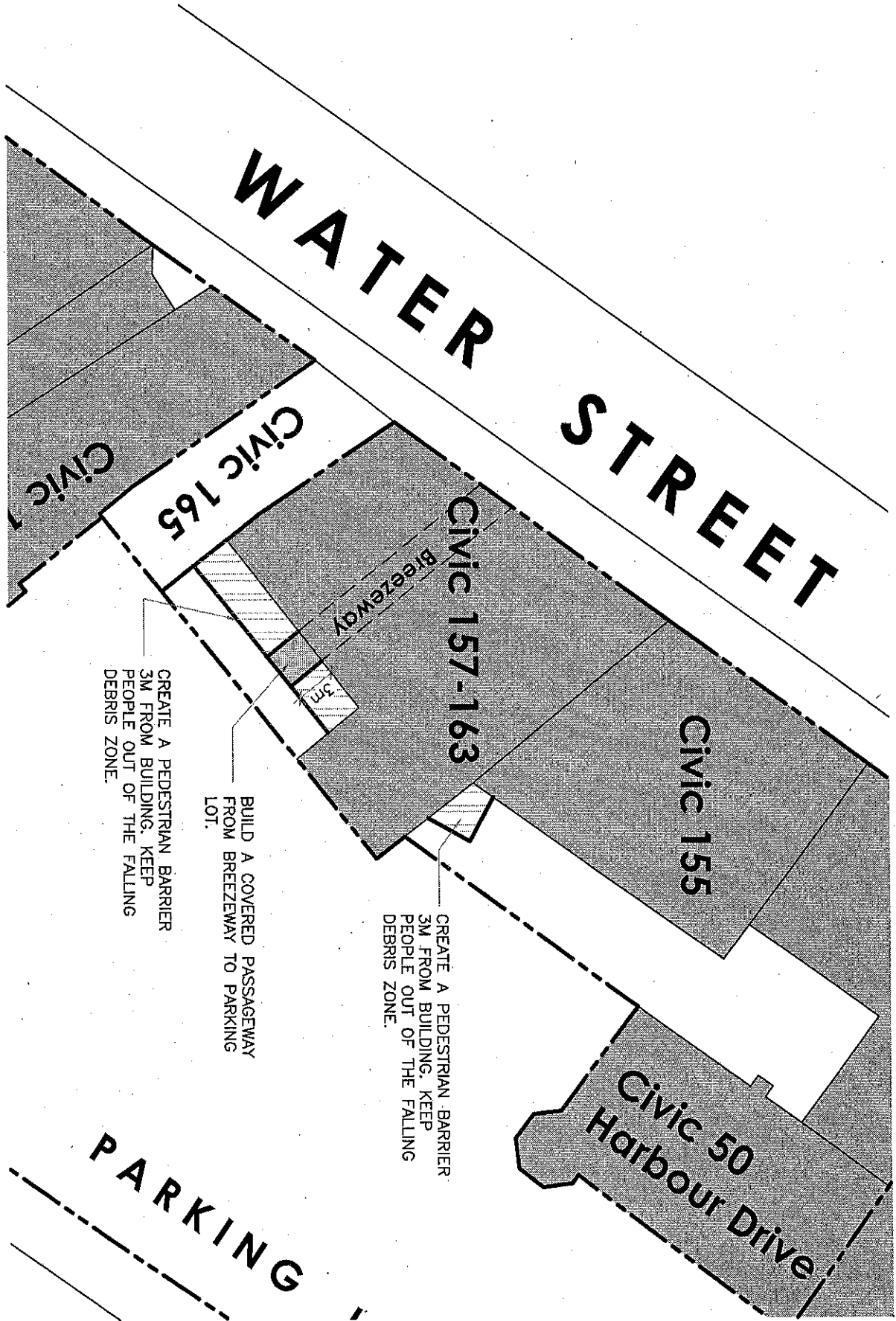
The main flat roof structure is in very poor condition and will not meet the current environmental loads for St. John's, NL. The steel beams supporting the roof appear to be warped from fire exposure. This roof and structure will need to be completely replaced before this building can be occupied. This structure will need to be completely engineered including the support system to the bearing walls and columns and columns.

## 5. Conclusion

The general structural condition of the building is poor. It is evident that this building was exposed to a fire sometime in the past and was not properly repaired. The exterior envelope of the building has reached the end of its useful life and has been this way for an extended period of time which has led to further environmental damage and deterioration. Due to the amount of current deterioration of the existing components in this building, achieving an acceptable air quality for occupancy may be difficult and should be considered for the refurbishment option. Restoring this building to an acceptable condition would require a significant engineering and construction effort. In my opinion, there are no structural components that are worth restoring except for the common walls between 165 and 155 Water Street. Consideration should be given to demolishing this structure and reconstructing a new building that would be compliant with the latest energy and environmental standards.

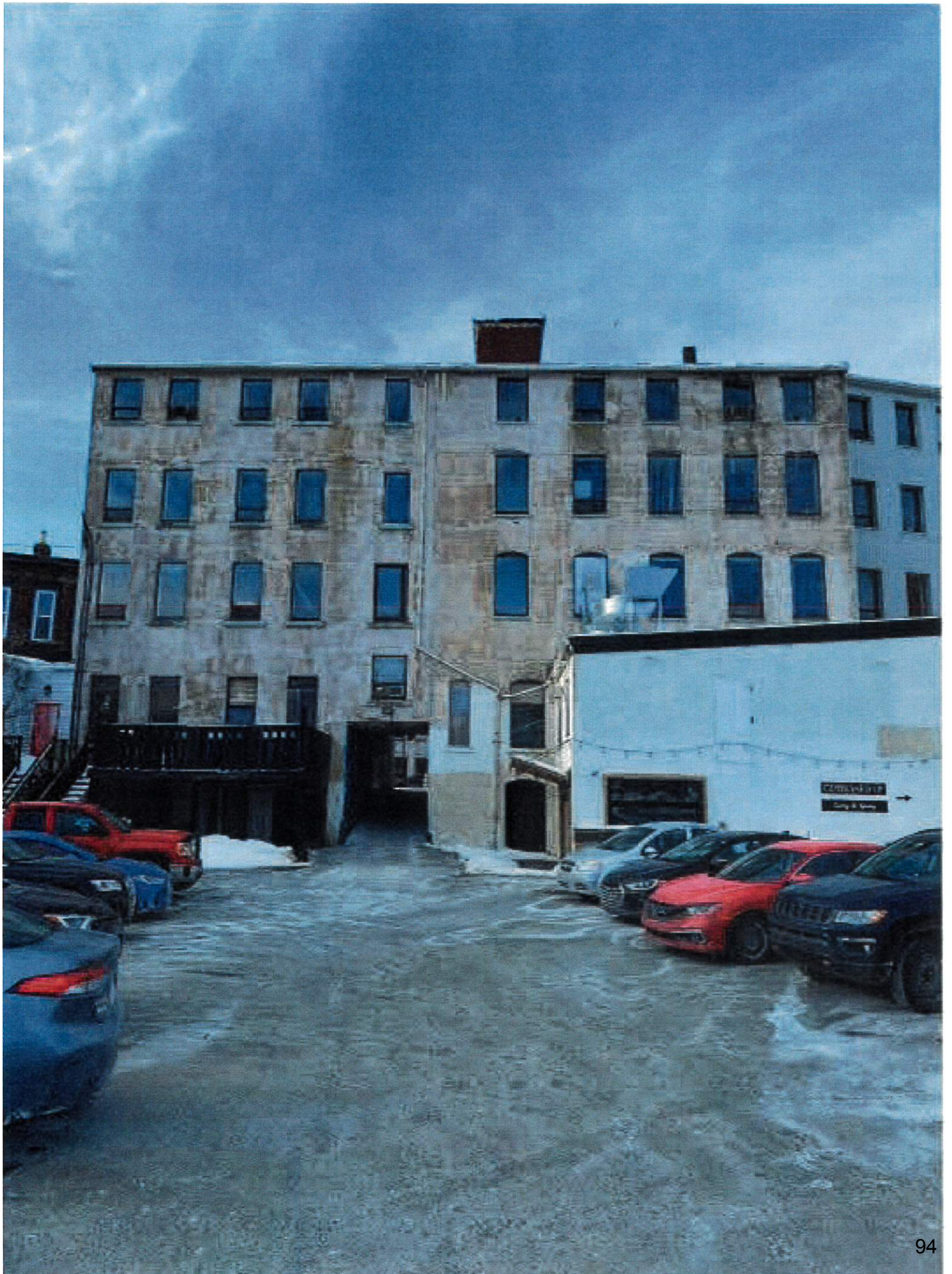


**AJNJ Holdings**  
157-163 Water Street

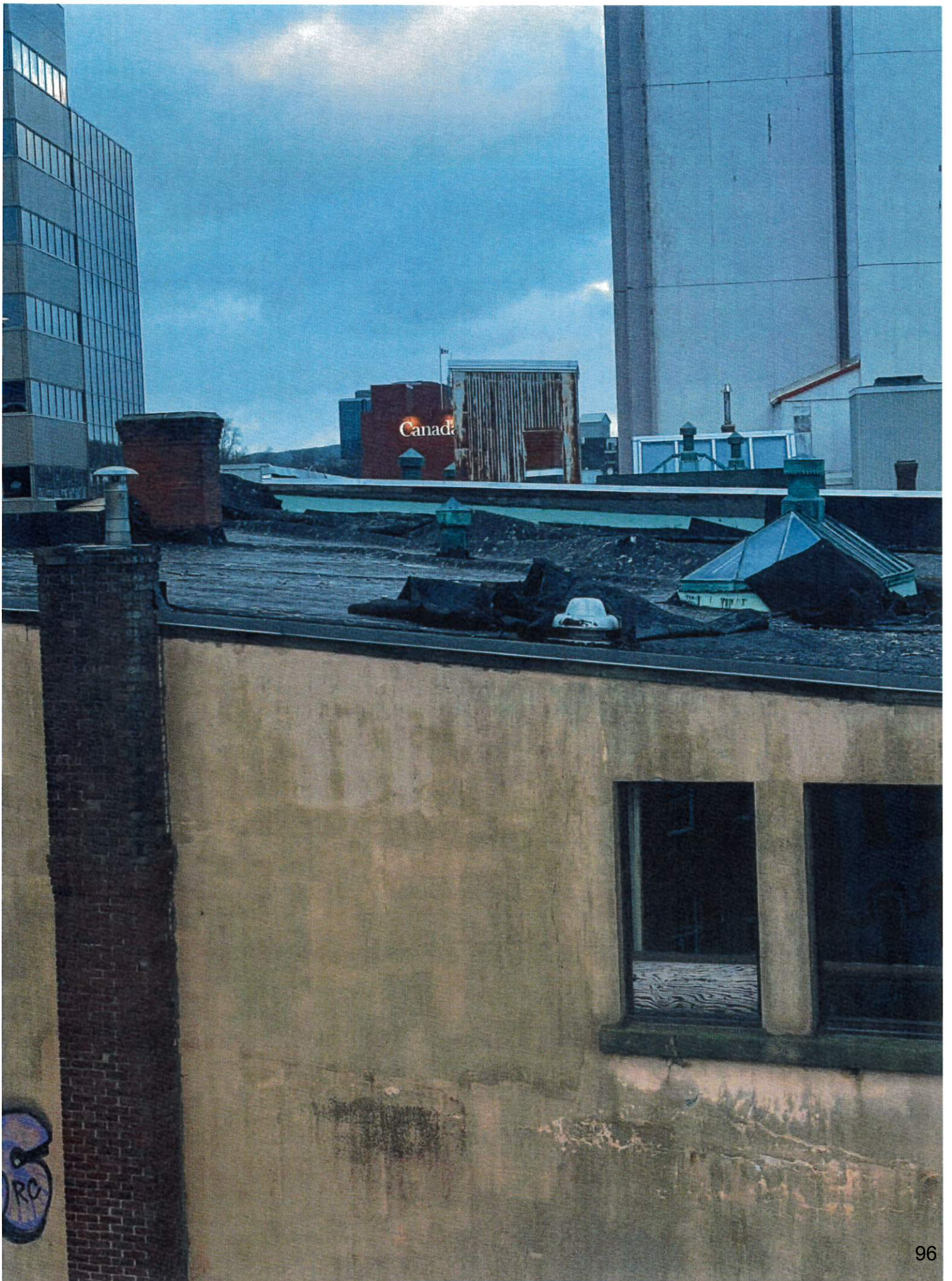


















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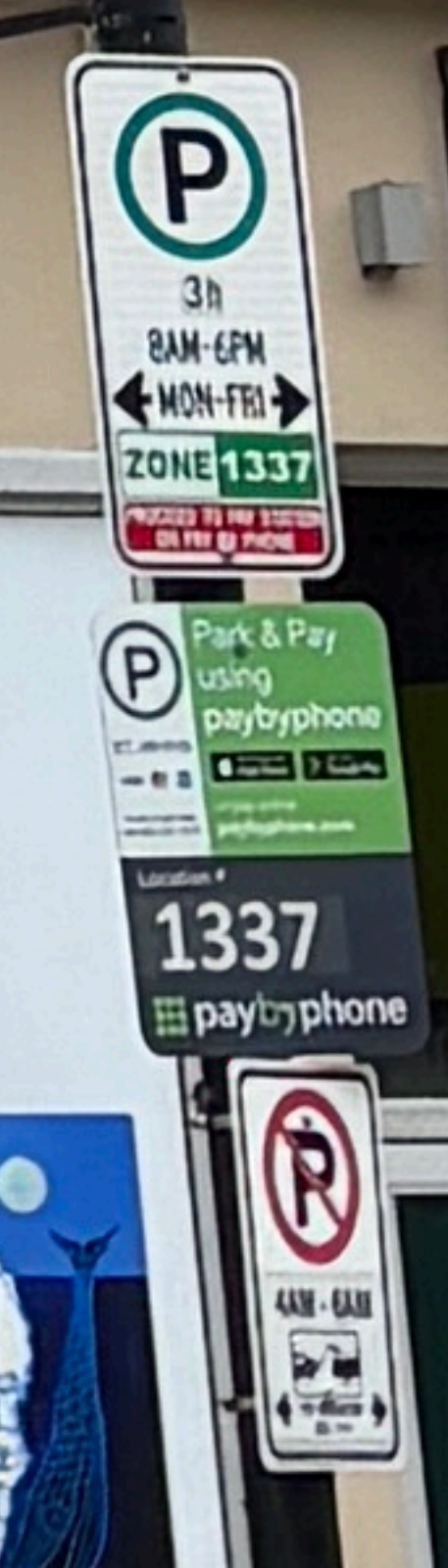
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PHOTO

# ST. JOHN'S

## Report of Built Heritage Experts Panel

**March 25, 2026**

**2:00 p.m.**

**Virtual**

Present: Megan Webb, Chair, Historian/Archival Expert  
Tyler Stapleton, Other  
William Simms, Other  
Brian Marler, Contractor  
Anika Bursey, Planner  
Aaron Terry, Other

Regrets: Matt C. Reynolds, Architect

Staff: Lindsay Church, Planner III - Urban Design and Heritage  
Jennifer Squires, Legislative Assistant

Others: Randy Carew, Manager of Regulatory Services  
Glen Rose, Howard Properties/AJNJ Holdings Ltd.  
Matt Kelland, Howard Properties/AJNJ Holdings Ltd.

### **1. 157-163 Water Street – Demolition Application**

Staff provided the Built Heritage Experts Panel (BHEP) with background information on the Demolition Application for 157-163 Water Street. As the property is currently undesignated, the City has 90 days from receipt of the application to designate the building, should it meet the threshold of the Designation Criteria Review. The building was built after the great fire in 1892 and includes a tunnel/breezeway connecting Water Street to the parking lot on Harbour Drive. A Structural Condition Assessment Report has been provided, indicating that the building is in poor structural condition overall. Should Council decide to designate the building, a Statement of Significance would be written, outlining the buildings historical importance and defining features, and a By-Law would be prepared for Council's approval. If the building is not designated by

Council, then approval of the application to demolish can take place at the Staff level. No development application has been received to date, and should a development application be received, the building must adhere to the regulations of the Heritage By-Law and Heritage Design Standards.

The delegation then joined the panel to discuss their application. The building has been damaged by fire, the rear of the building has deteriorated, the masonry is crumbling, and there is floor rot from water damage and neglect. While there are some character-defining elements on the front façade of the building, interior and exterior renovation work has taken place without City approval by previous property owners. The owners have also received a letter from the City requiring remediation of the site in the interest of public safety. It is felt that the cost to secure the building and repair the interior is infeasible and that the best path forward would be demolition. They would like to improve the area, while appreciating the existing heritage, and provide something that is congruent with the landscape of the City. They are in the process of engaging an architectural firm for the project and wish to work with the City and other entities in the area to create a long-term project that works for everyone to revitalize the block. The importance of the tunnel between the buildings was noted and they would like to maintain and improve the existing passageway.

Clarity was requested on the need for demolition. Originally, the plan was to save the building and repurpose as is, but once the interior was stripped out for renovations, the true condition of the building was revealed, and it would be difficult to save. It was asked if consideration has been given to the preservation of the façade and to demolish the rear of the building. The delegation responded that the fourth level of the building was an extension, and the second and third floor of 157 Water Street is the only section of value. The character-defining features of this section could be considered for inclusion in the new design of the building. It was then asked how high the new building would be. The developer would like to increase the height of the building by at least two stories should they be permitted to do so and should it be financially sustainable. The delegation then left the meeting and the BHEP continued their discussion of the application.

The timeline of the application was questioned, as it was indicated that the developer did not intend to demolish the building until the Fall. Staff advised that demolishing the buildings would require resources and planning. To begin demolition in a timely manner approval would be

required in advance of the winter season. Complaints are also received concerning the condition of the buildings on an annual basis, and action is now required from a public safety perspective to mitigate risk. Other properties on the block owned by the developer appear to be in good condition.

It was asked what the requirements would be should a new development be proposed for the site. Should an application for a new development be received, this would trigger a Heritage Report, and depending on the proposal, it may trigger a Land Use Report as well. The City is also in the process of finalizing the Downtown Neighbourhood Plan, which would also have to be considered as part of the application. The Terms of Reference for the Heritage Report would come to the BHEP for recommendation to Council. All character defining elements of the building would be documented in advance of demolition and then could be referenced in the Heritage Terms of Reference for consideration for inclusion.

Façadism was discussed, which would see the designation applied to the front exterior of the building, allowing the remainder to be demolished. It was felt that should the front façade of 157 Water Street be preserved, there would be no concerns about proceeding with the demolition of the building. While Council has not yet considered the approval of a façade of a building, it is within their discretion to do so. Additional consideration can be given to façadism by the Panel if requested.

While members of the Panel would like to see the façade of 157 Water Street preserved, it was recognized that this would come at a substantial cost and may not be feasible due to the structural condition of the building. Interest was shown in the development of guidelines for façade preservation. It was agreed that as character defining elements, such as the curved windows, recessed doorways, and tunnel should be included as part of the requirements for new development, that designation would not be recommended.

#### Recommendation

**Moved By** Megan Webb

**Seconded By** William Simms

Noting that character defining features of the buildings will be identified and documented and recommended for incorporation into future development plans, the Built Heritage Experts Panel does not recommend the designation of 157-163 Water Street at this time.

**CARRIED WITH DISSENT**

## Decision Note

<b>Title:</b>	69 Military Road – REZ2600007
<b>Date Prepared:</b>	April 6, 2026
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Tom Davis, Planning
<b>Ward:</b>	Ward 2

---

### **Decision/Direction Required:**

To consider a rezoning and text amendment to the Envision St. John's Development Regulations to accommodate a bakery, a restaurant and a dwelling on the first storey at 69 Military Road.

### **Discussion – Background and Current Status:**

The City has received an application from Breen's Enterprises Ltd. to rezone property at 69 Military Road (on the corner of Bannerman Street). The subject property consists of a three-storey building and a small parking area behind it, accessed from Bannerman Street. Needs Convenience Store occupies the entire first storey, with two apartments above, one on each storey. The proposal is to convert part of the first floor into an apartment and using the remaining portion of the first floor for a Breen's Bakery and Deli.

The subject property is in the Residential District of the Envision St. John's Municipal Plan and is zoned Residential Downtown (RD). The proposed uses are not permitted in the RD Zone. The application is to rezone the site to the Residential Mixed (RM) Zone and add "bakery" as a permitted use and "restaurant" as a discretionary use in the RM Zone. Rezoning to RM would also enable the proposed dwelling unit on the first storey as a discretionary use. While the text amendment is prompted by the subject application, if bakery and restaurant are added to the RM Zone, those uses could be considered in any area zoned RM.

### Alignment with Envision St. John's Municipal Plan

Policy 8.4.15 of the Municipal Plan provides that commercial uses may be considered in the Residential District if they are small in scale and compatible with the surrounding residential area. The proposed RM Zone is compatible with existing development along Military Road and adjacent residential streets. The addition of a bakery and restaurant at the subject property and in the RM Zone would enable commercial uses that are already found along Military Road and that would be suitable for the neighbourhood.

Rezoning 69 Military Road to the RM Zone is in line with the Downtown Neighbourhood Plan policies, which propose using that zone along key transit routes like Military Road, as a transitional zone between established downtown residential areas and adjacent properties.

#### Alignment with Envision St. John's Development Regulations

According to section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for amendments to the Development Regulations. However, under section 4.9(3), where the scale or circumstances of the proposed development does not merit a land use report, Council may accept a staff report instead. Staff recommend accepting this staff report in lieu of an LUR, as the proposed RM Zone is compatible with the neighbourhood and the proposal is consistent with the policies of the Municipal Plan and the draft Downtown Neighbourhood Plan.

Should Council consider the Development Regulations amendment, staff recommend public notification (not a public meeting) in accordance with section 4.8 of the Regulations. Since a Municipal Plan amendment is not required, there will not be a commissioner's public hearing, so notification would be the only form of public review. Staff recommend this approach due to the nature and scale of the application.

The applicant has provided a survey and indicated the site is not proposed to change. Some additional information was requested regarding parking. If parking relief is required, then that will be presented to Council for consideration at the adoption phase.

Should Council agree to consider the amendment, the discretionary uses of a restaurant as well as a dwelling unit on the first storey will be advertised alongside the amendment.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Owner; neighbouring residents and property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John’s Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
7. Legal or Policy Implications: Text and map amendments to the Development Regulations are required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations. An EngageStJohns.ca project page will be created for the amendment
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council consider rezoning 69 Military Road from the Residential Downtown (RD) Zone to the Residential Mixed (RM) Zone and add “bakery” as a permitted use and “restaurant” as a discretionary use in the RM Zone.

Further, that Council advertise the text and map amendments as well as the discretionary uses of a restaurant and a dwelling unit on the first storey at 69 Military Road in accordance with the Development Regulations.

**Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage**  
**Approved by: Ken O’Brien, MCIP, Chief Municipal Planner**

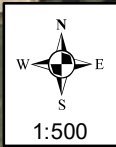
## Report Approval Details

Document Title:	69 Military Road - REZ2600007.docx
Attachments:	- 69 Military Road - Location Map.pdf - Residential Downtown (RD) Zone.pdf - Residential Mixed (RM) Zone.pdf
Final Approval Date:	Apr 8, 2026

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Apr 8, 2026 - 11:16 AM**

**Jason Sinyard - Apr 8, 2026 - 3:29 PM**



**SUBJECT PROPERTY**



**RESIDENTIAL DOWNTOWN (RD) ZONE****RD****(1) PERMITTED USES**

Accessory Building	Lodging House
Apartment Building, maximum of 6 dwelling units <b>(2024-07-19)</b>	Park
Backyard Suite <b>(2024-07-19)</b>	Semi Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units <b>(2024-07-19)</b>	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex <b>(2024-07-19)</b>	Townhouse
Family Child Care Service <b>(2024-03-15)</b>	Townhouse Cluster, maximum of 6 Dwelling Units <b>(2024-07-19)</b>
Four-Plex <b>(2024-07-19)</b>	Triplex <b>(2024-07-19)</b>
Home Office	

**(2) DISCRETIONARY USES**

Adult Day Centre	Parking Lot
Child Care Centre <b>(2024-03-15)</b>	Personal Care Home <b>(2024-07-19)</b>
Convenience Store	Pocket Neighbourhood <b>(2024-07-19)</b>
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop

**RESIDENTIAL MIXED (RM) ZONE****RM****(1) PERMITTED USES**

Accessory Building	Home Office
Apartment Building, maximum of 6 dwelling units <b>(2024-07-19)</b>	Lodging House
Backyard Suite <b>(2024-07-19)</b>	Office
Bed and Breakfast	Park
Child Care Centre <b>(2024-03-15)</b>	Semi-Detached Dwelling
Clinic	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units <b>(2024-07-19)</b>	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling <b>(2024-07-19)</b>
Duplex <b>(2024-07-19)</b>	Townhouse
Dwelling Unit– 2 <sup>nd</sup> storey or higher <b>(2025-11-14)</b>	Townhouse Cluster, maximum of 6 Dwelling Units <b>(2024-07-19)</b>
Family Child Care Service <b>(2024-03-15)</b>	Training School
Four-Plex <b>(2024-07-19)</b>	Triplex <b>(2024-07-19)</b>

**(2) DISCRETIONARY USES**

Adult Day Centre	Place of Assembly
Convenience Store	Place of Worship
Dwelling Unit– 1 <sup>st</sup> storey <b>(2025-11-14)</b>	Pocket Neighbourhood <b>(2024-07-19)</b>
Heritage Use	Public Utility
Home Occupation	Residential Care Facility
Parking Garage	Retail Use
Parking Lot	School
Pedway <b>(2022-10-14)</b>	Service Shop
Personal Care Home	

## Decision Note

<b>Title:</b>	Accessory Buildings and Backyard Suites in Rural Zones
<b>Date Prepared:</b>	April 6, 2026
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Tom Davis, Planning
<b>Ward:</b>	N/A

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### **Decision/Direction Required:**

To consider a text amendment to the Envision St. John's Development Regulations to allow accessory buildings in front of the building line in rural zones at Council's discretion, allow taller accessory buildings in rural zones, and increase the maximum permitted height for backyard suites in rural residential zones.

### **Discussion – Background and Current Status:**

In recent years, the City has received requests from property owners in rural zones seeking to construct an accessory building in front of the house. These properties are often large and deep, with the house set far back from the road and screened by trees. Currently, the Development Regulations require accessory buildings to be in the rear or side yard and located behind the building line. This means that they cannot be built closer to the road than the house, even where the house is barely visible from the road.

Staff propose to amend the Development Regulations to change the location requirements in some zones to allow accessory buildings in a front yard and in front of the building line, at Council's discretion. Staff also propose to increase the maximum height for accessory buildings in rural zones to up to 5 metres or the height of the main building on the lot, whichever height is greater. This change will allow taller garages and outbuildings on large, rural lots. These changes to accessory buildings location requirements and maximum building height would apply only to properties within these zones: Rural Residential (RR), Rural Residential Infill (RRI), Rural (RUR), Agriculture (AG), Forestry (F), Mineral Working (MW), Watershed (W), Open Space (O), and Open Space Reserve (OR).

In addition to increasing the maximum height for accessory buildings in rural zones, the amendment proposes to increase the maximum height for a backyard suite in the Rural Residential (RR) and Rural Residential Infill (RRI) Zones. The proposed amendment is attached.

### Alignment with the Envision St. John's Municipal Plan

The proposed amendment applies primarily to lands within the Rural District of the Municipal Plan. The proposed changes to accessory building location requirements would also apply to properties within the Forestry, Agriculture, Watershed, and Open Space Districts. The Municipal Plan recognizes the importance of retaining the rural character of these areas.

Many rural properties are large, deep lots with vegetation where a taller accessory building would not intrude on surrounding properties, and an accessory building could be placed in front of a house without obstructing the front of the property. The proposed change to increase maximum building height for a backyard suite in rural residential areas will allow loft-style buildings and a greater variety of designs. This is in line with Policy 4.1.2 of the Municipal Plan, to enable a variety of housing to create diverse neighbourhoods. This change is proposed for the RR and RRI Zones where there are large lots.

The proposed amendment recognizes the traditional rural development pattern of large, oversized lots and will allow flexibility for the siting and height of accessory buildings and the height of backyard suites. This is in line with Policy 8.10.3 of the Municipal Plan: "appropriate standards shall be established to ensure the quality and preservation of the rural environment."

### Public Consultation

Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations. As this is a text amendment that aligns with Municipal Plan policies for the Rural District, staff recommend public notification (not a public meeting).

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owners and residents in the affected zones; neighbouring property owners and residents.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. Johns Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A text amendment to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council consider a text amendment to the Envision St. John's Development Regulations to allow accessory buildings in front of the building line in rural zones at Council's discretion, allow taller accessory buildings in rural zones, and increase the maximum permitted height for backyard suites in two rural residential zones.

Further, that the amendment be publicly advertised in accordance with the Development Regulations.

**Prepared by: Faith Ford, MCIP, Planner III**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

## Report Approval Details

Document Title:	Rural Accessory Buildings and Backyard Suites – REZ2600004.docx
Attachments:	- DRAFT - DR Amend No. 77, 2026 - Accessory Buildings and BY Suite Rural Zones- TEXT (ff).pdf
Final Approval Date:	Apr 8, 2026

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Apr 6, 2026 - 4:35 PM**

**Jason Sinyard - Apr 8, 2026 - 3:31 PM**

# City of St. John's Development Regulations, 2021

## St. John's Development Regulations Amendment Number 77, 2026 DRAFT

### Accessory Buildings and Backyard Suites in Rural Zones

April 2026



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 77, 2026**

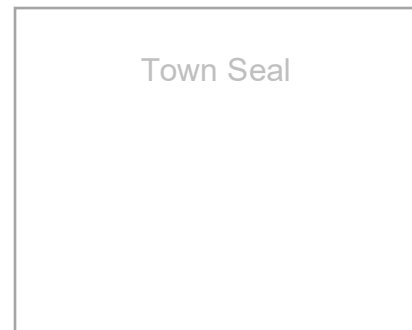
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 77, 2026.

Adopted by the City Council of St. John's on the \_\_\_\_ day of 2026.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 77, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



<b>Development Regulations/Amendment</b>	
<b><u>REGISTERED</u></b>	
Number	_____
Date	_____
Signature	_____

# CITY OF ST. JOHN'S

## Development Regulations Amendment Number 77, 2026

### BACKGROUND AND ANALYSIS

The City is considering an amendment to City of St. John's Development Regulations, 2021 to allow Accessory Buildings in front of the building line in Rural Zones at Council's discretion, increase the maximum permitted height for Accessory Buildings in Rural Zones, and increase the maximum permitted height for Backyard Suites in Rural Residential Zones.

### ANALYSIS

The proposed amendment applies primarily to lands within the Rural Land Use District, though the proposed changes to Accessory Building location and height requirements will also apply to lands within the Forestry, Agriculture, Watershed, and Open Space Land Use Districts.

The Rural Land Use District is applied to lands outside the urban core. The Rural District enables agriculture, quarrying, forestry, and natural heritage and tourism uses, as well as limited rural residential uses. Residential development in the rural areas mainly consists of single detached dwellings on large, oversized lots without municipal servicing. The Municipal Plan recognizes the importance of retaining the rural character of this area and protecting rural and resource lands.

Currently, the Development Regulations require Accessory Buildings to be located behind the building line in a rear or side yard and set the maximum height for Accessory Buildings at 5 metres, or for a Residential use, the lesser of 5 metres or the height of the main dwelling. The proposed changes to Accessory Buildings requirements in Rural Zones will allow Accessory Buildings to be in front of a main building or dwelling, at Council's discretion, and will allow taller Accessory Buildings. The proposed changes recognize that many rural properties are large, deep lots where the main building is set far back from the street line or screened by vegetation. Given the existing development pattern and lot characteristics of these areas, allowing taller Accessory Buildings or allowing an Accessory Building in front of the building line is unlikely to affect the rural character or obstruct the front of the property or surrounding sightlines.

The proposed change to increase maximum building height for a Backyard Suite applies to rural residential areas and aims to allow greater flexibility to encourage this type of development. Increasing the maximum height will allow for loft-style buildings and a greater variety of Backyard Suite designs. This aligns with Policy 4.1.2 of the Municipal Plan to enable a variety of housing to create diverse neighbourhoods that include a mix of housing forms and tenures. The existing rural residential development pattern consisting of large, oversized lots will ensure adequate separation is maintained between Backyard Suites and adjacent buildings.

The proposed amendment recognizes the traditional rural development pattern of large, oversized lots in these areas and will allow increased flexibility for the siting and height of Accessory Buildings and height of Backyard Suites while maintaining the rural character of the area. These standards are in line with Policy 8.10.3 of the Municipal Plan which states “appropriate standards shall be established to ensure the quality and preservation of the rural environment.”

## **PUBLIC CONSULTATION**

To be completed after consultation.

## **ST. JOHN’S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John’s Urban Region Regional Plan. An amendment to the St. John’s Urban Region Regional Plan would not be required to change the location or height requirements for Accessory Buildings in Rural, Open Space, and Watershed Zones or change the height requirements for Backyard Suites in the Rural Residential (RR) or Rural Residential Infill (RRI) Zones.

## **ST. JOHN’S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 77, 2026**

The City of St. John’s Development Regulations, 2021 is amended by:

- 1) Repealing Section 6.2.4 respecting Accessory Building Location, which states:  
**“6.2.4 Accessory Building Location**  
**Accessory Buildings shall be:**
  - (a) located in Rear and Side Yards and shall be located behind the Building Line;
  - (b) located a minimum of 1.2 metres from any Lot Line;
  - (c) located a minimum of 2.4 metres from any other Building on the Lot;  
and
  - (d) located a minimum of 3.0 metres from a Street, subject to Section 7.2.3 (Corner Lots and Yards Abutting a Street)”

and substituting the following:

- “6.2.4 Accessory Building Location**
- (1) **Accessory Buildings shall be:**
    - (a) located in Rear and Side Yards and shall be located behind the Building Line;
    - (b) located a minimum of 1.2 metres from any Lot Line;
    - (c) located a minimum of 2.4 metres from any other Building on the Lot;  
and
    - (d) located a minimum of 3.0 metres from a Street, subject to Section 7.2.3 (Corner Lots and Yards Abutting a Street)
  - (2) **Notwithstanding Subsection 6.2.4(1)(a), an Accessory Building located within the Rural Residential (RR), Rural Residential Infill (RRI), Rural (R), Agriculture (AG), Forestry (F), Mineral Working (MW), Watershed (W), Open Space (O), or Open Space Reserve (OR) Zones may be**

located in a Front Yard and in front of the Building Line, at the discretion of Council.”

- 2) Repealing Section 6.2.3 respecting Accessory Building Height, which states:

**“6.2.3 Accessory Building Height**

**(1) For a Residential Use, the Accessory Building height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.**

**(2) For all other Uses, the Accessory Building height shall not exceed 5 metres.”**

and substituting the following:

**“6.2.3 Accessory Building Height**

**(1) For a Residential Use, the Accessory Building height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.**

**(2) For all other Uses, the Accessory Building height shall not exceed 5 metres.**

**(3) Notwithstanding Subsections 6.2.3(1) and 6.2.3(2), the height of an Accessory Building located within the Rural Residential (RR), Rural Residential Infill (RRI), Rural (R), Agriculture (AG), Forestry (F), Mineral Working (MW), Watershed (W), Open Space (O), or Open Space Reserve (OR) Zones shall not exceed 5 metres or the height of the main Building on the Lot, whichever is greater.**

**(a) Where an Accessory Building exceeds 5 metres in height, no windows, doors, or balconies shall be permitted on any second-storey or higher wall located within 5 metres of a Side Lot Line or Rear Lot Line.”**

- 3) Repealing Section 6.7.3 respecting Backyard Suite Height, which states:

**“6.7.3 Backyard Suite Height**

**The Backyard Suite height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.”**

and substituting the following:

**“6.7.3 Backyard Suite Height**

**(1) The Backyard Suite height shall not exceed the lesser of 5 metres or the height of the main residential Building on the Lot.**

**(2) Notwithstanding Subsection 6.7.3(1), the height of a Backyard Suite located in a Rural Residential (RR) or Rural Residential Infill (RRI) Zone shall not exceed 5 metres or the height of the main residential Building on the Lot, whichever is greater.**

**(a) Where a Backyard Suite exceeds 5 metres in height, no windows, doors, or balconies shall be permitted on any second-storey or higher wall located within 5 metres of a Side Lot Line or Rear Lot Line.”**

## Decision Note

<b>Title:</b>	Amendment to Animal Control Regulations
<b>Date Prepared:</b>	April 6, 2026
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Jill Bruce, Community Services
<b>Ward:</b>	N/A

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**Decision/Direction Required:** Approval of proposed amendment to the City's Animal Control Regulations.

### **Discussion – Background and Current Status:**

Currently, the City does not have the ability to issue tickets for violations of the City's Animal Control Regulations; the only enforcement option is to lay charges. Laying charges is a cumbersome and lengthy process, as it requires swearing an Information at court, preparing and providing disclosure, and appearing in court multiple times. All of which occurs prior to any trial for the offence.

In consideration of this, the Animal Control Regulations are being amended to allow inspectors with Humane Service to issue tickets for violations.

Introducing a ticketing option will extend the enforcement tools available to inspectors to seek compliance. Tickets can be issued in situations where the violation warrants a minor penalty but does not rise to the level of formal charges. The fine amount for tickets will be \$100.00, to align with penalties used for more minor infractions under the Residential Property Standards Bylaw.

In addition, Humane Services has been authorized by the Province to issue fines under specific sections of the Provincial Act and Regulations, further expanding the scope of fines that can be issued by the City.

### **Key Considerations/Implications:**

#### 1. Budget/Financial Implications:

There will be cost incurred for ticket printing, and the Province charges a \$9 processing fee per ticket. However, these costs are expected to be offset by the ticket revenue over the long term.

2. Partners or Interested Parties:

The proposed amendment was developed in consultation with Legal, Humane Services, and Parking Enforcement. The Province has also been engaged regarding ticket processing and enforcement authority.

3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

4. Alignment with Strategic Directions:

An Effective City: Work with our employees to improve organizational performance through effective processes and policies.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications:

The By-Law is being amended to allow the City to enforce existing regulations through a \$100 fine. In addition, Humane Services has been authorized by the Province to issue fines under specific sections of Provincial Regulations. These enforcement options will be used alongside education and the existing ability to lay charges, providing a gradual approach to enforcement which is proportionate to the severity of the violation.

8. Privacy Implications:

Data collected in relation to fines will include personal information; however, this information will be collected solely for enforcement purposes, which fall within the scope of current operations. Processing of Humane Services tickets will be facilitated by Parking Enforcement, as this group already has established processes in place for parking tickets, which ensure the protection of personal information.

9. Engagement and Communications Considerations:

Enforcement and education of these regulations are ongoing, while a communications plan will be developed to announce additional enforcement tools through fines.

10. Human Resource Implications:

Existing resources within the City's Humane Services, Legal, and Parking Enforcement groups can accommodate the potential increase in fines issued by the City, as well as the associated administrative and prosecutor work directly related to this initiative.

11. Procurement Implications:

Tickets will be purchased following standard procurement practices.

12. Information Technology Implications: N/A

13. Information Management Implications:

Humane Services tickets will be managed the same as the approved the record retention schedule for parking tickets, overseen by the Parking Enforcement group.

14. Other Implications:

To avoid duplication of processes and resources within the City, Parking Enforcement will process Humane Services tickets. Only a marginal increase in workload is anticipated, as parking tickets are issued in comparatively high volumes.

**Recommendation:**

That Council approve the proposed amendments to the Animal Control Regulations

**Prepared by:** Robert Fedder, Municipal Prosecutor & Mary Beth Delaney, Supervisor Parking Enforcement

**Approved by:** Lisa Janes, Manager Humane Services

## Report Approval Details

Document Title:	Animal Control Regulations Amendment.docx
Attachments:	- ANIMAL CONTROL REGULATION - AMENDMENT NO. 1.docx
Final Approval Date:	Apr 9, 2026

This report and all of its attachments were approved and signed as outlined below:

**Randy Carew - Apr 7, 2026 - 3:56 PM**

**Jason Sinyard - Apr 8, 2026 - 3:47 PM**

**No Signature found**

**Cheryl Mullett - Apr 9, 2026 - 10:53 AM**

**No Signature found**

**Karen Sherriffs - Apr 9, 2026 - 2:52 PM**

**BY-LAW NO. 1514**

**ANIMAL CONTROL REGULATION (AMENDMENT NO. 1 – 2026) BY-LAW OF THE CITY OF ST. JOHN'S**

**PASSED BY COUNCIL ON \_\_\_\_\_, 2026**

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Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990, c C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the regulation and control of domesticated animals within the City of St. John's.

**BY-LAW**

1. This By-Law may be cited as the Animal Control Regulation (Amendment No. 1 – 2026) By-Law of the City of St. John's.
2. Section 9 of the Animal Control Regulation Bylaw is repealed and the following inserted in its place:
  9. A person who violates a provision of this By-Law, or permits anything to be done in violation of this By-Law shall be guilty of an offence and liable upon summary conviction to:
    - (a) a fine of \$100.00 where the person is issued a ticket; or
    - (b) a penalty as provided for in Section 403 of the City of St. John's Act, RSNL 1990, c C-17, as amended, where an information is laid.

**Development Permits List  
April 2 – April 15, 2026**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Subdivide for One (1) Additional Townhouse	66 Nascope Crescent	4	Approved	06-04-2026
RES		Single Detached Dwelling	35 Ryan's River Road	5	Approved	07-04-2026
RES	Fairview Investments	Two Building Lots for Semi-Detached Dwellings	8 & 10 Lilac Crescent	5	Approved	08-04-2026
RES	DBH Enterprises Ltd.	Demo/Rebuild for Single Detached Dwelling	1 Maple St.	4	Approved	08-04-2026
RES		Subdivide for Two (2) Single Detached Dwellings	79 Old Petty Harbour Road	5	Approved	13-04-2026

**\* Code Classification:**

RES	- Residential	INST	- Institutional
COM	- Commercial	IND	- Industrial
AG	- Agriculture		
OT	- Other		

**\*\* This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

**Lindsay Lyghtle Brushett, MCIP  
Supervisor – Planning & Development**

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**Permits List**  
**Council's April 21, 2026 Regular Meeting**

Permits Issued: 2026/04/01 to 2026/04/15

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
106 St. Clare Ave	Renovations	Semi Detached Dwelling
11 Dorset St	Renovations	Single Detached Dwelling
110 Linden Pl Unit 24	Renovations	Condominium
12 Hawthorn Pl	Renovations	Single Detached Dwelling
12 Lake View Dr	Accessory Building	Accessory Building
12 Lake View Dr	Site Work	Driveway
12 Mcneil St	Renovations	Single Detached w/ apt.
14 Harrington Dr	Renovations	Single Detached w/ apt.
158 Hamilton Ave	Deck	Patio Deck
174 Signal Hill Rd	Renovations	Single Detached Dwelling
18 Redberry St	Fence	Fence
210 Cheeseman Dr	New Construction	Single Detached w/ apt.
24 Tunis Crt	Extension	Single Detached Dwelling
25 Queen's Rd	Renovations	Townhousing
26 Battery Rd	Renovations	Single Detached Dwelling
29 Tobin's Rd	Fence	Fence
32 Halifax St	Fence	Fence
33 Queen's Rd	Fence	Fence
33 Queen's Rd	Site Work	Swimming Pool/Hot Tub
35 Temperance St	Renovations	Townhousing
36 Rennie's Mill Rd	Renovations	Semi Detached Dwelling
37 Temperance St	Renovations	Townhousing
38 Bonavista St	Change of Occupancy/Renovations	Subsidiary Apartment
4 Barry Pl	Renovations	Single Detached Dwelling
4 London Rd	Renovations	Single Detached w/ apt.
45 Spitfire Dr	New Construction	Single Detached w/ apt.
49 Airport Heights Dr	Accessory Building	Accessory Building
499 Main Rd	Site Work	Retaining Walls

50 Keane Pl	Renovations	Apartment Building
50 Keane Pl	Renovations	Apartment Building
6 Amherst Pl	Renovations	Single Detached w/ apt.
6 O'reilly St	Change of Occupancy	Home Office
62 Beacon Hill Cres	Renovations	Single Detached Dwelling
64 Merrymeeting Rd	Change of Occupancy	Semi Detached Dwelling
7 Fahey St Exten	Change of Occupancy	Home Office
80 The Boulevard	Change of Occupancy	Home Office
86 Cornwall Ave	Accessory Building	Accessory Building
86 Welland St	New Construction	Single Detached w/ apt.
9 Ryan's River Rd	New Construction	Single Detached Dwelling
9 Stenlake Cres	Change of Occupancy/Renovations	Single Detached Dwelling
92 Carter's Hill	Change of Occupancy	Semi Detached Dwelling

This Week: \$2,173,079.37

### Commercial

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
12 Gleneyre St	Change of Occupancy	Clinic
167 Water St	Change of Occupancy/Renovations	Retail Store
22 Goldstone St	Change of Occupancy	Light Industrial Use
261 Empire Ave	Sign	Office
272 Duckworth St	Change of Occupancy/Renovations	Office
280 Water St	Renovations	Mixed Use
286 Torbay Rd	Sign	Retail Store
29 Heavy Tree Rd	Extension	Recreational Use
337 Water St	Change of Occupancy/Renovations	Clinic
38 Duffy Pl	Change of Occupancy/Renovations	Office
430 Torbay Rd	Sign	Restaurant
430 Torbay Rd	Change of Occupancy	Restaurant
48 Kenmount Rd	Change of Occupancy/Renovations	Restaurant
56 Kenmount Rd	Renovations	Retail Store
603 Topsail Rd	Change of Occupancy/Renovations	Day Care Centre

75 Danny Dr	Renovations	Retail Store	
88-96 Blackmarsh Rd	Renovations	Bakery	
			This Week: \$1,691,838.63

**Government/Institutional**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>	
340a Newfoundland Dr	Sign	Church	
			This Week: \$5,402.00

**Industrial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>	
			This Week: \$0.00

**Demolition**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>	
			This Week: \$0.00
			<b>This Week's Total: \$3,870,320.00</b>

**REPAIR PERMITS ISSUED:** **\$0.00**

**NO REJECTIONS**

<b>YEAR TO DATE COMPARISONS</b>			
<b>April 21, 2026</b>			
<b>TYPE</b>	<b>2025</b>	<b>2026</b>	<b>% Variance (+/-)</b>
Residential	\$24,123,459.72	\$11,400,539.36	-53
Commercial	\$23,913,381.88	\$46,619,162.99	95
Government/Institutional	\$5,254,283.00	\$117,652.00	-98
Industrial	\$308,000.00	\$0.00	-100
Repairs	\$303,959.00	\$317,635.00	4
<b>TOTAL</b>	<b>\$53,903,083.60</b>	<b>\$58,454,989.35</b>	<b>8</b>
Housing Units (1 & 2 Family Dwelling)	42	12	

Respectfully Submitted,

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Jason Sinyard, P.Eng., MBA  
Deputy City Manager  
Planning, Engineering and Regulatory Services

# MEMORANDUM

## Weekly Payment Vouchers For The Weeks Ending April 8 and April 15, 2026

### Payroll

Public Works (Week 1)	\$705,466.82
Bi-Weekly Administration (Week 1)	\$1,058,757.97
Bi-Weekly Management	\$1,128,931.59
Bi-Weekly Fire Department	\$943,728.47
Bi-Weekly Casual (Week 2)	\$50,610.10
Public Works (Week 2)	\$648,645.85
Accounts Payable	\$7,717,534.67

(A detailed breakdown [here](#))

**Total:** **\$12,253,675.47**

# ST. JOHN'S

## Information Note

<b>Title:</b>	Contract Awarded March 4 – April 13, 2026
<b>Date Prepared:</b>	April 15, 2026
<b>Report To:</b>	<b>Regular Council Meeting</b>
<b>Councillor and Role:</b>	Deputy Mayor Ron Ellsworth, Finance
<b>Ward:</b>	N/A

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**Issue:** Contract Awarded March 4 – April 13, 2026

**Discussion – Background and Current Status:** All contracts awarded with a total value of \$100,000.00 will be reported to Council on a monthly basis as per SJMC-R-2024-08-06/392.

**Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Interested Parties: N/A
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: N/A
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: N/A
10. Human Resource Implications: N/A
11. Procurement Implications: Provide monthly report to Council.
12. Information Technology Implications: N/A
13. Information Management Implications: N/A
14. Other Implications: N/A

**Conclusion/Next Steps:**

**Prepared by:**

**Approved by:**

## Report Approval Details

Document Title:	Contract Awards March 4 - April 13 2026.docx
Attachments:	- Contracts Awarded March 4 - April 13, 2026.pdf
Final Approval Date:	Apr 15, 2026

This report and all of its attachments were approved and signed as outlined below:

**Derek Coffey - Apr 15, 2026 - 1:18 PM**

Monthly Purchasing Awards Greater than \$100,000.00 Report

Project Name	Project #	Award Value	Award Date	Awarded Supplier(s)	Completed Submissions List	Term	Department	Type
Engineering Services for Refurbishment of Southlands (East) Concrete Reservoir	2025141	\$ 390,741.00	March 19, 2026	CIMA+	CIMA+ Allnorth Consultants Limited	N/A	PUBLIC WORKS	RFP
Supply and Delivery of Allison Transmission Parts	2025188	\$ 792,444.04	March 05, 2026	Wajax Power Systems	Wajax Power Systems	1 Year + 1	ST. JOHN'S TRANSPORTATION COMMISSION	RFQ
Portugal Cove Road and Major's Path Roundabout and Culvert Replacement	2026006	\$ 5,084,475.75	March 20, 2026	Pyramid Construction Limited	Modern Paving Limited Dexter construction company Limited  Pyramid Construction Limited	N/A	PLANNING, ENGINEERING & REGULATORY SERVICES	Tender
Open Space Mowing Services	2026022	\$ 385,444.00	April 10, 2026	Greenwood Services Inc.	Greenwood Services Inc.  CPM Excavating & Services LTD	4 Years	PUBLIC WORKS	RFP
Supply and Delivery of 15-Ton Excavator	2026023	\$ 278,900.00	March 24, 2026	Madsen Construction Equipment	NORS CONSTRUCTION EQUIPMENT CANADA Brandt Tractor Ltd. Wajax Equipment  Madsen Construction Equipment Toromont Cat	6 months	PUBLIC WORKS	RFQ
Snow Removal - Kenmount Terrace	PUR00178948	\$1,238,760.00	March 4, 2026	Farrells Excavating Ltd.	Farrell's Excavating Limited, Eric Taylor Ltd.	N/A	PUBLIC WORKS	RFQ
Snow Removal - Southlands	PUR00178950	\$1,484,910.00	March 4, 2026	Farrells Excavating Ltd.	Farrell's Excavating Limited, Eric Taylor Ltd.	N/A	PUBLIC WORKS	RFQ
Snow Removal - Castlebridge	PUR00178952	\$376,000.00	March 4, 2026	Farrells Excavating Ltd.	Farrell's Excavating Limited, Eric Taylor Ltd., Weirs Construction Limited	N/A	PUBLIC WORKS	RFQ
Snow Removal - Airport Heights & Ann Jeannette Trailer Park	PUR00178951	\$ 803,000.00	March 4, 2026	Eric Taylor Ltd.	Farrell's Excavating Limited, Eric Taylor Ltd.	N/A	PUBLIC WORKS	RFQ
Electronic Parking Payment System	202514	\$ 292,000.00	March 25, 2026	Paybyphone Technologies Inc.	Paybyphone Technologies Inc.	1 Year	PLANNING, ENGINEERING & REGULATORY SERVICES	RFQ
Janitorial Services - Various City Buildings	202520	\$ 111,160.00	April 10, 2026	A+ Cleaning Solutions Ltd	A+ Cleaning Solutions Ltd + Philrobben Janitorial Limited	1 Year	PUBLIC WORKS	RFQ
Janitorial Services - Various City Buildings	202520	\$ 662,900.00	April 10, 2026	Philrobben Janitorial Limited	A+ Cleaning Solutions Ltd + Philrobben Janitorial Limited	1 Year	PUBLIC WORKS	RFQ
Printing and Distribution of City Guide	2026002	\$ 101,064.00	April 10, 2026	Advocate Printing &	Advocate Printing ,Quikprint Services Ltd	1 Year + 1	Office of the City Manager	RFQ

## Decision Note

<b>Title:</b>	Motion to Rescind DRA 68, 2026
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Tom Davis, Planning
<b>Ward:</b>	N/A

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**Decision/Direction Required:**

To rescind the Council motion SJMC-R-2026-01-27/030 in which Council adopted Envision St. John's Development Regulations Amendment Number 68, 2026 and accepted a staff report in lieu of a land use report.

**Discussion – Background and Current Status:**

A text amendment to the Envision St. John's Development Regulations to update our public consultation requirements in line with new requirements of the Urban and Rural Planning Act (URPA) was adopted by Council on January 27, 2026. Following adoption, the documents were forwarded to the NL Department of Municipal and Community Affairs for registration. Upon review, the Department asked for changes to the amendment to include updating our public notice process for variances. We had not proposed changes to how we deal with variances.

This will not change how we deal with variances. It affects how the Development Regulations refer to public consultation for variances. This includes amending section 7.4 "Variances" in addition to section 4.8 "Public Consultation". Staff have updated the amendment to incorporate the requested changes. Prior to adopting the revised amendment, it is advisable for Council to first rescind the previous adoption.

Should Council proceed to rescind the January 27, 2026, adoption, the revised amendment is provided in this agenda, attached to a separate memo, for Council's consideration

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:  
  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: An amendment to the Envision St. John's Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council rescind motion SJMC-R-2026-01-27/030 regarding the adoption of Envision St. John's Development Regulations Amendment Number 68, 2026.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

## Report Approval Details

Document Title:	Motion to Rescind DRA 68, 2026.docx
Attachments:	
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Apr 14, 2026 - 1:48 PM**

**Jason Sinyard - Apr 14, 2026 - 2:22 PM**

## Decision Note

<b>Title:</b>	<b>Lease – City land adjacent to 283 Water Street, fronting on Beck's Cove</b>
<b>Date Prepared:</b>	April 7, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Brenda Halley
<b>Ward:</b>	Ward 2

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### Decision/Direction Required:

To approve the lease of City land adjacent to 283 Water Street, fronting on Beck's Cove, as shown in blue on the attached diagram.

### Discussion – Background and Current Status:

The applicant for a new restaurant at 283 Water Street has approached the City to enter into a lease for the propane tanks. These tanks would be placed on City land and would be required to be fenced. This request was circulated amongst the required City departments. While no objections have been raised, there have been requirements set forth that the applicant has advised that they will comply with.

The yearly lease price has been established at \$60.00 per year, plus HST and a one-time administrative fee of \$300.00 + HST.

### Key Considerations/Implications:

1. Budget/Financial Implications: City to receive \$60.00 per year plus the administrative fee of \$300.00
2. Partners or Interested Parties: N/A
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

If yes, please select the type of document: Select document type

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: An Effective City

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: A Lease will need to be prepared

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Information Management Implications: N/A

14. Other Implications: N/A

**Recommendation:**

That Council approve the lease of City land adjacent to 283 Water Street, fronting on Beck's Cove, as shown in blue on the attached diagram.

**Prepared by:** Linda S. Bishop, Senior Legal Counsel

**Approved by:** Cheryl Mullett, City Solicitor



## Report Approval Details

Document Title:	Lease of City land adjacent to 283 Water Street.docx
Attachments:	
Final Approval Date:	Apr 8, 2026

This report and all of its attachments were approved and signed as outlined below:

**Cheryl Mullett - Apr 8, 2026 - 10:51 AM**

## Decision Note

<b>Title:</b>	SHAD Memorial 2026 Sponsorship Breakfast
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Mayor Danny Breen, Governance & Strategic Priorities
<b>Ward:</b>	N/A

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### Decision/Direction Required:

Seeking Council's approval to host a breakfast for the staff and students of Shad Memorial 2026.

### Discussion – Background and Current Status:

The City has received a request from the Program Director of Shad Memorial requesting that the City sponsor a breakfast at City Hall with the Mayor and/or councillors, followed by a tour of and time spent with Councillors in Chambers. The event consists of about 80 people in total. They have requested the date Monday, July 27<sup>th</sup>. This annual event has been sponsored by Council since 2007.

Memorial University is one of 18 university campuses in Canada offering the Shad program ([www.shad.ca](http://www.shad.ca)), a nation-wide program designed to offer high-potential high school students the opportunity to be surrounded by other talented youth from across the country. The program strives to hone the skills of tomorrow's potential leaders and provide first-hand access to industry and career options to assist the students in choosing educational and career paths.

Shad is a not-for-profit organization and relies on the support of public and private sector organizations to provide an expansive and high-quality program.

### Key Considerations/Implications:

1. Budget/Financial Implications: Estimated cost of breakfast is \$5000.00.
2. Partners or Interested Parties: Memorial University of NL; SHAD Canada

Decision Note

Title

3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

N/A

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: N/A

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Information Management Implications: N/A

14. Other Implications: N/A

**Recommendation:**

That Council sponsor breakfast for the SHAD Memorial 2026.

**Prepared by: Theresa Walsh, City Clerk**

**Approved by:**

## Decision Note

<b>Title:</b>	SERC - 2026 Spring Events
<b>Date Prepared:</b>	April 14, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Jill Bruce, Cruise and Special Events
<b>Ward:</b>	N/A

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**Decision/Direction Required:** Seeking Council approval of road closures associated with the Battle of the Atlantic Parade and Ceremony on May 3, and the Athletics North East (ANE) mile road race on May 24.

### Discussion – Background and Current Status:

#### Battle of the Atlantic Parade and Ceremony:

The Royal Canadian Navy is requesting the following road closure for their event on May 3. The ceremony will take place at the National War Memorial, followed by a brief procession from the Memorial past the Court House on Water Street. Military Police and RNC will be present to implement road closures.

Water Street, from Temperance Street to Cochrane Street

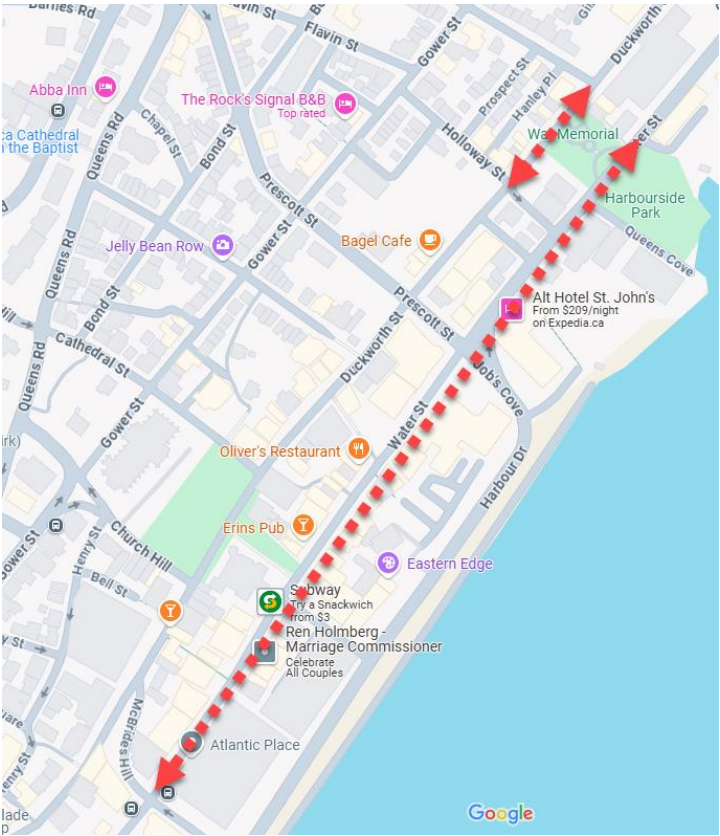
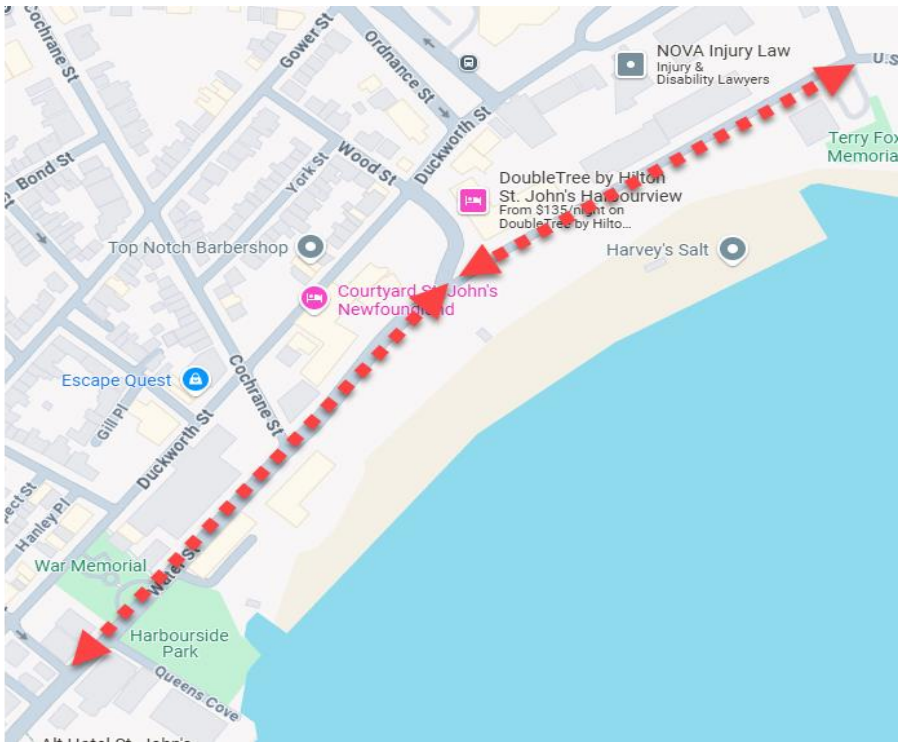
- 10:00am – 10:45am

Water Street, from Holloway Street to Cochrane Street

- 10:30am – 12:00pm

Water Street, from Cochrane Street to Ayres Cove

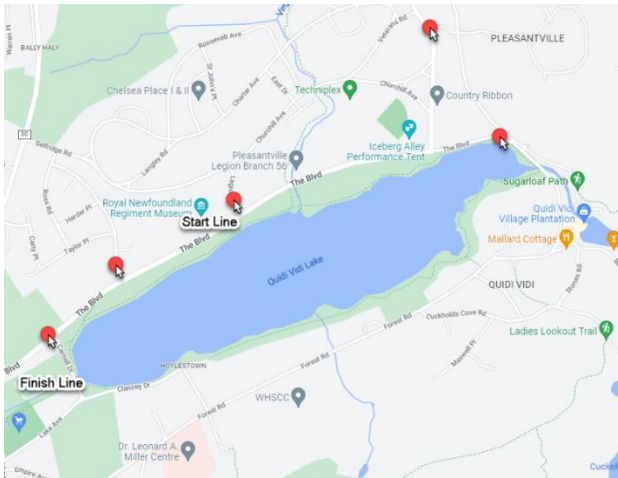
- 12:00pm – 12:15pm



### ANE Mile Road Race:

Sunday May 24, 7:45am – 8:45am. RNC will be present to escort and race marshals will be stationed on all barricades.

- Road closures and lane reductions:
  - The Boulevard from Carnell Drive to Quidi Vidi Village Road (both directions)
  - Local access between Carnell Drive and the Start Line (Bandstand).
  - Local access between Quidi Vidi Village Road and the Finish Line (Bridge on Carnell Drive).
  - Legion Road, East White Hills Road, Pleasantville Ave
  - Lead barriers placed in advance of barrier at intersection with The Boulevard so that drivers can be redirected or turn around in more convenient locations.
  - 7:45 AM – 8:45 AM



### **Key Considerations/Implications:**

1. Budget/Financial Implications: N/A
2. Partners or Interested Parties: RNC, The Royal Canadian Navy.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: N/A
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: Residents will be notified of road closures through a public advisory.
10. Human Resource Implications: N/A
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Information Management Implications: N/A
14. Other Implications:

**Recommendation:**

That Council approve road closures associated with the Battle of the Atlantic Parade and Ceremony on May 3, and the ANE mile road race on May 24.

**Prepared by:** Christa Norman, Special Projects Coordinator

**Approved by:** Erin Skinner, Manager of Tourism, Culture, and Business Growth

## Decision Note

<b>Title:</b>	Text Amendment – REZ2500021 – Public Consultation (Updated) - Adoption
<b>Date Prepared:</b>	April 13, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Tom Davis, Planning
<b>Ward:</b>	N/A

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**Decision/Direction Required:**

That Council adopt the updated Envision St. John's Development Regulations Amendment Number 68, 2026, to amend section 4.8 "Public Consultation" and section 7.4 "Variances".

**Discussion – Background and Current Status:**

The Province has made changes to the Urban and Rural Planning Act (URPA), 2000, regarding publication requirements. Any notice required under URPA must now be posted in at least two (2) conspicuous places in the area affected, and the municipality in question must give public notice by one or more of the following methods:

- Publish the notice in a newspaper;
- Broadcast the notice on a radio or television station;
- Mail the notice;
- Publish the notice on the municipal website;
- Publish the notice on social media; or
- Use any other way that is reasonably expected to notify a person in the area affected.

The revised legislation has prompted changes to section 4.8 "Public Consultation" and section 7.4 "Variances" of our Development Regulations regarding consultation for rezonings, text amendments, discretionary uses, non-conforming uses, and variances. The proposed amendment is attached for Council's consideration.

This amendment was adopted by Council on January 27, 2026. That version made changes to section 4.8 "Public Consultation" only. Following adoption, the documents were forwarded to the NL Department of Municipal and Community Affairs for registration. Upon review, the Department asked for changes in the references to public consultation for variances. The revised amendment (attached) includes changes to both section 4.8 "Public Consultation" and section 7.4 "Variances".

The public notice for this amendment advised the public that the City was considering a text amendment to the Development Regulations to meet new consultation requirements of the Urban and Rural Planning Act. As variances are included in those provisions, we do not have to provide additional notice now. The advertising already done for this amendment will suffice.

#### Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for amendments to the Municipal Plan or Development Regulations. However, where the scale or circumstances of the proposed amendment do not merit a full LUR, Council may accept a staff report. The attached amendment is required to meet provincial legislation, only includes text changes, and is not related to a specific site, so staff recommend that Council accept this staff report (decision note) in lieu of an LUR.

#### Next Steps

Before adopting the revised amendment, Council must repeal its January 27, 2026, decision to adopt the first version of it. Should Council adopt the updated amendment, the documents will be forwarded to the NL Department of Municipal and Community Affairs for registration.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Should Council agree to discontinue newspaper notices for planning and development applications, there will be savings in cost and time.
2. Partners or Interested Parties: St. John's residents and business/property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:  
  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Accessibility considerations will be incorporated into the design and wording of public notices.
7. Legal or Policy Implications: A Development Regulations text amendment is required.

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with section 4.8 of the Development Regulations. An EngageStJohns.ca project page was created.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council:

- 1) adopt the attached updated Envision St. John's Development Regulations Amendment Number 68, 2026, to amend section 4.8 "Public Consultation" and section 7.4 "Variances"; and
- 2) as per section 4.9(3) of the Development Regulations, accept this staff report in lieu of a land use report (LUR).

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

## Report Approval Details

Document Title:	Text Amendment – REZ2500021 – Public Consultation (Updated) - Adoption.docx
Attachments:	- DR Amend No. 68, 2026 - Public Consultation (Updated) - TEXT (amc).pdf
Final Approval Date:	Apr 14, 2026

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Apr 14, 2026 - 1:59 PM**

**Jason Sinyard - Apr 14, 2026 - 2:20 PM**

# City of St. John's Development Regulations, 2021

## St. John's Development Regulations Amendment Number 68, 2026

Text Amendment to Public Consultation Regulations

April 2026



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 68, 2026**

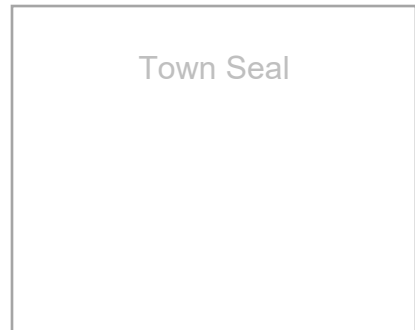
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 68, 2026.

Adopted by the City Council of St. John's on the 21st day of April, 2026.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 68, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



<b>Development Regulations/Amendment</b>	
<b><u>REGISTERED</u></b>	
Number	_____
Date	_____
Signature	_____

## CITY OF ST. JOHN'S

### Development Regulations Amendment Number 68, 2026

#### BACKGROUND AND ANALYSIS

The provincial government has made changes to the Urban and Rural Planning Act, 2000 (URPA) regarding publication requirements. Any notice required under the Planning Act must now be posted in at least two (2) conspicuous places in the area affected, and the municipality in question must give notice by one or more of the following:

- Publish the notice in a newspaper;
- Broadcast the notice on a radio or television station;
- Mail the notice;
- Publish the notice on the municipal website;
- Publish the notice on social media; or
- Use any other way that is reasonably expected to notify a person in the area affected.

This new legislation has prompted changes to Section 4.8 “Public Consultation” and Section 7.4 “Variances” of the Envision St. John's Development Regulations regarding consultation for such things as rezonings, text amendments, Discretionary Uses, Non-Conforming Uses, and Variances. The revised regulations will set a minimum requirement. Council may use additional methods to notify the public about applications.

The amendment includes provisions for a notice to be posted, at a minimum, at City Hall, in the John J. Murphy Building (City Hall Annex), and on the City's website. Public consultation regulations will also include mailing notices to property owners within at least 150 metres of the application site, while Variance regulations will notify the adjacent property owners. In addition to these regulations, the City will continue to post notice of applications on the City's social media sites and encourage residents to subscribe for website email notifications. This will exceed the minimum requirements of the Planning Act.

Further, the City will require on-site notices for the following applications:

1. Municipal Plan map amendments;
2. Development Regulations map amendments; and
3. Development Regulations text amendments that have a Land Use Report (LUR).

On-site notices are a best practice to publicize land-use changes and are common in many Canadian municipalities. The City will create guidelines on size, location and wording of the on-site notice. At a minimum the notices will include the civic address, a brief description of the land use change and a QR code that links to the City's Engage project page where residents can learn more about the project and application process.

## **PUBLIC CONSULTATION**

The proposed amendment was advertised on three occasions in The Telegram newspaper on January 2, January 9 and January 16, 2026. A notice of the amendment was also posted on the City's website, on the Planning Engage project page and in two conspicuous places in the area affected (St. John's City Hall and City Hall Annex). Submissions received on the proposed amendment were mixed. Some were in support and felt that this is a positive change that is in line with other municipalities in the country. Some had mixed feelings and would like assurance that the City will aim to make sure the information is easily accessible to the public in a digital format, while others were opposed to the change and feel that the methods proposed will reduce public awareness.

The City believes that these methods will increase public awareness and create direct links between the notice and where residents can find additional information about the project. While the City is regulating that notices are placed in two conspicuous places within the City, and on the City's webpage, this does not prevent the City from publicizing the application by other means. The City will continue to post applications on social media. The requirements in Section 4.8 will not prevent Council from advertising using additional methods in certain circumstances.

Submissions received are included in Council's January 27, 2026 Regular Council Meeting agenda.

## **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to amend regulations regarding public consultation.

## **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 68, 2026**

The City of St. John's Development Regulations, 2021 is amended by:

### **1) Repealing Section 4.8 Public Consultation which states:**

#### **"4.8 PUBLIC CONSULTATION**

- (1) Where there is a proposed change in these Regulations or an application which requires public consultation, Council shall give notice of the proposed change or application in a newspaper circulated in the area and shall make such effort as it deems reasonable that notice of the proposed change or application is provided to those property owners within a radius of 150 metres of the application site.
- (2) The notice referred to in Subsection (1) shall:
  - (a) contain a general description of the proposed change or application and advise where and when the application may be viewed;
  - (b) specify the date for receipt of written comment on the proposed change or application by the City Clerk;

- (c) specify the date, time, and location of a Public Meeting, if one is to be held; and
  - (d) be placed in the newspaper twice with the first advertisement being at least 14 calendar days prior to the date Council will consider the proposed amendment or application, or Public Meeting and be sent to the property owners referred to in Subsection (1) where possible, at least 14 calendar days prior to the date Council will consider the proposed amendment or application.
- (3) Public consultation shall be carried out for:
- (a) Discretionary Use applications;
  - (b) change in Non-Conforming Use applications;
  - (c) applications where a Land Use Report is mandatory or has been required by Council;
  - (d) any other application Council may direct; or
  - (e) amendments to these Regulations,
- and Council may require a Public Meeting to be held in respect of any of the above or any other matter arising under these Regulations.
- (4) Council shall appoint a person to chair a Public Meeting who may be a Member of Council.”

**and substituting the following:**

**“4.8 PUBLIC CONSULTATION**

- (1) Public consultation shall be carried out for:
- (a) Discretionary Use applications;
  - (b) change in Non-Conforming Use applications;
  - (c) applications where a Land Use Report is mandatory or has been required by Council;
  - (d) amendments to these Regulations; or
  - (e) any other application Council may direct,
- and Council may require a Public Meeting to be held in respect of any of the above or any other matter arising under these Regulations.
- (2)
- (a) For an application where public consultation is to be carried out, notice of the application shall be posted in City Hall, in the John J. Murphy Building (City Hall Annex) and on the City’s website. Additionally, Council shall make reasonable efforts to mail notice of the application to property owners within a 150-metre radius of the property which is

the subject of the application at least 14 calendar days prior to the date Council will consider the application.

- (b) In addition to the foregoing, for a Municipal Plan map amendment, a Development Regulations map amendment, or a Development Regulations text amendment with a Land Use Report, the proponent shall install a notice, which shall be acceptable to the City, at the property which is the subject of the application.
- (3) The notice referred to in Subsection (2)(a), shall:
  - (a) contain a general description of the proposed application and advise where and when the application may be viewed;
  - (b) specify the date for receipt of written comment on the application by the City Clerk; and
  - (c) specify the date, time, and location of a Public Meeting, if one is to be held.
- (4) Council shall appoint a person to chair a Public Meeting who may be a Member of Council.”

**2) Repealing Section 7.4 Variances which states:**

**“7.4 VARIANCES**

Notwithstanding any other provision in these Regulations:

- (a) Where an approval or Building Permit cannot be issued because a proposed Development does not comply with the requirements set out in these Regulations, the Council may, in its discretion, grant a Variance from the applicable requirements to a maximum of 10% where, in Council’s opinion compliance with the requirements would prejudice the proper Development of the land, Building or structure in question or would be contrary to the public interest.
- (b) A Variance shall not be allowed if the Variance, when considered together with other Variances made or to be made with respect to the same land, Building, or structure, would have a cumulative effect that is greater than a 10% Variance, even though the individual Variances are separately not more than 10%.
- (c) A Variance shall not be permitted where the proposed Development would increase the non-conformity of an existing Development.
- (d) Written notice of any proposed Variance shall be provided to all persons whose land abuts the Development that is the subject of the Variance.”

**and substituting the following:**

## **“7.4 VARIANCES**

Notwithstanding any other provision in these Regulations:

- (a) Where an approval or Building Permit cannot be issued because a proposed Development does not comply with the requirements set out in these Regulations, the Council may, in its discretion, grant a Variance from the applicable requirements to a maximum of 10% where, in Council’s opinion compliance with the requirements would prejudice the proper Development of the land, Building or structure in question or would be contrary to the public interest.
- (b) A Variance shall not be allowed if the Variance, when considered together with other Variances made or to be made with respect to the same land, Building, or structure, would have a cumulative effect that is greater than a 10% Variance, even though the individual Variances are separately not more than 10%.
- (c) A Variance shall not be permitted where the proposed Development would increase the non-conformity of an existing Development.
- (d) Notice of any proposed Variance shall be posted in City Hall, in the John J. Murphy Building (City Hall Annex) and on the City’s website. Additionally, Council shall make reasonable efforts to provide written notice of the proposed Variance to all persons whose land abuts the Development that is the subject of the Variance at least 7 calendar days prior to the date Council will consider the Variance.”

## Decision Note

**Title:** 55 Groves Road – MPA2300004 – Approval

**Date Prepared:** April 14, 2026

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Tom Davis, Planning

**Ward:** Ward 4

---

### Decision/Direction Required:

Following provincial release, Council may now adopt the proposed amendments for 55 Groves Road -- Envision St. John's Municipal Plan Amendment Number 17, 2025, and Envision St. John's Development Regulations Amendment Number 52, 2025 -- and proceed to a commissioner's public hearing.

### Discussion – Background and Current Status:

At its July 9, 2024, regular meeting, Council voted to consider rezoning 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone. A Municipal Plan amendment is required to re-designate the land from the Rural District to the Residential District. An amendment to the St. John's Urban Region's Regional Plan is also required for this proposal, redesignating the land from Rural to Urban Development so as to allow serviced residential development.

The proposal is to develop semi-detached dwellings on serviced lots, with a total of 18 new houses. Municipal water and sewer services will be extended to service the subject property, and this portion of Groves Road will be widened, with sidewalk on one side).

The subject property has two parcels of land which are owned by the City. Several years ago, the property shown in blue was given to the City by the developer, who was developing the O'Brien subdivision immediately south. The developer and the City signed an agreement giving the developer the right of first refusal to reacquire the land. The developer has now exercised



that right. Council has approved the sale of this parcel, as well as the sale of a small strip of land abutting Groves Road. The sale of these properties is subject to rezoning approval and subsequent development approval.

The proposed amendments were advertised in the *Telegram* newspaper on four occasions, mailed to property owners within a 150-metre radius of the subject site, and posted on the City's website. A project page was posted to the Engage St. John's website. Submissions received are attached for Council's information, and a summary of public comments can be found in the attached amendment document.

#### St. John's Urban Region Regional Plan Amendment and Public Hearing

The NL Department of Municipal and Community Affairs has released the amendments from provincial review. Council may now consider adopting them and setting a commissioner's public hearing.

There is a Regional Plan amendment associated with this rezoning. The Minister of Municipal and Community Affairs has adopted St. John's Urban Region Regional Plan Amendment No. 107, 2025. Council must hold a joint public hearing for the City's amendments and the Regional Plan amendment.

It is recommended that Council appoint Glenn Barnes, a member of the City's commissioner list, to conduct the public hearing. Should Council decide to appoint Mr. Barnes as commissioner, Council will also need to ask the Minister to jointly appoint him as the commissioner for the Regional Plan amendment hearing.

The proposed date for the joint public hearing is **Wednesday, May 20, 2026, at 7 p.m.** at City Hall. The hearing will be a hybrid format, in-person as well as virtual via Zoom. If no submissions are received by two days beforehand, the City may cancel the hearing.

Following the hearing, the amendments will be brought back to Council with the commissioner's report for consideration of approval. The commissioner has 30 days to submit his report to Council and to the Minister.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations will be required. There is a Regional Plan amendment also required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: The joint public hearing will be advertised in accordance with the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council:

- (1) adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 17, 2025, and Envision St. John's Development Regulations Amendment Number 52, 2025;
- (2) appoint Glenn Barnes as commissioner for a public hearing on the amendments; and
- (3) ask the Minister of Municipal and Community Affairs to jointly appoint Glenn Barnes as the commissioner for the associated Regional Plan amendment.

**Prepared by: Faith Ford, MCIP, Planner III**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

## Report Approval Details

Document Title:	55 Groves Road - MPA2300004 - Adoption.docx
Attachments:	- 55 GROVES ROAD- Location Map.pdf - MP Amend No. 17 and DR Amend No. 52, 2025 - 55 Groves Road - MAP (faf).pdf - Minster Adopted - SJURRP-107-2025.PDF
Final Approval Date:	Apr 15, 2026

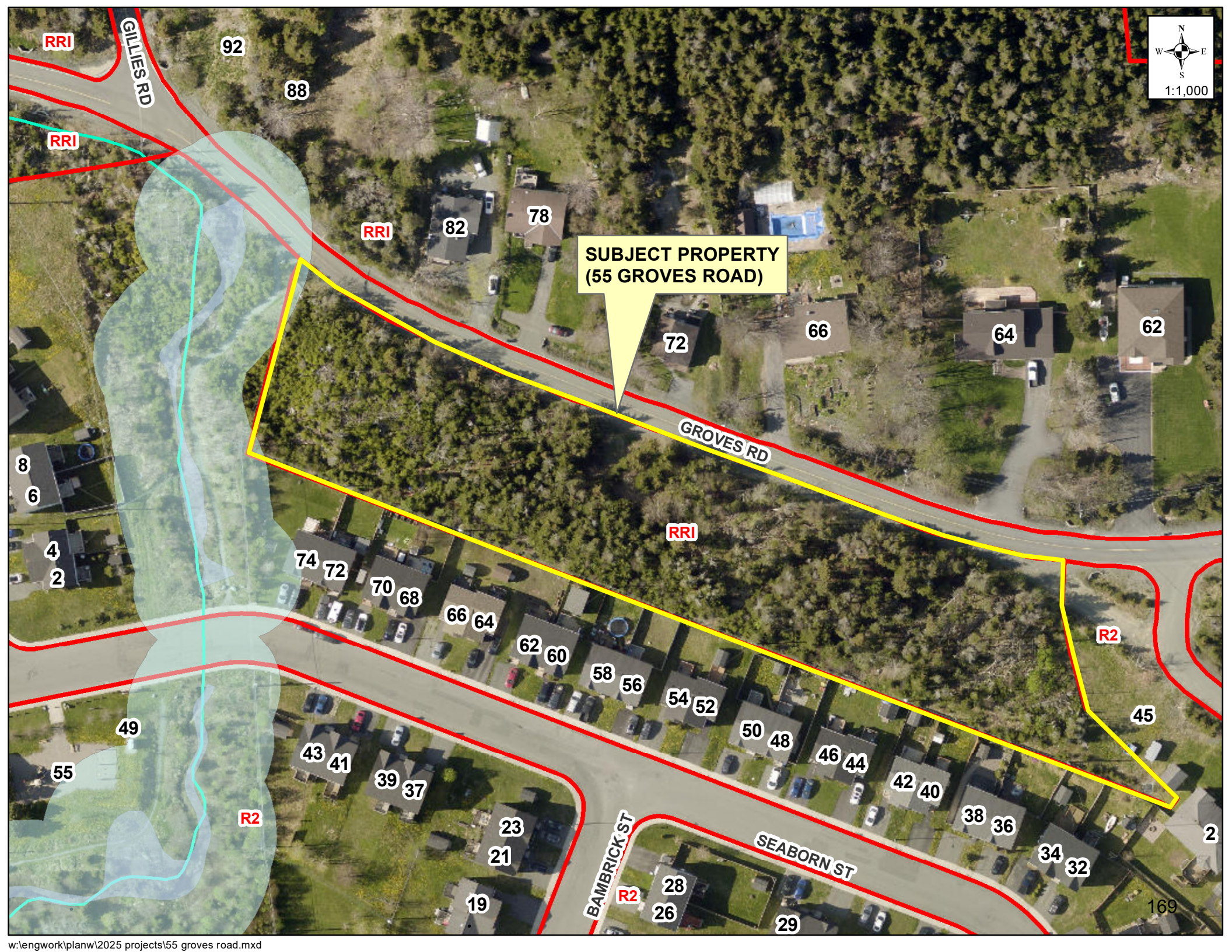
This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Apr 15, 2026 - 7:53 AM**

**Jason Sinyard - Apr 15, 2026 - 9:11 AM**



**SUBJECT PROPERTY  
(55 GROVES ROAD)**



# **City of St. John's Municipal Plan, 2021**

**St. John's Municipal Plan Amendment Number 17, 2025**

**Rural Land Use District to  
Residential Land Use District  
55 Groves Road**

**May 2025**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**City of St. John's Municipal Plan, 2021**

**Amendment Number 17, 2025**

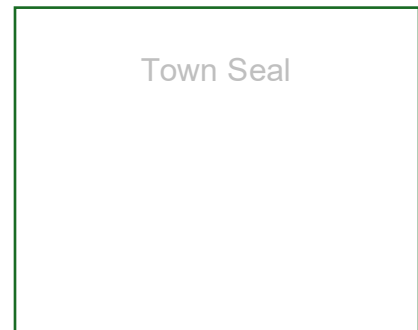
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Municipal Plan Amendment Number 17, 2025.

Adopted by the City Council of St. John's on the \_\_\_\_ day of \_\_\_\_.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

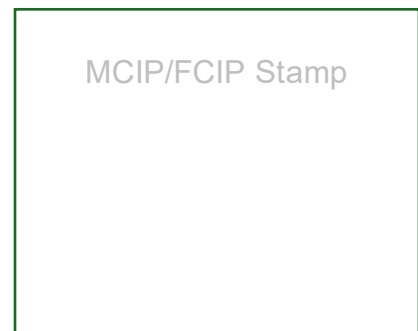
Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Municipal Plan Amendment Number 17, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**City of St. John's Municipal Plan, 2021**

**Amendment Number 17, 2025**

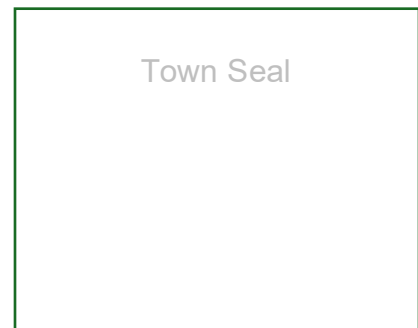
Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 17, 2025 on the \_\_\_\_ day of \_\_\_\_;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 17, 2025 by way of an advertisement inserted in the Telegram newspaper on the \_\_\_\_ day of Click or tap to enter a date., on the \_\_\_\_ day of Click or tap to enter a date., and on the \_\_\_\_ day of Click or tap to enter a date.; and
3. Set the \_\_\_\_ day of Click or tap to enter a date. at Click or tap here to enter text. p.m. at the St. John's City Hall in the City of St. John's 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 St. John's approves the St. John's Municipal Plan Amendment Number 17, 2025 on the \_\_\_\_ day of \_\_\_\_ as was originally adopted.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

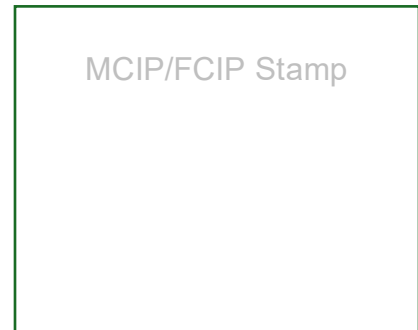


Clerk: \_\_\_\_\_

**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Municipal Plan Amendment Number 17, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



**Municipal Plan/Amendment**  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

# CITY OF ST. JOHN'S

## Municipal Plan Amendment Number 17, 2025

### BACKGROUND AND ANALYSIS

#### Background

The City has received an application to rezone land at 55 Groves Road to accommodate the development of semi-detached dwellings. A total of 18 semi-detached dwellings on serviced lots are proposed. The subject property is currently within the Rural District, and a Municipal Plan amendment is required to redesignate the property from the Rural District to the Residential District. The associated St. John's Development Regulations Amendment No. 52, 2025 will rezone the property from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone.

#### Analysis

Policy 4.1.2 of the Envision St. John's Municipal Plan enables a range of housing that includes a mix of housing forms and tenures, including single and semi-detached dwellings. The proposed development of semi-detached dwellings along Groves Road would introduce a new housing form to the Groves Road area, which has traditionally been a more rural residential neighbourhood with single detached dwellings.

Policy 4.3.3 of the Municipal Plan encourages a suitable transition in intensity, use and form of development between low-density residential areas and newly proposed medium/high density residential uses. The subject property is vacant and surrounded by residential development. The lands immediately south of the subject property, along Seaborn Street, consist primarily of serviced semi-detached dwellings and were developed approximately twenty years ago. There is existing residential development north of the site, along Groves Road, which consists primarily of single detached dwellings on large unserviced lots. The proposed development will gently increase density in the Groves Road area, with the development pattern transitioning from smaller, serviced lots south of Groves Road to larger, unserviced lots along the northern side of Groves Road.

The Municipal Plan policies for the Residential District also support infill development and moderate intensification where appropriate. Policies 8.4.2 and 8.4.3 speak to retaining existing housing stock with provisions for moderate intensification where appropriate and encourage residential infill of established neighbourhoods that is compatible with existing neighbourhoods. Further, Policy 8.4.9 encourages increased density in residential areas where appropriate.

The proposed development aligns with these policies; therefore, the proposed Municipal Plan and Development Regulations amendments are recommended.

### PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on four occasions in The Telegram newspaper on April 11, April 18, April 25, and May 2, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Generally, the surrounding neighbourhood is not in favour of the proposed rezoning. Concerns raised included traffic and road safety, loss of trees and greenspace, presence of invasive species on the property, and the impact the proposed development would have on the rural feel of the community. Years ago, the developer sought to rezone the land at 55 Groves Road for serviced development, and at that time the neighbourhood opposed the proposal, and the rezoning did not proceed. Some neighbours questioned why rezoning is being considered again when the previous application was unsuccessful.

The City's Transportation Engineers reviewed the proposed development and no concerns were raised. Groves Road has been a traditionally rural area with roads maintained to a rural standard, no sidewalks, and larger, unserviced lots. Should the development proceed, municipal service would be extended to the subject property, and sidewalks would be required in front of the new dwellings. The proposed development will meet the City's landscaping requirements. The City generally does not regulate removal of invasive species on private property, though oftentimes development can contain or reduce the spread of invasive species by replacing unmanaged areas with maintained landscaping. While staff acknowledge the neighbourhood's concerns, the proposed development is in line with the Municipal Plan policies to gently increase density and allow for a variety of housing types in neighbourhoods.

### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

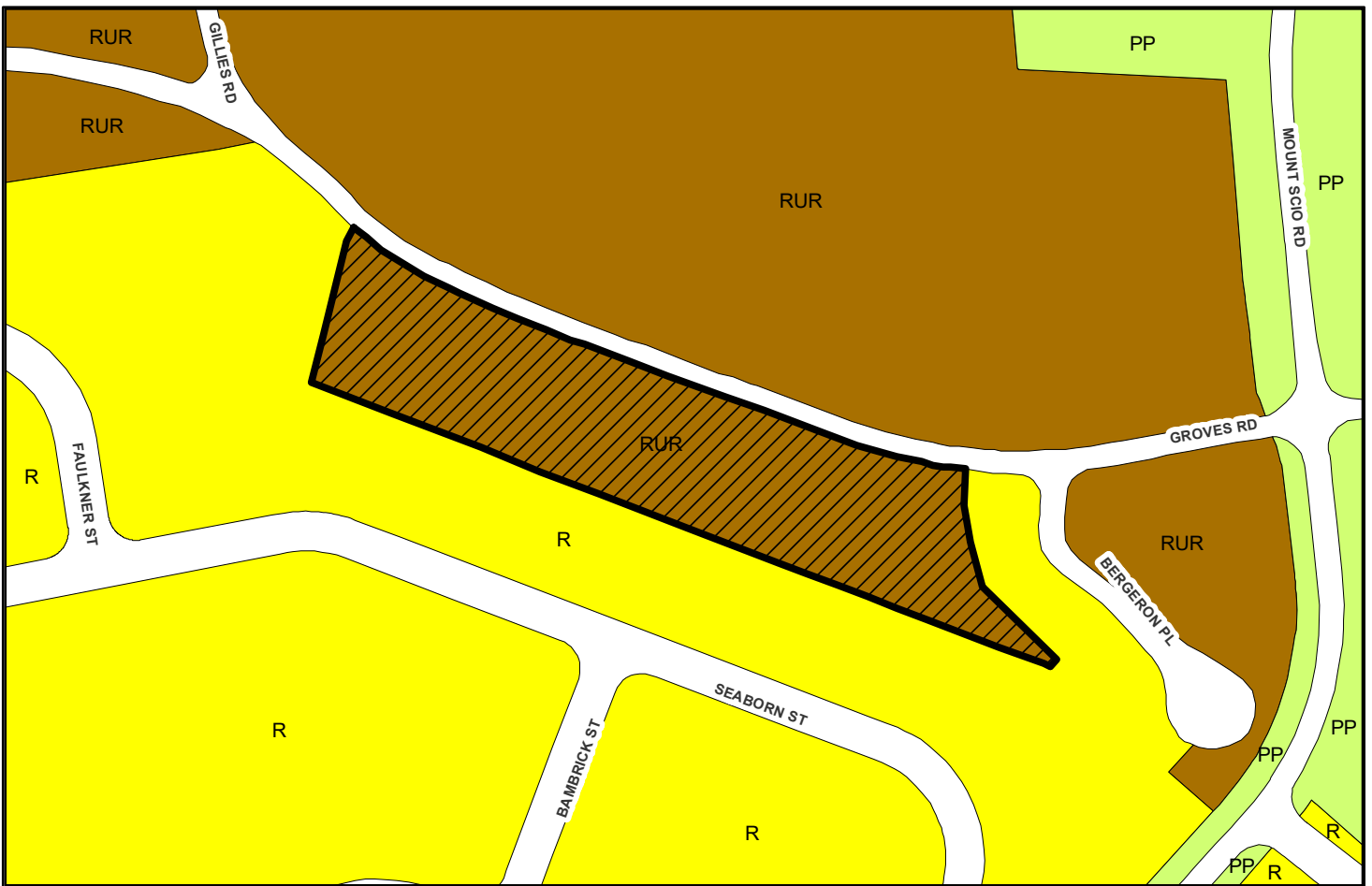
As the proposed development is to accommodate serviced residential development, an amendment to the St. John's Urban Region Regional Plan is needed. A map amendment from the Rural designation to the Urban Development designation is required to support the City's amendments. The proposed Regional Plan amendment was advertised along with the proposed Municipal Plan and Development Regulations amendment, and notice of the Regional Plan amendment was mailed to municipalities within the St. John's Urban Region, as required under the Urban and Rural Planning Act, 2000.

The City received responses from eight municipalities. No objections to the amendment were received; however, the Town of Torbay did respond with an inquiry as to how the proposed development for service expansion can be considered when Torbay's repeated requests to be included in the regional water supply have not been supported. As this is a question about regional supply capacity, the City believes this is not relevant to the proposed amendment and is best addressed outside the amendment process.

### **ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 17, 2025**

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 50 Groves Road [Parcel ID# 43992] from the Rural Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**




**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 17, 2025**

2025 04 23 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

Future Land Use Map P-1

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

 AREA PROPOSED TO BE REDESIGNATED FROM  
RURAL (RUR) LAND USE DISTRICT TO  
RESIDENTIAL (R) LAND USE DISTRICT

**55 GROVES ROAD  
Parcel ID 43992**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

# City of St. John's Development Regulations, 2021

## St. John's Development Regulations Amendment Number 52, 2025

### Rural Residential Infill (RRI) Zone to Residential 2 (R2) Zone 55 Groves Road

May 2025



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**City of St. John's Development Regulations, 2021**

**Amendment Number 52, 2025**

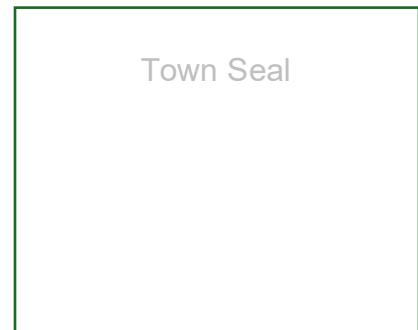
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 52, 2025.

Adopted by the City Council of St. John's on the \_\_\_\_ day of \_\_\_\_ , 2025 .

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

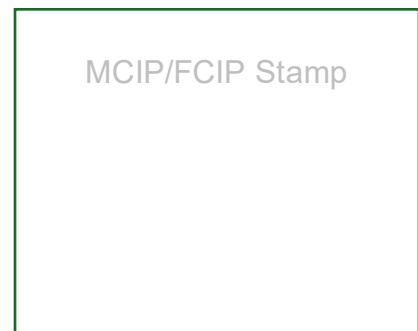
Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Development Regulations Amendment Number 52, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**City of St. John's Development Regulations, 2021**

**Amendment Number 52, 2025**

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

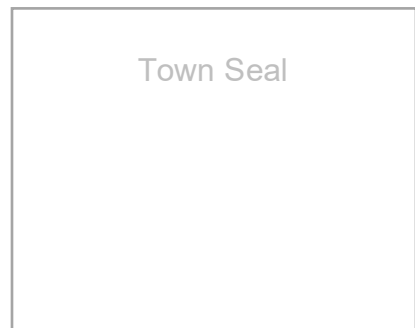
1. Adopted the St. John's Development Regulations Amendment Number 52, 2025 on the \_\_\_\_ day of \_\_\_\_ ;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 52, 2025 by way of an advertisement inserted in the Telegram newspaper on the \_\_\_\_ day of \_\_\_\_ , on the \_\_\_\_ day of \_\_\_\_, and on the \_\_\_\_ day of \_\_\_\_; and
3. Set the \_\_\_\_ day of \_\_\_\_ at \_\_\_\_ p.m. at the St. John's City Hall in the City of St. John's 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 St. John's approves the St. John's Development Regulations Amendment Number 52, 2025 on the \_\_\_\_ day of \_\_\_\_ as was originally adopted.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 52, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



Development Regulations/Amendment  
**REGISTERED**

Number \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 52, 2025**

#### **BACKGROUND**

The City of St. John's wishes to allow serviced residential development in the form of semi-detached dwellings at 55 Groves Road. The subject property is currently within the Rural District and Rural Residential Infill (RRI) Zone. An amendment is required to rezone the property to the Residential 2 (R2) Zone.

This amendment implements St. John's Municipal Plan Amendment 17, 2025, which is being processed concurrently.

#### **PUBLIC CONSULTATION**

The proposed Municipal Plan and Development Regulations amendment was advertised on four occasions in The Telegram newspaper on April 11, April 18, April 25, and May 2, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Generally, the surrounding neighbourhood is not in favour of the proposed rezoning. Concerns raised included traffic and road safety, loss of trees and greenspace, presence of invasive species on the property, and the impact the proposed development would have on the rural feel of the community. Years ago, the developer sought to rezone the land at 55 Groves Road for serviced development, and at that time the neighbourhood opposed the proposal, and the rezoning did not proceed. Some neighbours questioned why rezoning is being considered again when the previous application was unsuccessful.

The City's Transportation Engineers reviewed the proposed development and no concerns were raised. Groves Road has been a traditionally rural area with roads maintained to a rural standard, no sidewalks, and larger, unserviced lots. Should the development proceed, municipal service would be extended to the subject property, and sidewalks would be required in front of the new dwellings. The proposed development will meet the City's landscaping requirements. The City generally does not regulate removal of invasive species on private property, though oftentimes development can contain or reduce the spread of invasive species by replacing unmanaged areas with maintained landscaping. While staff acknowledge the neighbourhood's concerns, the proposed development is in line with the Municipal Plan policies to gently increase density and allow for a variety of housing types in neighbourhoods.

#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

As the proposed development is to accommodate serviced residential development, an amendment to the St. John's Urban Region Regional Plan is needed. A map

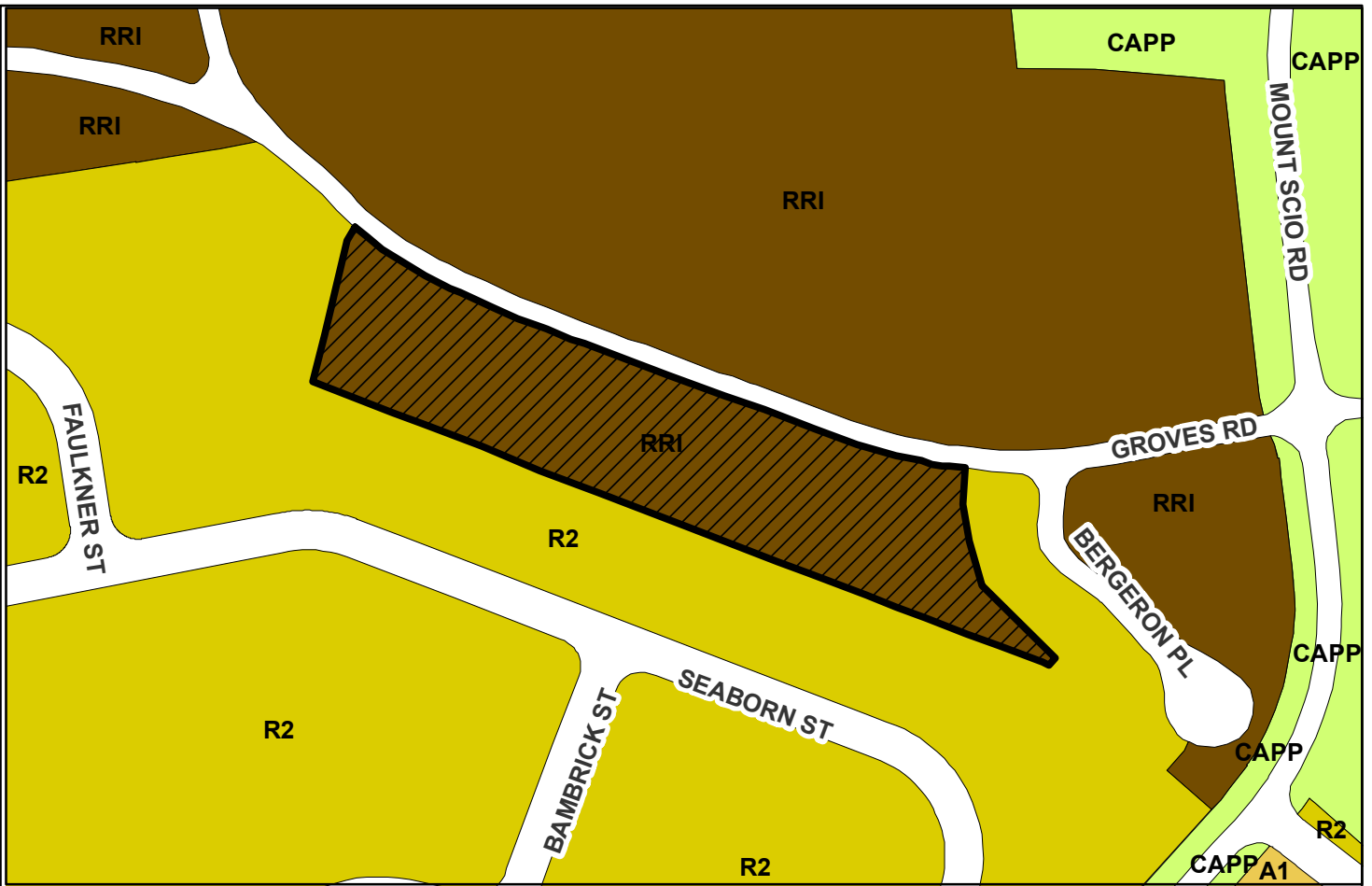
amendment from the Rural designation to the Urban Development designation is required to support the City's amendments. The proposed Regional Plan amendment was advertised along with the proposed Municipal Plan and Development Regulations amendment, and notice of the Regional Plan amendment was mailed to municipalities within the St. John's Urban Region, as required under the Urban and Rural Planning Act, 2000.

The City received responses from eight municipalities. No objections to the amendment were received; however, the Town of Torbay did respond with an inquiry as to how the proposed development for service expansion can be considered when Torbay's repeated requests to be included in the regional water supply have not been supported. As this is a question about regional supply capacity, the City believes this is not relevant to the proposed amendment and is best addressed by outside the amendment process.

### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 52, 2025**

The St. John's Development Regulations, 2021 is amended by:

- 1. Rezoning land at 55 Groves Road [Parcel ID# 43992] from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone as shown on City of St. John's Zoning Map attached.**

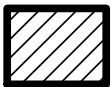


**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 52, 2025**

[City of St. John's Zoning Map]

2025 04 23 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

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



AREA PROPOSED TO BE REZONED FROM  
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE  
TO RESIDENTIAL 2 (R2) LAND USE ZONE

**55 GROVES ROAD**  
Parcel ID 43992

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

**ST. JOHN'S URBAN REGION REGIONAL PLAN  
AMENDMENT NO. 107, 2025**

**55 Groves Road  
City of St. John's**

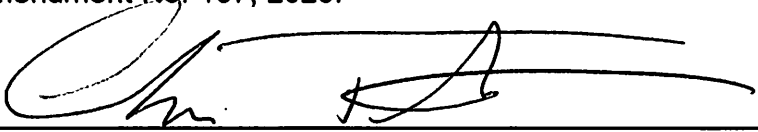
**October 2025**

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 107, 2025**

Under the authority of Section 16 of the **Urban and Rural Planning Act, 2000**, the Minister of Municipal and Community Affairs hereby adopts St. John's Urban Region Regional Plan Amendment No. 107, 2025.

  
\_\_\_\_\_  
Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador  
this 2 day of March, 2026.

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 107, 2025 was prepared in accordance with the requirements of the **Urban and Rural Planning Act, 2000**.



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 107, 2025**

Under the authority of Sections 16, 17 and 18 of the **Urban and Rural Planning Act 2000**, the Minister of Municipal and Community Affairs:

a) adopted the St. John's Urban Region Regional Plan Amendment No. 107, 2025, on the \_\_\_\_ day of \_\_\_\_\_, 2026;

b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 107, 2025, by \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2026: and

c) set the \_\_\_\_ day of \_\_\_\_\_, 2026, for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the **Urban and Rural Planning Act 2000**, the Minister of Municipal and Community Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 107, 2025, as adopted on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Minister of Municipal and Community Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Witness

## ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT NO. 107, 2025

### BACKGROUND

The City of St. John's is proposing to amend its Municipal Plan and Development Regulations. The **Urban and Rural Planning Act, 2000** (the "Act") sets out the process for amending a plan and development regulations.

The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to municipal plans within the region must comply with the Regional Plan.

This Regional Plan amendment will be processed simultaneously to accommodate the following proposed amendments to the City of St. John's Municipal Plan and Development Regulations, 2021:

Municipal Plan Amendment No. 17, 2025 and Development Regulations Amendment No. 52, 2025. The proposed amendments are to redesignate the subject property at 55 Groves Road from 'Rural' to 'Residential' and rezone the subject property from 'Rural Residential Infill' to 'Residential 2' to accommodate serviced residential development.

To accommodate the proposed amendments, the City is requesting to amend the Regional Plan map to change the designation of land on the south side of Groves Road (55 Groves Road) from 'Rural' to 'Urban Development'.

### ST. JOHN'S URBAN REGION REGIONAL PLAN

The Regional Plan identifies lands within St. John's as part of the Regional Centre. Within the Regional Centre, a wide range of uses including various residential densities, commercial, industrial, institutional, and various other uses that are often found within an urban centre, are permitted where municipal services are available.

#### ***E. Urban Development***

##### ***(a) The Regional Centre***

*Policy: Within the area designated as the Regional Centre, which represents urban St. John's and its immediate environs, the entire range of urban uses shall be permitted on the basis that piped water, sewage collection, storm drainage, paved roads, and street lighting will all be provided.*

*These uses shall include the full range of various residential densities, regional, local and highway commercial facilities, heavy and light industrial uses where appropriate, all types of institutional and park facilities, the full range of educational and cultural facilities*

*and the wide variety of other activities commonly associated with a major metropolitan centre.*

The subject property is designated as 'Rural' under the Regional Plan. The Rural designation does enable some residential development, provided the residential development is consistent with the traditional rural use and development patterns of the area and is not serviced by municipal water and sewer. The Regional Plan policies for the Rural designation do not contemplate serviced development.

To enable serviced residential development on the subject property, the City requests an amendment to the Regional Plan to change the designation of the subject property from 'Rural' to 'Urban Development'.

## **ANALYSIS**

The City is proposing to amend its Municipal Plan to redesignate the subject property to 'Residential' and to amend its Development Regulations to rezone the subject property to 'Residential 2'. The proposed amendments are prompted by an application to develop semi-detached dwellings and extend municipal services to the subject property.

The lands directly south of the subject property are developed with semi-detached dwellings on smaller, serviced lots. The lands abutting the subject property to the south, east, and west are designated 'Urban Development' under the Regional Plan. The proposed amendment to redesignate the subject property from 'Rural' to 'Urban Development' to allow serviced residential development is compatible with the existing uses and designations of the surrounding area.

## **PUBLIC CONSULTATION**

The City of St. John's conducted public consultation for this amendment. Notice of the proposed amendments was mailed to property owners within a 150-metre radius of the subject property and posted on the City's website. Additionally, the amendments were advertised on four occasions in The Telegram newspaper on April 11, April 18, April 25, and May 2, 2025.





The City also consulted with the 14 other municipalities within the St. John's Urban Region about the proposed amendments. No rejections to the proposed amendment were received.

## **ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 107, 2025**

The St. John's Urban Region Regional Plan is amended as follows:

1. Redesignating the vacant land on the south side of Groves Road (55 Groves Road) from 'Rural' to 'Urban Development' in accordance with the attached map.

**St. John's Urban Region  
Regional Plan Amendment No. 107, 2025  
related to Groves Road, St. John's  
(MPA No.17,2025 and DRA No.52 ,2025)**

-  From Rural to Urban Development
-  Public Open Space
-  Rural
-  Urban Development

**From Rural to  
Urban Development**

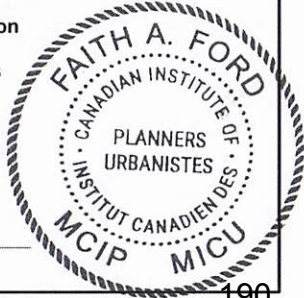


Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Minister of Municipal and Community Affairs

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 107, 2025 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.



MCIP: 



St. John's Urban Region Regional Plan Amendment  
**REGISTERED**

Number \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

**Theresa K. Walsh**

---

**From:** Faith Ford  
**Sent:** Tuesday, June 3, 2025 2:43 PM  
**To:** CityClerk  
**Subject:** Fw: 55 Groves Rd.

FYI.

---

**From:** Faith Ford <fford@stjohns.ca>  
**Sent:** Tuesday, June 3, 2025 2:41 PM  
**To:** [REDACTED]  
**Subject:** Re: 55 Groves Rd.

Hi [REDACTED]

Thank you for providing your comments about this rezoning application. Currently, this amendment is with the Province for review, and following release from Provincial review, the application will return to Council to set a date for the public hearing. The meeting date and time will be advertised and property owners within 150 m of the site will receive notice of the meeting details via mail.

I will pass along your comments to the City Clerk to ensure your feedback is included in a future agenda package to Council.

Regards,

**Faith Ford, MCIP**

Planner III

City of St. John's – Planning, Engineering and Regulatory Services

Phone: 709-576-8861

Mail: P.O. Box 908, St. John's, NL, Canada A1C 5M2

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Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.

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**From:** Development Team <developmentteam@stjohns.ca>  
**Sent:** Tuesday, June 3, 2025 2:26 PM  
**To:** Faith Ford <fford@stjohns.ca>  
**Subject:** FW: 55 Groves Rd.

---

**From:** [REDACTED]  
**Sent:** Tuesday, June 3, 2025 5:40 AM  
**To:** SarahStoodley@gov.nl.ca  
**Cc:** Development Team <developmentteam@stjohns.ca>  
**Subject:** 55 Groves Rd.

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Good day,

Recently we have seen that there is a request put in by developers for the development of a area of Groves road for multi family duplexes. The history of Groves road is old and historic in St. Johns, with lots of farming and agriculture in the area. With the development of these duplexes, this will take away from the beautiful area of Groves road, and I wanted to voice my discern with this. Currently, there is already a lot of traffic driving up and down the road, as there is only one way up and down, with no side walks in the area. Adding all of these additional housing units will increase the interaction with pedestrians and vehicles, which ultimately puts people in danger. This is a beautiful green space, that should remain as such. I hope that you can find the time, if your ever in the area to drive up there, and see the beautiful area, and realize that some things should stay the way they are. [REDACTED]

If you ever have a moment to chat over the phone, that would be great. My number is [REDACTED].

Best regards,

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Saturday, April 19, 2025 10:19 PM  
**To:** CityClerk  
**Subject:** 55Groves rd

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Well, I don't live in the area... the development of 55 Groves Rd. would destroy a lot of trees . I think we need to preserve as many green areas as we possibly can for this reason I am against developing in this area.. I find it most unfortunate that we can't be more imaginative than always destroying the environment as a solution.... Just my opinion.

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 1:39 PM  
**To:** CityClerk  
**Subject:** Groves road

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Hi .  
I live on [REDACTED] st John's. I disapprove of what the city is going to do. There is excessive amounts of traffic now.  
Regards concerned tax payer and resident

Get [Outlook for iOS](#)

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Wednesday, May 7, 2025 11:45 AM  
**To:** CityClerk  
**Subject:** Re: 55 Groves Road

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Hi,

Pippy Park Commission have no concerns with this development as it falls outside of our boundary area.

Thanks,

Keith O'Driscoll  
Manager of Park Operations  
Pippy Park Commission  
709-738-3616

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**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Tuesday, April 22, 2025 9:51 AM  
**To:** CityClerk  
**Subject:** 55 Groves Road application

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Hello,

I completed the public comments survey on this application, but just wanted to highlight one issue.

The school catchment area for this address is already woefully over capacity. The problem is so dire that that last year they had to adjust the grade distribution among the schools to address a fire safety concern related to overcrowding at Larkhall Academy. The numbers at that school are now very close to the same level that triggered that redistribution. The junior high is also way beyond its intended capacity. I don't have data on the high school but I assume it is in a similar predicament given the fact that grade 9 was moved to that school last year.

I strongly content that it is a mistake to continue adding more high density residential to this area before capacity is added to the schools in this catchment zone.

I have consulted with the MHA for the area and she has confirmed that there is no longer any expectation that the proposed new Kenmount Terrace school will be completed within the next two-three years. Until there is a firm date for that school, no applications to add high density residential to this area, including duplexes, townhouses, or apartments, should be considered.

Thanks so much for adding this to the public feedback for this application.

Have a great day,

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Sunday, May 4, 2025 5:22 PM  
**To:** CityClerk  
**Subject:** Proposed development on Groves Road

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To whom it may concern

As a resident [REDACTED] I wish to express my grave concerns and objection to the proposed development. I think that the proposed development would NOT be a positive step for our area at this time.

[REDACTED] At that time, myself and other family members took several factors into consideration. One of the first considerations that attracted us to the [REDACTED] development was the rural setting. It was very important to us that we live in an area with green space. This green space helps us maintain our mental health and emotional well-being in an area that is close to but not in the more urban settings of the city. Without this green space, we would not have purchased property in the area. The proposed development is now threatening this green space and overall, more rural setting. Has the city considered how this development will impact the well-being of the current residents? Does the city recognize that longtime residents, [REDACTED] do not want to live in a tightly packed urban landscape? I do not think it is fair to subject those of us that have chosen this more rural setting to a more urban existence. Additionally, with more urban, tightly packed areas come more complex issues such as increased crime. Crime, as it is, is already at an unacceptable level. It would be devastating to see it increase as a result of a decision made by the city.

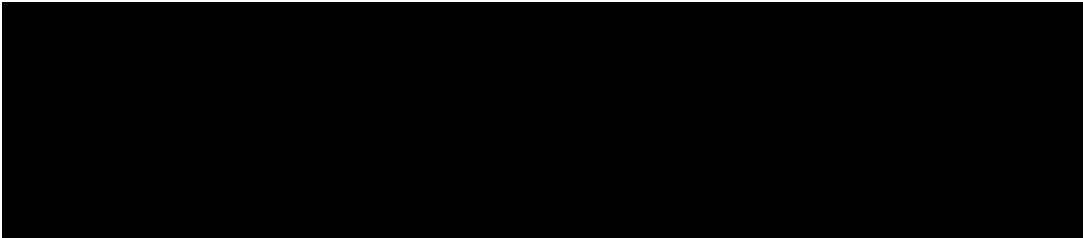
Related to the consideration and desire to live in an area with more green space is the consideration that should also be given to the native plants and animals of the area. The proposed development would see the destruction of a greenbelt area that supports local plant and animal life. It is a pleasure to wake up each morning to Bluejays and Juncos. Their songs could possibly disappear if the proposed development is approved. The urban sprawl has already taken away a lot of their habitat. They need the proposed area for survival and we need them for our mental and emotional well-being. I have always viewed the city as forward thinking in their commitment to preserve green spaces in our city. Why then is the city trying to take this valuable resource away from its residents [REDACTED]

Lastly, related to my above points is the consideration of the increased amount of pollution that the proposed development will bring to the area. The proposed development will increase air pollution, noise pollution and light pollution. All of these have detrimental impacts on a person's mental and emotional well-being. The level of noise pollution is already very high in the area given the busy stream of traffic on Thorburn Road. An additional source of noise pollution in the area is the excessive

and unnecessary fireworks in the area of Groves Road. If the proposed development were to proceed, levels of all types of pollution will increase dramatically possibly affecting the mental health of those on Groves Road and in the Grovesdale Road subdivision. As there is already a mental health crisis in our country, province and city, why is the city trying to increase factors that could further deepen that crisis?

In conclusion, I realize that there is a housing crisis in our country. province and city. People need to be able to access safe and affordable housing. However, I think that the measures taken to address this crisis should not be short sighted and rash. In contrast, they should be well planned, taking into consideration the impacts that increased urbanization will have on established neighborhoods. I would hope that upon consideration of my presented arguments that city council DOES NOT support the proposed development on Groves Road.

Thank you for your time,



**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Monday, May 5, 2025 6:57 PM  
**To:** CityClerk  
**Cc:** Mayor; Tom Davis; Maggie Burton; Ron Ellsworth; Sandy Hickman; Sheilagh O'Leary  
**Subject:** Opposition to Proposed Development at 55 Groves Road  
**Attachments:** Letter to City - re Groves Road.pdf

You don't often get email from [REDACTED] [learn why this is important](#)

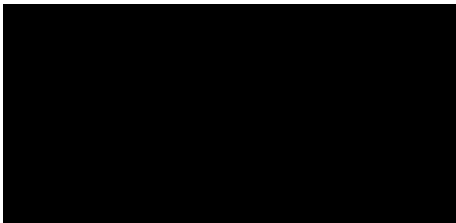
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Dear City Clerk, Mayor, and Members of Council,

Please find attached my letter outlining concerns and opposition to the proposed rezoning and development at 55 Groves Road. I appreciate your time and consideration, and I trust that the voices of residents will be carefully weighed in this decision-making process.

Kind regards,

[REDACTED]



05 May 2025

City of St. John's Planning and Development Department  
10 New Gower Street  
P.O. Box 908  
St. John's, NL  
A1C 5M2

Re: Opposition to Proposed Rezoning and Development at 55 Groves Road

Dear City Clerk, Mayor, and Members of Council,

█ writing to formally express █ strong opposition to the proposed rezoning and development at 55 Groves Road.

█ having lived in and visited this area █ have significant concerns regarding the impact this project will have on the surrounding community, environment, and infrastructure.

When Grovesdale Park, including Seaborn Street and Faulkner Street, was originally developed by the City in the early 2000s, residents of Groves Road were assured there would be a buffer between their properties and future developments. Proceeding with this application breaks that trust and removes a critical green space buffer that contributes to the character and livability of our neighbourhood.

Moreover, this proposal further encroaches on Mount Scio and Pippy Park—an invaluable urban green space that provides vital access to nature for city residents. Mount Scio is not an appropriate location for further densification. Developing here undermines the “rural” quality of this area, increases vehicular traffic on Mount Scio Road, and risks compromising the health and accessibility of one of the city’s most cherished outdoor spaces. These spaces are essential for the physical and mental well-being of residents and should be protected, not incrementally eroded.

From an infrastructure perspective, water pressure in this area is already low. Adding 18 new semi-detached dwellings will place additional strain on municipal systems that are already stretched thin.

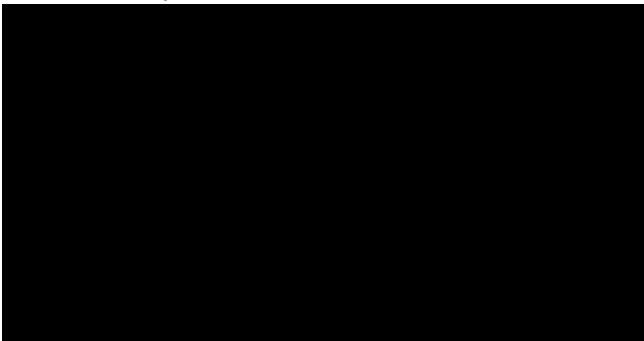
█ also deeply concerned about the environmental risks associated with this parcel of land. This area, once used as a dump, is visibly overrun with Japanese Knotweed—a notoriously aggressive invasive species. It is well-documented that this plant can cause severe damage to building foundations and spread rapidly underground, often going undetected until it is too late. Development of this site without a comprehensive, expert-led

remediation plan would be irresponsible and could lead to costly consequences for future homeowners, existing homes, and the City.

In closing, I respectfully urge Council and the City to consider the long-term impacts of this rezoning—not only on nearby residents, but on the city’s natural environment, infrastructure, and the promises made to the community. There are other, more appropriate areas of St. John’s for infill development. This location is not one of them.

Thank you for your attention to this matter.

Sincerely,



Theresa K. Walsh

---

**From:** [REDACTED]  
**Sent:** Monday, May 5, 2025 8:20 PM  
**To:** CityClerk  
**Subject:** Groves Road development comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Madam/Sir,

[REDACTED] responding to your recent letter requesting comments about an application to rezone land [REDACTED] from Rural to Urban Development to allow the development of semi-detached dwellings. [REDACTED] have a number of concerns with this proposal. The road is not suitable for such a densely populated development - there is already too much traffic in this area and no sidewalks are in place which poses a safety hazard. The land level is deep and would require a great deal of infill which could have a negative impact on our well and septic systems. [REDACTED] do not know whether residences [REDACTED] would have the option to hook up with the City's water and sewer system and whether any rezoning would apply to [REDACTED]. Current residents would need to be further consulted regarding the specific potential impact of such a dramatic change to their quality of life.

Sincerely,

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 9:06 AM  
**To:** CityClerk  
**Subject:** Re: 55 Groves Road Rezone Proposal - Opposition  
**Attachments:** Letter to City - re Groves Road.pdf

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Good morning,

Please see attached letter regarding my opposition against this development at 55 Groves Road.

Thank you,

[REDACTED]



05 May 2025

City of St. John's Planning and Development Department  
10 New Gower Street  
P.O. Box 908  
St. John's, NL  
A1C 5M2

**Subject: Strong Opposition to Proposed Rezoning and Development of 55 Groves Road**

Dear Members of Council,

█ writing to express █ strong opposition to the proposed rezoning and development of the greenbelt located at 55 Groves Road. This parcel of forested land provides significant environmental, social, and safety benefits to the surrounding community and its destruction would have long-term, negative consequences.

**1. Essential Green Space Buffer:**

The area in question serves as a vital green buffer between residential housing and nearby infrastructure. This forested stretch enhances the quality of life for residents by offering a natural sound and visual barrier, improving air quality, and fostering mental well-being. The value of such green spaces in urban planning is well-documented, particularly as cities grow denser. Removing this buffer would diminish the character and tranquility of the neighborhood, directly impacting residents whose homes back onto this land.

**2. Threat to Local Wildlife:**

This undeveloped land is a haven for a variety of wildlife species, many of which rely on uninterrupted habitats to survive. The proposed development would fragment this ecosystem, displace animals, and reduce biodiversity. Urban development too often underestimates the cumulative impact on local fauna, which in this case would be significant.

**3. Increased Risk of Rainfall Runoff and Flooding:**

The land at 55 Groves Road sits at a higher elevation than the adjacent homes. The natural forest currently absorbs and manages rainfall, preventing runoff from flowing directly into residential properties. Development would likely replace permeable soil with impermeable surfaces, increasing the risk of flooding, basement damage, and soil erosion for the homes below. No development plan can fully replicate the natural water management functions of an established greenbelt.

**4. Presence of Japanese Knotweed – An Invasive Threat:**

Japanese Knotweed, a highly invasive and destructive plant species, has been identified in this area. Disturbing the soil during construction could exacerbate its spread, creating

significant challenges for containment and eradication. This species is known for damaging infrastructure and is notoriously difficult and expensive to manage. Introducing construction to an area with a known infestation is irresponsible and poses long-term ecological and financial risks to the city and its residents.

### **5. Traffic and Infrastructure Strain**

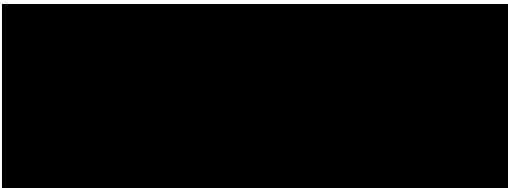
New development will inevitably bring increased vehicle traffic to Groves Road and surrounding residential streets, which may not be designed to handle the added load. This can lead to congestion, road safety concerns—especially for children and pedestrians—and increased noise pollution.

### **6. Precedent for Future Encroachment**

Rezoning this greenbelt could set a precedent that makes it easier for other green areas to be rezoned in the future, leading to a domino effect of environmental loss.

In conclusion, the rezoning and development of 55 Groves Road would represent a short-sighted decision with irreversible consequences. I urge the Council to prioritize environmental stewardship, community welfare, and long-term urban sustainability by rejecting this proposal. Our green spaces are not surplus land—they are essential assets to be protected, not paved over.

Sincerely,



**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** [REDACTED]  
**To:** CityClerk  
**Subject:** Rezoning land at 55 Groves Road

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[REDACTED]

[REDACTED] seen a lot of changes in this area over the years the worst of which is the traffic congestion. Groves road was never designed for the traffic increase that has resulted from the development that has taken place and continues to take place on Gilles Rd, Pitchers Path and at the end of Groves Rd. Groves Rd does not have sidewalks and no room for sidewalks, a poorly maintained shoulder and is basically a narrow rural road.

When the Groves Dale townhouse project was originally built [REDACTED] were offered to be hooked up to city water and sewer system if town houses were built on the site in question at that time and [REDACTED] all opted for the green belt. Its sad that this issue is raising its head again. [REDACTED] still don't want the town houses there and [REDACTED] still don't want the water and sewer hook up. What exactly is so bad about a few trees inside the city on a truly rural road. [REDACTED] really dreading you (City Council) allowing housing on this peace of land, [REDACTED] sure nothing good will come of it. The truly rural in the country feel Groves road had is slowly but surely falling by the wayside in that quest for profit and property taxes. People might say it's progress [REDACTED] just think it is sad.

Thanks for your time and consideration.

[REDACTED]

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:17 AM  
**To:** CityClerk  
**Subject:** 55 Groves Rd Development

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Hi there,

[REDACTED] strongly opposed to rezoning the land for the purpose of building semi-detached dwellings. Part of what makes Groves Rd such a special street [REDACTED] is feeling secluded in the middle of the city. This would remove a large green belt and take away much of that feel. Additionally, there are already several vehicles that speed up and down the road without any speed bumps or sidewalks. Increasing vehicle traffic would be less safe for the families already living there. I strongly suggest you reconsider.

Take care,

**Theresa K. Walsh**

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 6, 2025 10:24 AM  
**To:** CityClerk  
**Subject:** 55 Groves Road

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Good day,

I recently seen online that there was a survey for the rezoning of 55 groves road to a residential development area [REDACTED] I do not support this. [REDACTED] [REDACTED] never seen the survey prior to the closing.

Groves road has been a nice and quite area, with a beautiful green belt the whole road. Taking away this would be a shame to the road and to the area. There is so much history in the area and to get rid of that natural green area would be a terrible idea. Aswell, the market for the new development would be for families, and there is no sidewalks the entire length of the street, meaning there would be more interaction with cars and pedestrians which will be dangerous.

I strongly recommend you reconsider this request.

Theresa K. Walsh

---

**From:** [REDACTED]  
**Sent:** Tuesday, May 13, 2025 5:32 PM  
**To:** Ken O'Brien  
**Cc:** Faith Ford  
**Subject:** 55 Groves Rd

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

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Good day Mr. Obrien,

I am writing you on behalf of the proposed development of 55 Groves Road. [REDACTED]

[REDACTED] have a few concerns about this proposal, and wanted to bring it to your attention.

This proposal has already been brought forward once before by a developer and the city denied it; what has changed since then? The residents of the area do not want this, and it's still apparent that this has not changed.

What happens to the value of [REDACTED] property? [REDACTED] If 18 new dwellings at a average price of \$300-\$350k are added [REDACTED], what dose that do to the value [REDACTED]? I don't imagine we will be adding value to [REDACTED] home if this happens.

[REDACTED] because of the quietness and the serenity of the area. The greenery, the trees, the nature that surrounds [REDACTED] in a beautiful area. If [REDACTED] had known that this development would be proposed [REDACTED] would of reconsidered our options [REDACTED]

[REDACTED] know that there has been at least 3 accidents with motor vehicles [REDACTED] At the crossing of mount Scio and Groves road. [REDACTED] to call 911 on several occasions of T bone collisions there. Adding more residents to the area will only increase the likelihood of another injury with pedestrians and vehicles. Likewise, there are no sidewalks on the entirety of Groves road.

If you ever get the chance to visit the area, and see what a beautiful area it is now currently with this green space [REDACTED] suggest you do so. [REDACTED] really hope you reconsider this decision to develop this historic area of town.

[REDACTED] really do not want this planned development to go ahead. [REDACTED]  
[REDACTED] hope you understand [REDACTED] concerns.



Planning St. John's  
[EngageStJohns.ca](https://EngageStJohns.ca) Report  
 55 Groves Road

Visitors Summary

City Of St John's from 10 Jul'24 to 06 May'25

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
865	79	5
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
15	106	658

Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

<b>Comments (verbatim)</b>	<b>What is your overall feedback of this application?</b>
A multi-unit (apartment) option with some semi-detached would better address our housing needs.	Support
<p>█████ concerned about the impact on property values for the █████ houses █████ the proposed development. In addition, the catchment area for the local schools is already overcrowded due to the addition of Kenmount Terrace populations without and increase in capacity housing in this area will overcrowded school longer an estimated time of completion for the new school.</p>	Oppose
Hi. This comment is for proposal of semi duplexes on 55 Groves Road. Do not build on that land.	Oppose

It will ruin the nice effect of Groves road being a country road in the city...

I do not believe you should build in that area.

It will ruin the look for Groves Road.

Groves Road is in the city but it's in the woods.

It's a beautiful Road. With lots of trees and it's like a country Road in the city and there are very few Roads like that in the city.

This land has been unused for many many years and so why develop it now.

Everyone on Groves Road has well water and septic.

That land is not big enough to build houses and have septic field and well water.

[REDACTED] It's a beautiful road in the city but it's like a country Road within the city.


I am so thankful pippy park is federal land and they can't not build [REDACTED]. That would ruin the road completely.

[REDACTED]  
[REDACTED]. So

nobody can build on the stretch of trees.

There are many other places to build and all of a sudden they are going to develop that land.

Some people got some really bad ideas and it's only reason behind building there is to line people's pockets.

<p>Build somewhere else.</p> <p>There will only be one Groves Road in town forever don't ruin make it like all other roads in town with no trees on t</p> <p>Thank You  </p>	
<p>As a resident of the area I have concerns with first the removal of the property for RR1 Rural Development to R2 Residential and its implications for further development.</p> <p>Development of 55 Groves Rd with its small lot size will lead to issues with traffic congestion, parking and city snow clearing. Will there be on street parking in front of 55 Groves Rd?</p> <p>The Groves Rd, Gillies Rd, Pitchers Path area has seen major development in the past 20 years with already a significant increase in traffic. As there is only one entry and exit from Groves Rd, it is already difficult to enter and exit at Mount Scio Rd at peak traffic times. An additional approximate 35- 40 cars( at least 2 per household) will lead to further traffic and safety issues. Has there been any recent traffic count done in this area or will one be completed?</p>	<p>Oppose</p>

<p>The current proposal currently crosses beyond the backyard property boundary of multiple houses on Seaborn Street, impacting presently built fences, etc.</p> <p>The planned development would destroy one of the last remaining green spaces in [REDACTED] neighborhood—an area that backs directly onto the yards of 18 homes and that has long been a quiet, buffer [REDACTED] and the traffic/housing along Grove strip of land supports wildlife such as hare/rabbit. The destruction of the green space at 55 Grove Street, the erection of 18 units would significantly impact the quality of life for families and individuals living in the neighborhood back onto it, especially since the development is located above the Seaborn street. This destruction of green space increases the risk of flooding for the area and makes the space worse.</p>	<p>Oppose</p>
<p>[REDACTED]</p> <p>I would like to see the area maintain the rural nature I enjoyed.</p>	<p>Oppose</p>
<p>I think if this is done right this is a great opportunity. The multi-family dwellings should be done in a tasteful manner and can be both affordable, but also have nice curb appeal (unlike the homes on Seaborn). Proper sidewalks and greenery will make a difference.</p>	<p>Mixed</p>

<p>as this is a well treed street. It should be considered to extend the water services and sidewalks to ensure a cohesive neighborhood.</p>	
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<p><b>Public Q&amp;A Questions (verbatim)</b></p>	<p><b>Public Response</b></p>
<p>This is an amazing development. These smaller starter homes could really address the need of the city to build smaller more affordable homes for young and small families.</p> <p>The cross section is a bad match though. A 9.0m vehicle space is nearly 4 TAC residential lanes wide. The vehicle space should be reduced to 6.0 curb to edge MAX with no on street parking. Narrow lanes promote slower vehicle speeds and reduce snow generation and surface runoff. Additionally, the sidewalk should be continuous grade asphalt surface with a north draining super elevated road. This would be universal design compliant as concrete 125mm driveway cuts exceed UD standards and are a trip hazard. Continuous grade also for easy Class 8 snow removal without damage to city infra. The mountable curb could have blade safe built in rumbles to alert drivers of deviation. 150mm high back curbs are not</p>	<p>Thank you for your interest and comments.</p>

<p>sufficient to stop a motor vehicle and offer no safety barrier.</p> <p>17 of the 20 lots appear to have space for 2 linear car parking leaving ample snow storage so the need of on street parking is eliminated.</p> <p>Overall the current design is very car-centric and will promote speeding and an unsafe street. Narrow the vehicle portion of the ROW, and make the sidewalk something universally designed.</p>	
<p>What is the proposed timeline for this rezoning and development?</p>	<p>Thank you for your question. Once the public comment period has concluded, the draft amendment will be sent to Municipal and Provincial Affairs for review, and then to Council for adoption. Following adoption, a Commissioner's Public Hearing will be held, and after the hearing the amendment and Commissioner's Report will go to Council for approval. This process is expected to take several months. After the</p>

	<p>rezoning process, the proposal will proceed to the development and detailed design stage. Timelines vary depending on the number of revisions required. The development stage usually takes a few months but may be longer if additional revisions are needed.</p>
<p>Would all of the trees in the outlined space be cleared for this development?</p>	<p>Thank you for your question. Based on the size and depth of the proposed lots, it is likely the full lots will be cleared to accommodate the development.</p>
<p>Will new sidewalks be installed for all of Groves Road? Pedestrians regularly walk this road and have to be walking on the pavement. Its a narrow road with very little room on the shoulder. I do have concerns with increased traffic in this area. Also, I would rather this area continue to be Rural as opposed to Urban Development.</p>	<p>Thank you for your question and comments. At this time, there is no plan to install sidewalks along all of Groves Road. If the land at 55 Groves Road is rezoned and the proposed residential development proceeds, sidewalk would be installed in front of the new lots.</p>
<p>Will these parcels have access to municipal water and sewer?</p>	<p>Thank you for your question. As part of the development, the applicant is proposing to extend</p>

	municipal water and sewer services to the site, so the proposed lots will be serviced.
Will these homes be affordable housing? This street has very high priced homes.	Thank you for your question. The applicant has not indicated that the proposed dwellings will be affordable housing.
<p>1. Would this provide an opportunity to run city water services to residents of groves road/pitchers path?</p> <p>2. Would there be a plan to extend metro bus routes to groves road/pitchers path?</p> <p>3. Is there a plan to build sidewalks to this area as part of this development?</p>	<p>Thank you for your questions. The applicant is proposing to extend services from Seaborn Street to the property at 55 Groves Road, at their cost. At this time there are no plans to further extend services. The proposed rezoning does not include changes to bus routes, Metrobus is responsible for determining bus routes and service. Should the rezoning and development proceed, sidewalk will be installed in front of the new lots; however, at this time there are no plans to extend sidewalks along the rest of Groves Road. The road is built</p>

	to a rural standard with gravel shoulders and roadside ditches.
Would it be prudent to place a stop sign at the end of Gillies Road where it intersects with Groves Road? I feel like there could be accidents once the new housing on Groves Road is built.	Thank you for your comment. There is a stop sign at the end of Gillies Road where it intersects Groves Road. If you notice a problem with a traffic sign or missing sign, please report it by contacting <a href="mailto:access@stjohns.ca">access@stjohns.ca</a> .
What is the purpose of building new houses if it's unknown whether those houses will be unaffordable for people? In an earlier comment, it was indicated that the owner/buyer/developer of the land has not confirmed whether this housing will be financially accessible to people. While housing is a massive issue within the city, so is poverty. In theory, it sounds like a good plan, but those houses will be left empty if they're too expensive.	Thank you for your feedback.
With the removal of vegetation from the proposed area of land for development, there will be increased water runoff from the human made surfaces/structures (i.e., pavement, concrete); the houses on the North side of Seaborn could be directly	Thank you for your question. As part of this development, the applicant will be required to provide stormwater detention to address stormwater discharge and water runoff.

<p>affected by this. Will there be anything put in place to deal with the increase in water runoff in this area?</p>	
<p>As a resident of the area I have concerns with first the removal of the property for RR1 Rural Development to R2 Residential and its implications for further R2 development on Groves Rd. Development of 55 Groves Rd with its small lot size will lead to issues with traffic congestion, one street parking and city snow clearing. The Groves Rd, Gillies Rd, Pitchers Path area has seen major development in the past 20 years with already a significant increase in traffic. As there is only one entry and exit from Groves Rd, it is already difficult to enter and exit at Mount Scio Rd at peak traffic times. An additional approximate 35- 40 cars( at least 2 per household) will lead to further traffic and safety issues. Has there been any recent traffic count done in this area or will one be completed?</p>	<p>Thank you for your feedback. The application was reviewed by the City's Transportation Engineers and no Traffic Impact Memo is required for the proposed rezoning.</p>
<p>There is invasive species in this wooded area, especially a lot of Japanese Knotweed (mile a minute). The rhizomes underground can extend 7m away from the plant and 3m down into the soil. Cutting and digging up the knotweed just makes the</p>	<p>Thank you for your question. Removal of invasive species on the site or consultation with Wildlife or MUN Botanical Garden is not a requirement for this</p>

<p>rhizomes underground spread out as the plant believes it is under attack. This will potentially make this invasive species pop up in backyards of Seaborn. Proper removal process can take a number of growing seasons to eradicate completely. Will there be any strategic treatment of these invasive species before work begins and consultation with Wildlife or MUN Botanical Garden (which is close by)?</p>	<p>rezoning but we will take your comments into consideration.</p>
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## Information Note

<b>Title:</b>	115 Macdonald Drive interpret zone lines
<b>Date Prepared:</b>	April 15, 2026
<b>Report To:</b>	Regular Council Meeting
<b>Councillor and Role:</b>	Councillor Tom Davis, Planning
<b>Ward:</b>	Ward 4

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### **Issue:**

To interpret the zone lines at 115 and 135 Macdonald Drive, reflecting the sale of some City-owned land to the owner of #135 for additional parking.

### **Discussion – Background and Current Status:**

The City owns 115 Macdonald Drive, on the northern shore of Kenny's Pond, which has hosted a mini-golf recreational use for many years. The land is zoned Open Space (O) under the Envision St. John's Development Regulations and is designated in the Open Space District under the Envision St. John's Municipal Plan.

Immediately west at 135 Macdonald Drive is the Kenny's Pond Retirement Community. The property is zoned Commercial Office Hotel (COH) under the Development Regulations and is designated in the Commercial District under the Municipal Plan. Its main parking lot is on the west side of the building. The area east of the building, which is the subject property here, is being used informally as a gravel parking lot. Kenny's Pond Community wishes to acquire the property from the City, pave it and use it for formal parking. The City has agreed to this, so long as the new parking lot is not physically tied to the parking lot for the mini-golf business.

To simplify their operation, Kenny's Pond intends to consolidate the new parcel of land into their property at #135. They asked about including it in the existing COH Zone.

### **Rules of Interpretation for Zone Lines**

Under the Development Regulations, section 10.3 "Interpretation of Zone Boundaries":

*"Where the boundary of a Zone ... (b) is shown on the Zoning Map as substantially following Lot Lines of an approved Subdivision or other acceptable base map, the Lot Lines shall be deemed to be the boundary."*

Since the subject property will be subdivided from 115 Macdonald Drive and consolidated with #135, then the zone line between the COH and the O Zones can be adjusted to follow the new property boundary between 115 and 135. Therefore, the Chief Municipal Planner interprets the zone lines thus.

The corresponding changes will be made to the future land-use map of the Municipal Plan, so that the new property boundary between 115 and 135 Macdonald Drive forms the new boundary between the Commercial District and the Open Space District.

**Key Considerations/Implications:**

1. Budget/Financial Implications: None.
2. Partners or Interested Parties: Property owners; nearby land uses; workers and visitors at the mini-golf business and at Kenny's Pond Retirement Community.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:  
  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan policies, and the rules of interpretation in section 10.3 of the Envision St. John's Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: None.
8. Privacy Implications: None.
9. Engagement and Communications Considerations: None.
10. Human Resource Implications: None.
11. Procurement Implications: None.

12. Information Technology Implications: None.

13. Information Management Implications: None.

14. Other Implications: None.

**Conclusion/Next Steps:**

The Chief Municipal Planner interprets the zone lines that affect 115 and 135 Macdonald Drive to change the boundary between the Commercial Office Hotel (COH) Zone and the Open Space (O) Zone to run along the new property boundary. Corresponding changes will be made to the future land-use map of the Envision St. John's Municipal Plan, affecting the boundary between the Commercial District and the Open Space District

**Prepared by: Ken O'Brien, MCIP, Chief Municipal Planner**

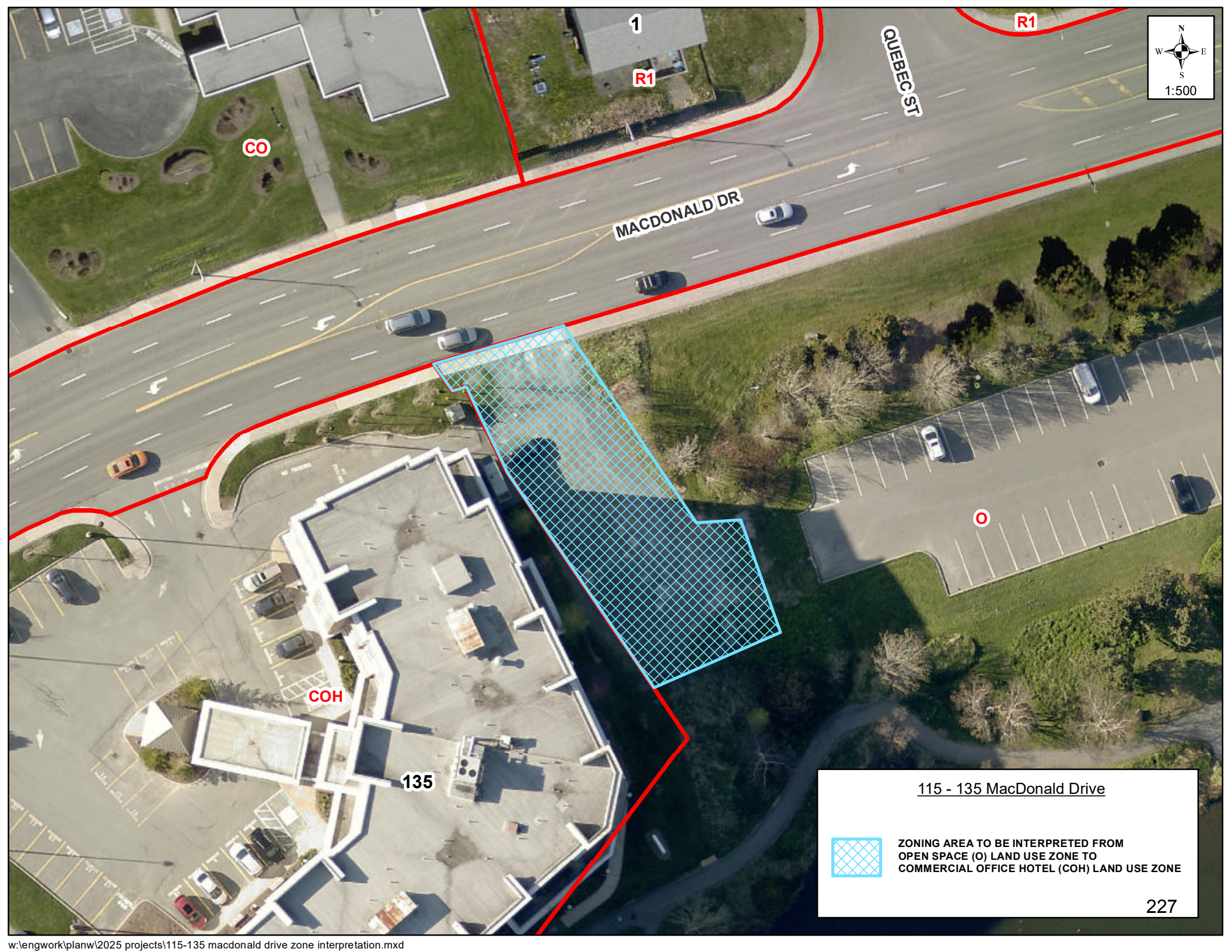
**Approved by: Jason Sinyard, P.Eng., MBA, Deputy City Manager – Planning,  
Engineering and Regulatory Services**

## Report Approval Details

Document Title:	115 Macdonald Drive interpret zone lines.docx
Attachments:	
Final Approval Date:	Apr 15, 2026

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Apr 15, 2026 - 3:23 PM**



CO

1

R1

R1

QUEBEC ST

MACDONALD DR

COH

135

O

115 - 135 MacDonald Drive



ZONING AREA TO BE INTERPRETED FROM  
OPEN SPACE (O) LAND USE ZONE TO  
COMMERCIAL OFFICE HOTEL (COH) LAND USE ZONE