

# INFORMATION NOTE

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**Title:** Danny Drive – interpret zone lines

**Date Prepared:** October 9, 2024

**Report To:** Regular Council Meeting

**Councillor and Role:** Councillor Maggie Burton

**Ward:** Ward 5

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**Issue:** The Open Space Reserve (OR) Zone lines extend slightly into three (3) properties: 215 Danny Drive, 223 Danny Drive and 250 Beaumont Hamel Way. Those properties mark the edge of the Galway protected natural area (PNA), so the OR Zone should not extend further.

**Discussion – Background and Current Status:**

The three (3) commercial properties in question are near the intersection of Danny Drive and Beaumont Hamel Way. The latter road will eventually be extended toward the existing Galway commercial retail area further east, but for now it remains a road stub. The properties are zoned Industrial General (IG). A rezoning application prompted staff to look more closely at the zone lines, and we see that, at the edge of the three properties, the OR Zone comes slightly across the property lines.

In this area, the OR Zone is meant to line up with the edge of the Galway protected natural area (PNA). The overlap into the three properties is hardly noticeable except when we zoom in on the maps.

Under the Envision St. John’s Development Regulations, section 10.3 “Interpretation of Zone Boundaries” reads:

*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.*

Therefore, in this case, I can interpret the boundary between the IG Zone and the OR Zone to run along the property boundaries of 215 Danny Drive, 223 Danny Drive and 250 Beaumont Hamel Way. This will line up the edge of the OR Zone with the edge of the Galway protected natural area (PNA) in the vicinity. No changes are needed to the Envision St. John’s Municipal Plan map.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.



2. Partners or Other Stakeholders: Affected property owners.
3. 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.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan policies; Envision St. John's Development Regulations section 10.3 on the rules of interpretation for zone boundaries.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Conclusion/Next Steps:** At 215 Danny Drive, 223 Danny Drive and 250 Beaumont Hamel Way, the zone boundary between the Industrial General (IG) Zone and the Open Space Reserve (OR) Zone is interpreted to run along the boundary lines of these properties. Changes are not needed to the Future Land Use Map of the Envision St. John's Municipal Plan. This accords with the rules of zone interpretation in Section 10.3 of the Envision St. John's Development Regulations.

**Ken O'Brien, MCIP**  
**Chief Municipal Planner**



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**Report Approval Details**

Document Title:	Danny Drive - interpret zone lines.docx
Attachments:	- DANNY DRIVE ZONING INTERPRETATION 2024.pdf
Final Approval Date:	Oct 9, 2024

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

**Jason Sinyard - Oct 9, 2024 - 2:38 PM**