

INFORMATION NOTE

Title: 27 Nil's Way interpret zone lines
Date Prepared: March 10, 2025
Report To: Regular Council Meeting
Councillor and Role: Councillor Maggie Burton, Planning
Ward: Ward 4

Issue:

To interpret zone lines affecting the commercial property at 27 Nil's Way.

Discussion – Background and Current Status:

This property was subject to Envision St. John's Development Regulations Amendment No. 23, 2023, which rezoned the property from the Industrial General (IG) Zone to the Industrial Commercial (IC) Zone. At the time, staff identified a disagreement between the property lines and the zone lines. At the southern end of the property, the zone line changed from IC to IG, but the zone lines should line up with the property lines here – thus this memo.



Under the Envision St. John's Development Regulations, section 10.3 deals with "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."

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Therefore, the Chief Municipal Planner interprets the zone lines between IC and IG to run along the southern property boundary of 27 Nil's Way. The property is thus completely within the IC Zone, in line with the intent of the 2023 rezoning. Corresponding changes will be made to the Municipal Plan map for the boundary between the Commercial and Industrial District.

Key Considerations/Implications:

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: Property owner and nearby 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.
4. Alignment with Adopted Plans: In accordance with the Envision St. John's Municipal Plan policies.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: In accordance with section 10.3 "Interpretation of Zone Boundaries".
7. Privacy Implications: None.
8. Engagement and Communications Considerations: None.
9. Human Resource Implications: None.
10. Procurement Implications: None.
11. Information Technology Implications: None.
12. Other Implications: None.

Conclusion/Next Steps:

At 27 Nil's Way, the zone boundary between the Industrial Commercial (IC) Zone and the Industrial General (IG) Zone is interpreted to include all of 27 Nil's Way in the IC Zone. Corresponding changes will be made 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.

Report Approval Details

Document Title:	27 Nil's Way interpret zone lines 2025-03-10.docx
Attachments:	
Final Approval Date:	Mar 20, 2025

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

Jason Sinyard - Mar 20, 2025 - 1:07 PM