

INFORMATION NOTE

Title: 250 East White Hills Road zone line interpretation Penitentiary

Date Prepared: April 2, 2025

Report To: Regular Council Meeting

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Issue: To interpret zone lines affecting 250 East White Hills Road, site of the proposed new provincial penitentiary.

Discussion – Background and Current Status:

The Province has decided to replace Her Majesty's Penitentiary at 85 Forest Road near Quidi Vidi Lake with a new facility at 250 East White Hills Road in the White Hills. The City did not have up-to-date property boundaries and thus our zoning lines cross the property boundary.

Most of the subject property is in the Industrial Commercial (IC) Zone. City staff have met with the group who are designing the new facility and have confirmed that the IC Zone can accommodate the new land use. However, when we mapped the correct boundary of the provincial land, we saw that part of it is in the Rural (RUR) Zone.

If we had known the property boundary for the provincial land when drawing the zone lines in the White Hills, we would have used the property boundary as the zone line. Since it makes sense for this provincial land to fall within one zone rather than be split into two zones, the Chief Municipal Planner will interpret the zone lines so that all of this subject property is zoned IC. A similar change will be made to the future land use map of the Envision St. John's Municipal Plan, so that the subject property is designated as Industrial, not Rural.

The Envision St. John's Development Regulations include 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."

Key Considerations/Implications:

1. Budget/Financial Implications: None.

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2. Partners or Other Stakeholders: Property owner (the Province) and neighbouring 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.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: In accordance with section 10.3 "Interpretation of Zone Boundaries" in the Development Regulations.
7. Privacy Implications: None.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: None.
10. Procurement Implications: None.
11. Information Technology Implications: None.
12. Other Implications: None.

Conclusion/Next Steps:

At 250 East White Hills Road, the zone lines is interpreted so that the subject property is zoned Industrial Commercial (IC), not Rural (RUR). Corresponding changes are made to the Municipal Plan map to remove the Rural District and apply only the Industrial District on the subject property. 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

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

Report Approval Details

Document Title:	250 East White Hills Road zone line interpretation Penitentiary.docx
Attachments:	- EAST WHITE HILLS ZONING INTERPRETATION 2025.pdf - EAST WHITE HILLS DISTRICT INTERPRETATION 2025.pdf
Final Approval Date:	Apr 3, 2025

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

Jason Sinyard - Apr 3, 2025 - 9:46 AM