

# INFORMATION NOTE

**Title:** 670 Kenmount Road interpret zone lines

**Date Prepared:** June 11, 2025

**Report To:** Regular Council Meeting

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 4

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**Issue:**

To interpret the zone lines affecting the residential property at 670 Kenmount Road.

**Discussion – Background and Current Status:**

In the Kenmount/Southwest Development Area, the residential zones generally extend up to the 190-metre contour elevation. This is the height limit of existing municipal water and sewage systems in the area. Lands above an elevation of 190 metres are beyond the current limits of servicing; they are zoned Comprehensive Development Area 9 (CDA 9) and are designated within the Urban Expansion District of the Envision St. John's Municipal Plan.

This memo deals with making some map changes in line with the best elevation data available. The most recent topographic survey data accepted by the City shows that our current maps are slightly off in the elevations, and therefore some of our zone boundaries are off. They should be adjusted to reflect the most up-to-date information.

This elevation adjustment would shift the boundaries of the Residential Reduced Lot (RRL) Zone, the Residential 2 (R2) Zone, and the CDA 9 Zone, as they follow the 190-metre contour. The zone lines can be interpreted in accordance with Section 10.3 of the Envision St. John's Development Regulations to extend the RRL Zone and the R2 Zone to include land that is below the newly recognized 190-metre contour line. See the attached maps.

Under the Development Regulations, section 10.3 "Interpretation of Zone Boundaries" states:

*"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."*

In this case, the "other acceptable base map" is a new map showing the most up-to-date elevation data. Therefore, the Chief Municipal Planner interprets the zone lines between the CDA 9 Zone and the RRL and R2 Zones for 670 Kenmount Road to run along the newly mapped 190-metre contour. Corresponding changes will be made to the Municipal Plan map for the boundary between the Urban Expansion District and the Residential District.

# ST. JOHN'S

**Key Considerations/Implications:**

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: Property owner; nearby properties.
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.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: in line with section 10.3 of the Development Regulations.
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 670 Kenmount Road, the zone boundary between the Comprehensive Development Area 9 (CDA 9) Zone and the Residential Reduced Lot (RRL) and Residential 2 (R2) Zones is interpreted to run along the newly mapped 190-metre contour. Corresponding changes will be made to the future land use map of the Envision St. John's Municipal Plan. This aligns with the rules of zone-line interpretation in Section 10.3 of the Envision St. John's Development Regulations.

### Report Approval Details

Document Title:	670 Kenmount Road interpret zone lines.docx
Attachments:	- 670 Kenmount Road - SUB2400047-190.pdf - 670 Kenmount Road - SUB2400047-190-2.pdf - 670 Kenmount Road - SUB2400047-190-3.pdf
Final Approval Date:	Jun 12, 2025

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

**Jason Sinyard - Jun 12, 2025 - 2:32 PM**