

INFORMATION NOTE

Title: 85 Thorburn Road interpret zone lines [Enter document title]

Date Prepared: June 11, 2025

Report To: Regular Council Meeting

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Issue:

To interpret the zone lines affecting the commercial property at 85 Thorburn Road.

Discussion – Background and Current Status:

In light of a development application for 85 Thorburn Road, staff noted that the Industrial Commercial (IC) Zone does not cover the entire property. A portion of the existing parking lot is zoned Apartment special (AA), which is the zone used for the adjoining Wigmore Court residential development. The AA Zone makes sense for Wigmore Court but not for 85 Thorburn.



The zone lines should be interpreted in accordance with Section 10.3 of the Envision St. John's Development Regulations so that the IC Zone includes the full property. This will ensure that the full parking lot is zoned appropriately.

ST. JOHN'S

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.

Therefore, in this case, I can interpret the boundary between the IC Zone and the AA Zone to run along the property boundaries of 85 Thorburn Road. The Envision St. John’s Municipal Plan map will also be interpreted in a similar manner, so that the entire property at 85 Thorburn is within the Industrial Land Use District.

Key Considerations/Implications:

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: Property owner and neighbouring 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.

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.
4. Alignment with Adopted Plans: Envision St. John’s Municipal Plan and Development Regulations.
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 85 Thorburn Road, the zone boundary between the Industrial Commercial (IC) and the Apartment Special (AA) Zones is interpreted so that it follows the property boundary. Therefore, all of 85 Thorburn will fall within 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:	85 Thorburn Road interpret zone lines.docx
Attachments:	
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 - 2:34 PM