

Decision Note

Title:	Text Amendment – Section 6.20 Heavy Equipment – REZ2600003
Date Prepared:	March 11, 2026
Report To:	Committee of the Whole
Councillor and Role:	Councillor Tom Davis, Planning
Ward:	Ward 5

Decision/Direction Required:

To consider an amendment to Section 6.20 “Heavy Equipment Storage and Vehicle Storage Yard” of the Envision St. John’s Development Regulations, reducing the separation requirement.

Discussion – Background and Current Status:

Section 6.20 of the Development Regulations sets out the requirements for Heavy Equipment Storage and Vehicle Storage Yard uses. Currently, heavy equipment or vehicles cannot be stored or parked within 20 metres of a residential zone or a zone that permits residential uses. The proposed amendment reduces this separation distance from 20 metres to 15 metres.

This amendment is prompted by an application for Heavy Equipment Storage at 280 Back Line, Goulds. The front portion of the subject property is zoned Rural Residential Infill (RRI) and is within the Rural District of the Envision St. John’s Municipal Plan, and the rear portion is zoned Agriculture (AG) and in the Agriculture District. Heavy Equipment Storage is a discretionary use in the two zones.

The subject property has a width of approximately 38 metres and meets the minimum frontage requirements for the RRI and AG Zones. The property is located between two RRI-zoned lots, so any heavy equipment or vehicles stored on the subject site must be set back at least 20 metres from each property boundary. However, 280 Back Line does not have sufficient width to accommodate the 20-metre separation from each adjoining residential property. Therefore, the Heavy Equipment Storage application cannot be considered at present. A draft of the proposed amendment is attached.

Alignment with the Envision St. John’s Municipal Plan

Section 4.4 of the Municipal Plan considers ways to address land-use conflict. This can arise when a non-residential land use is proposed next to a residential one. To reduce the potential

for conflicts, Policy 4.4.2 identifies the need to address compatibility, including separation distances. Policy 6.5.1 speaks to separation buffers, screening and landscaping to reduce conflict and reduce impacts from exterior lighting, noise, odours, and the like. The proposed amendment aligns with these policies, recognizing the continued need for separation between Heavy Equipment Storage and Vehicle Storage Yard uses and residential uses. Reducing the minimum separation distance from 20 metres to 15 metres will still ensure adequate separation and reduce potential land-use conflict.

Public Consultation

Should Council decide to consider the amendment, staff recommend public notification. The proposed discretionary use of Heavy Equipment Storage at 280 Back Line will be advertised along with the proposed amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No
4. 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.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A text amendment to the Envision St. John's Development Regulations will be required. Envision St. John's Development Regulations Section 10.5 "Discretionary Use" is applicable.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Consultation for the proposed amendment and proposed discretionary use will be carried out in accordance with Section 4.8 of the Development Regulations.

- 10. Human Resource Implications: Not applicable.
- 11. Procurement Implications: Not applicable.
- 12. Information Technology Implications: Not applicable.
- 13. Information Management Implications: Not applicable.
- 14. Other Implications: Not applicable.

Recommendation:

That Council consider a text amendment to Section 6.20 “Heavy Equipment Storage and Vehicle Storage Yard” of the Envision St. John’s Development Regulations, reducing the separation requirement.

Further, that the amendment be publicly advertised in accordance with the Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

Approved by: Ken O’Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	Heavy Equipment Storage Separation Requirements – REZ2600003.docx
Attachments:	- DRAFT - DR Amend No. 76, 2026 - Heavy Equipment Storage-TEXT (ff).pdf
Final Approval Date:	Mar 12, 2026

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

Ken O'Brien - Mar 11, 2026 - 4:24 PM

Jason Sinyard - Mar 12, 2026 - 10:23 AM