

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 76, 2026

Heavy Equipment Storage and Vehicle Storage Yard Requirements

March 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 76, 2026

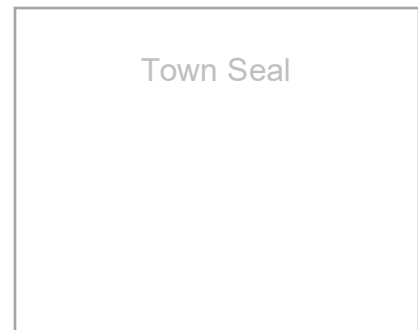
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 76, 2026.

Adopted by the City Council of St. John's on the ____ day of 2026.

Signed and sealed this ____ day of _____.

Mayor: _____

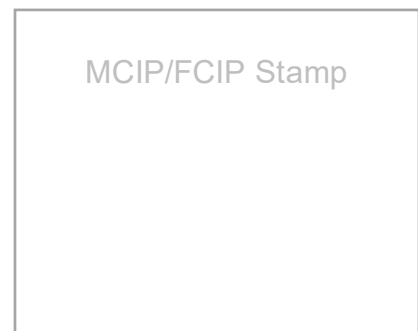
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 76, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 76, 2026

BACKGROUND AND ANALYSIS

The City is considering an amendment to Section 6.20 – Heavy Equipment Storage and Vehicle Storage Yard of the Envision St. John's Development Regulations. 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 located in the Rural Land Use District, while the rear portion is zoned Agriculture (AG) and within the Agriculture Land Use District.

Section 6.20(a) of the Development Regulations states heavy equipment or vehicles shall not be stored or parked within 20 metres of a residential zone or a zone that permits residential use. The subject property is located between two RRI zoned properties. Therefore, a minimum of 20 metres separation is required from each adjoining property. The property has a width of approximately 38 metres, meaning there is not enough space to accommodate the 20-metre separation on both sides of the lot.

The proposed amendment to Section 6.20(a) is to reduce the required separation from residential zones and zones that permit residential use from 20 metres to 15 metres.

ANALYSIS

The requirement for heavy equipment or vehicles to be stored a minimum of 20 metres from a residential zone or a zone that permits residential use is intended to provide an adequate buffer between uses to reduce potential land use conflict.

Policy 4.4 of the Municipal Plan acknowledges that land use conflict can arise when certain land uses are proposed next to a residential use. Policy 4.4(2) identifies the need to establish requirements that address compatibility between land uses, such as shadow impacts, parks and open space, separation distances, odours, lighting, transportation and noise. Policy 6.5 of the Municipal Plan states that separation or screening between potentially conflicting uses can reduce negative impacts. The proposal to reduce the required separation distance from a residential use or zone from 20 metres to 15 metres will continue to provide an adequate separation distance and act as a buffer to reduce any conflict between the heavy equipment or vehicles parked on the site and the neighbouring residential uses.

PUBLIC CONSULTATION

To be completed after consultation.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The subject property is designated Rural and Agriculture under the St. John's Urban Region Regional Plan (SJURRP). As there is no zoning change proposed and no

change to the intent of these Regulations, the proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP).

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 76, 2026

The City of St. John's Development Regulations, 2021 is amended by:

- 1) Repealing Section 6.20 respecting Heavy Equipment Storage and Vehicle Storage Yard, which states:

**“6.20 HEAVY EQUIPMENT STORAGE AND VEHICLE STORAGE YARD
Heavy Equipment Storage and a Vehicle Storage Yard are subject to the following:**

- (a) heavy equipment or vehicles shall not be stored or parked within 20 metres of a Residential Zone or a Zone that permits Residential Use;**
- (b) where there is a Building, open storage shall be in the Rear Yard; and**
- (c) open storage shall be Screened and Landscaped in accordance with Section 7.6.3.”**

and substituting the following:

**“6.20 HEAVY EQUIPMENT STORAGE AND VEHICLE STORAGE YARD
Heavy Equipment Storage and a Vehicle Storage Yard are subject to the following:**

- (a) heavy equipment or vehicles shall not be stored or parked within 15 metres of a Residential Zone or a Zone that permits Residential Use;**
- (b) where there is a Building, open storage shall be in the Rear Yard; and**
- (c) open storage shall be Screened and Landscaped in accordance with Section 7.6.2.”**