

Decision Note

Title:	Notices Published – 139 Cochrane Pond Road – DEV2600022
Date Prepared:	April 13, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted at **139 Cochrane Pond Road**.

Discussion – Background and Current Status:

The proposed application is for an Agricultural Tourism Operation, which includes outdoor riding lessons, trail rides and summer day camps. The hours of operation will be Monday to Sunday, 8 a.m. to 8 p.m. On-site parking is available. The application site is zoned Agriculture (AG).

Three submissions were received. One submission was in support, while the other submissions noted concerns with traffic congestion, parking, and road upgrades on Cochrane Pond Road, equine operations and provincial classification, the overall use and how it relates to tourism, concern over the proposed timelines and related care of the animals, lack of a manure management plan and related infrastructure.

As part of the review, the application was referred to the Land Management Division of the Department of Forestry, Agriculture and Lands, who gave provincial approval for the proposed Use. Policy, funding, agricultural classifications, and overall operations (manure management) would fall under the requirements of the Provincial government.

The Development Regulations includes a broad definition of Agriculture, which would include horses. The Agricultural Tourism Operation use relates to activities on a farm for the enjoyment or education of the public, which also promotes the sale, marketing, production, harvesting or use of products of the farm and enhances the public's understanding and awareness of farm life; the proposed activities align with the intent of the Use. The hours of operation pertain only to when the public will access the site; overall maintenance of the site or care of the horses would not be limited to the set hours of operation. Infrastructure review

(well/septic) would be reviewed as part of the final development review should the Use be approved. Road upgrades would not be required and parking is provided onsite.

All agriculture uses require Council to set the applicable Zone Standards. The Zone Standards for the site are set as follows and would be applicable should any future buildings be proposed on the site:

- Lot Area (min) – 5.16ha
- Lot Frontage (min) – 68m
- Building Line (min) – 72m
- Side Yard(s) (min) – 6m; and
- Rear Yard (min) - 6m

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Property owner and neighbouring 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.

Choose an item.

5. Alignment with Adopted Plans: **St. John’s Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John’s Development Regulations Section 10 “Agriculture (AG) Zone.”**
8. Privacy Implications: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John’s Envision Development Regulations. The application has been advertised in The Telegram newspaper at least twice and is posted on the City’s website.
9. Engagement and Communications Considerations: Not applicable.
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 approve the Discretionary Use at 139 Cochrane Pond Road for an Agricultural Tourism Operation and set the Zone Standards as follows:

- Lot Area (min) – 5.16ha
- Lot Frontage (min) – 68m
- Building Line (min) – 72m
- Side Yard(s) (min) – 6m; and
- Rear Yard (min) - 6m

Prepared by:

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Approved by:

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

Report Approval Details

Document Title:	139 Cochrane Pond Road - DEV2600022.docx
Attachments:	- DEV2600022-139 COCHRANE POND ROAD.pdf
Final Approval Date:	Apr 14, 2026

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

Jason Sinyard - Apr 14, 2026 - 4:37 PM