

Theresa K. Walsh

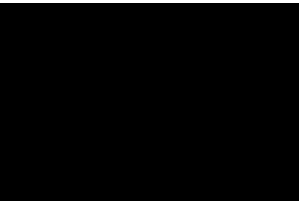
From: [REDACTED]
Sent: Monday, March 23, 2026 7:51 AM
To: CityClerk
Subject: 139 Cochrane Pond Road

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Good morning,

Rarely do I comment on discretionary use applications, but I had to make a point to show my support for this application. This general area of town is one I frequent regularly and it's a fantastic way to utilize the beautiful land there. I'm really glad I came across it on my social media feed. I don't reside in the area so I don't know if my comments will have any impact on the outcome of the decision. Just a regular visitor to the Goulds and surrounding areas with lots of family and friends there.

Thanks for taking the time to read this.



Dear Members of Council,

I am writing to formally express my opposition to the proposed application for an agriculture tourism operation on Cochrane Pond Road, specifically one centered on equine activities.

The core issue lies in the classification of equine operations within the province. Horses are not currently recognized as agricultural animals in Newfoundland and Labrador. This distinction has had real and ongoing consequences for existing equine operators, many of whom have been repeatedly denied access to government funding, agricultural support programs, and other forms of assistance that are routinely available to traditional livestock operations such as dairy or sheep farming.

It is both inconsistent and inequitable to now consider redefining or reinterpreting equine operations as "agriculture" solely because they are being presented under a tourism designation.

If such a shift in policy is being contemplated, then fairness demands that it be applied comprehensively. This would include:

- Granting equine operations equal access to agricultural funding and support programs
- Allowing equine operators to apply for all agricultural grants
- Providing tax exemptions for land used to keep horses, similar to other agricultural uses

Without these broader changes, approving this application would create an uneven and unjust precedent.

Additionally, the land in question is zoned for agricultural use for a reason. Developments in this area have historically been denied when they did not meet the definition of legitimate agricultural operations. Since equine activities do not fall under that definition, approving this proposal would contradict established planning principles and prior decisions.

There are also significant concerns from a community perspective. Residents of Cochrane Pond Road chose this area for its privacy, quiet character, and rural nature. The introduction of a public-facing tourism operation would fundamentally alter that environment. Increased traffic, noise, and activity would disrupt the lifestyle of current residents.

Furthermore, this road has already experienced ongoing issues with parking and congestion, particularly related to the movement of farm equipment. Adding a tourism operation would only exacerbate these challenges, raising safety and accessibility concerns for both residents and agricultural operators.

In summary, this application raises serious concerns regarding policy consistency, fairness to existing equine operators, zoning integrity, and community impact. I respectfully urge Council to review this proposal further to take in consideration of the neighbourhood and what qualifies as agriculture.

Thank you for your time and consideration.

Sincerely, Resident of Goulds



Scott & JoAnne Forward
Wesgate Park Inc.
135 Cochrane Pond Road
St. John's, NL

April 3rd, 2026

To Whom It May Concern,

We are writing the owners of Wesgate Park Inc., located at 135 Cochrane Pond Road, adjacent to 139 Cochrane Pond Road. We are an established and operational equine business within city limits and pay commercial taxes.

We wish to express several concerns regarding the current application for 139 Cochrane Pond Road, which proposes an agricultural tourism operation.

Firstly, it is unclear how the proposed activities would qualify as tourism related. Additionally, we note that during the previous summer, a stop-work order was issued on this property for the construction of a structure intended to house horses without the required permits.

The current application outlines operating hours from Monday to Sunday, 8:00am to 8:00pm. However, equine care and management are inherently continuous, requiring attention on a 24-hour basis, which raises questions about how such limitations would be practically enforced.

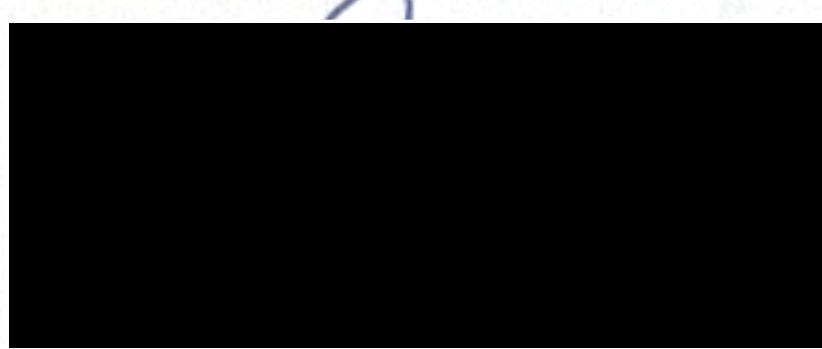
Furthermore, the property currently lacks essential infrastructure, including electricity, running water and a suitable parking area as described in the application.

There are also environmental and operational concerns. Last summer, multiple horses were kept on the property without an apparent manure management plan, resulting in a significant increase in fly activity. In contrast, our operation complies with Service NL guidelines, with manure removal conducted two to three times annually using professional equipment and services.

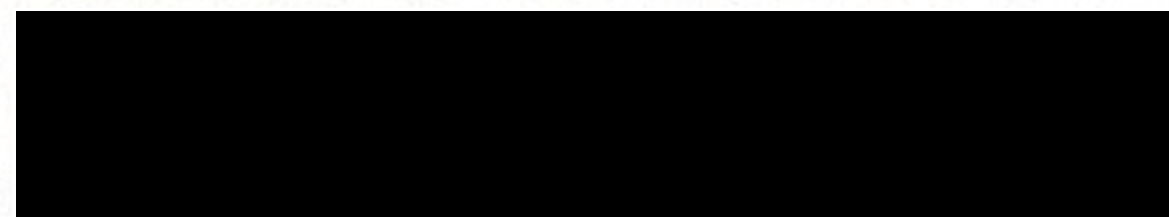
We are also wondering if commercial taxes will be applied to that land as well, given that the proposed use appears similar in nature to other commercial equine operations within city limits.

Finally, we are concerned about the condition and suitability of the access road serving 139 Cochrane Pond Road. At present, it appears to be primarily used by farmers to access fields with agricultural equipment and is not built to accommodate increased traffic. Clarification is needed as to whether this road will be upgraded, paved, and maintained to support the proposed use.

Thank you for your attention to these matters. We trust these concerns will be carefully considered during the review of this application.



Scott Forward
Owners
Westgate Park Inc.



JoAnne Forward