

Information Note

Title:	115 Macdonald Drive interpret zone lines
Date Prepared:	April 15, 2026
Report To:	Regular Council Meeting
Councillor and Role:	Councillor Tom Davis, Planning
Ward:	Ward 4

Issue:

To interpret the zone lines at 115 and 135 Macdonald Drive, reflecting the sale of some City-owned land to the owner of #135 for additional parking.

Discussion – Background and Current Status:

The City owns 115 Macdonald Drive, on the northern shore of Kenny's Pond, which has hosted a mini-golf recreational use for many years. The land is zoned Open Space (O) under the Envision St. John's Development Regulations and is designated in the Open Space District under the Envision St. John's Municipal Plan.

Immediately west at 135 Macdonald Drive is the Kenny's Pond Retirement Community. The property is zoned Commercial Office Hotel (COH) under the Development Regulations and is designated in the Commercial District under the Municipal Plan. Its main parking lot is on the west side of the building. The area east of the building, which is the subject property here, is being used informally as a gravel parking lot. Kenny's Pond Community wishes to acquire the property from the City, pave it and use it for formal parking. The City has agreed to this, so long as the new parking lot is not physically tied to the parking lot for the mini-golf business.

To simplify their operation, Kenny's Pond intends to consolidate the new parcel of land into their property at #135. They asked about including it in the existing COH Zone.

Rules of Interpretation for Zone Lines

Under the Development Regulations, section 10.3 "Interpretation of Zone Boundaries":

"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."

Since the subject property will be subdivided from 115 Macdonald Drive and consolidated with #135, then the zone line between the COH and the O Zones can be adjusted to follow the new property boundary between 115 and 135. Therefore, the Chief Municipal Planner interprets the zone lines thus.

The corresponding changes will be made to the future land-use map of the Municipal Plan, so that the new property boundary between 115 and 135 Macdonald Drive forms the new boundary between the Commercial District and the Open Space District.

Key Considerations/Implications:

1. Budget/Financial Implications: None.
2. Partners or Interested Parties: Property owners; nearby land uses; workers and visitors at the mini-golf business and at Kenny's Pond Retirement Community.
3. Is this a New Plan or Strategy: 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 policies, and the rules of interpretation in section 10.3 of the Envision St. John's Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: None.
8. Privacy Implications: None.
9. Engagement and Communications Considerations: None.
10. Human Resource Implications: None.
11. Procurement Implications: None.

12. Information Technology Implications: None.

13. Information Management Implications: None.

14. Other Implications: None.

Conclusion/Next Steps:

The Chief Municipal Planner interprets the zone lines that affect 115 and 135 Macdonald Drive to change the boundary between the Commercial Office Hotel (COH) Zone and the Open Space (O) Zone to run along the new property boundary. Corresponding changes will be made to the future land-use map of the Envision St. John's Municipal Plan, affecting the boundary between the Commercial District and the Open Space District

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**Approved by: Jason Sinyard, P.Eng., MBA, Deputy City Manager – Planning,
Engineering and Regulatory Services**

Report Approval Details

Document Title:	115 Macdonald Drive interpret zone lines.docx
Attachments:	
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This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - Apr 15, 2026 - 3:23 PM