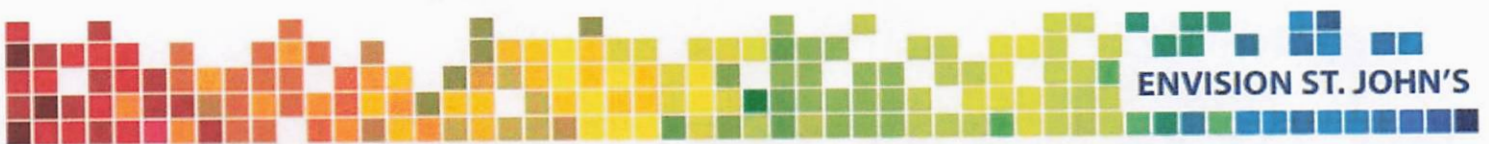


City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 80, 2026

Heat Pumps

July 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

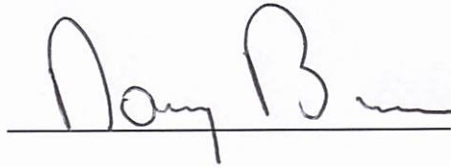
Amendment Number 80, 2026

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 80, 2026.

Adopted by the City Council of St. John's on the 14th day of July, 2026.

Signed and sealed this 29th day of July, 2026

Mayor:



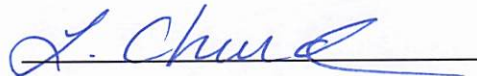
Clerk:



Canadian Institute of Planners Certification

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

MCIP/FCIP:



Development Regulations/Amendment	
REGISTERED	
Number	<u>4400-0426-2026</u>
Date	<u>September 17, 2026</u>
Signature	<u>[Handwritten Signature]</u>



CITY OF ST. JOHN'S

Development Regulations Amendment Number 80, 2026

BACKGROUND

The Envision St. John's Development Regulations provides standards for placing heat pumps, mini-splits and similar devices such as, air conditioners and exhausts devices. The city received a complaint regarding the installation of a heat pump on the front of a building in downtown St. John's, located in a heritage area. In response, staff reviewed this section of the Development Regulations. It was discussed whether heat pumps should be allowed on the front of buildings in heritage areas, and whether they can overhang the street line in cases where houses are built at the back of the sidewalk.

At its December 2, 2025 regular meeting, Council resolved to consider an amendment to the Envision St. John's Development Regulations to repeal the section on Heat Pumps, Mini-Split Heat Pumps, Air Conditioners, and Exhaust Devices.

ANALYSIS

The amendment proposes to repeal Section 6.20 HEAT PUMP, MINI-SPLIT HEAT PUMP, AIR CONDITIONER, OR EXHAUST DEVICE, which states:

"HEAT PUMP, MINI-SPLIT HEAT PUMP, AIR CONDITIONER, OR EXHAUST DEVICE

- (1) A heat pump, air conditioner or exhaust device shall be located:
 - (a) in the abutting Street, Side Yard, or Rear Yard of the Lot; and
 - (b) not less than 2.4 metres from a Side Lot Line.
- (2) A mini-split heat pump shall be located in the Side Yard or Rear Yard of the Lot.
- (3) Notwithstanding Subsection (1) and (2), the Manager of Regulatory Services may permit an air conditioner or exhaust device to be located on a roof or in a window."

Due to the terminology used in the Development Regulations and varying interpretations possible, there are issues with enforcing this section. Additionally, since it is often the division of Regulatory Services (not Planning and Development) reviewing applications for heat pumps and similar devices, and responding to calls related to heat pumps, it was determined the most appropriate place to regulate these devices is in the City's Residential Property Standards, Commercial Maintenance, and Heritage By-Laws, rather than the Development Regulations.

CONSULTATION

The proposed amendment was advertised on the City's website and in The Telegram newspaper on December 12, 19, 26, 2025 and January 2 and 9, 2026. A notice of the amendment was posted on the City's website, on the Planning Engage project page and in two conspicuous places in the area affected (St. John's City Hall and City Hall

Annex). A notice was also issued to all designated Heritage Building owners and heritage advocacy groups. The deadline for comments was January 13, 2026 at 9:30 am.

In response to the public notification process, 18 submissions were received. Four (4) in support, three (3) opposed, and eleven (11) had mixed opinions.

There were no issues raised with the removal of the text from the Development Regulations. Two main concerns were raised. The first was regarding heat pump placement restrictions. There seemed to be some confusion that by repealing this section of the Development Regulations, the City would be restricting residents from installing heat pumps on their properties completely. That is not the case. If Council adopts this amendment, then the Residential Property Standards By-Law, Commercial Maintenance By-Law, and the Heritage By-Law will be amended to include sections on heat pumps and similar devices. The Residential Property Standards and Commercial Maintenance By-Law will regulate placement and the Heritage By-Law outlines design standards for heat pumps located on designated Heritage Buildings and buildings in Heritage Areas. While the intended location of a heat pump is in the side or rear yard of a property, a heat pump can be approved in front of the building line at the discretion of the Manager of Regulatory Services.

The second issue raised was noise pollution in relation to the exterior heat pump units. The city does not regulate heat pump decibel levels and the noise of heat pump units (and similar devices) was not included in the changes to the associated City By-Laws.

Submissions received are included in Council's July 14, 2026 Regular Council Meeting agenda.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan and an amendment to the Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 80, 2026

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

- 1) Repealing Section 6.20 Heat Pump, Mini-Split Heat Pump, Air Conditioner, or Exhaust Device, which states:
"HEAT PUMP, MINI-SPLIT HEAT PUMP, AIR CONDITIONER, OR EXHAUST DEVICE**

(1) A heat pump, air conditioner or exhaust device shall be located:

- (a) in the abutting Street, Side Yard, or Rear Yard of the Lot; and**
- (b) not less than 2.4 metres from a Side Lot Line.**

(2) A mini-split heat pump shall be located in the Side Yard or Rear Yard of the Lot.

(3) Notwithstanding Subsection (1) and (2), the Manager of Regulatory Services may permit an air conditioner or exhaust device to be located on a roof or in a window."

and renumbering the remaining sections.