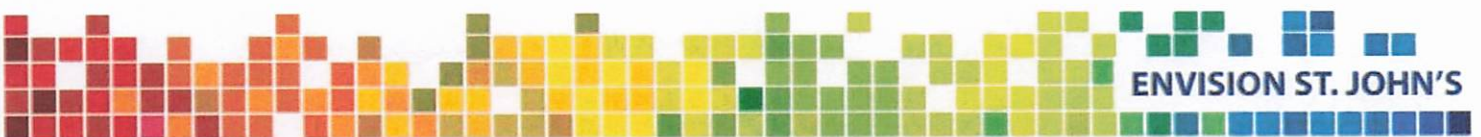


City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 67, 2025

**Add Office as a Discretionary Use in the
Industrial General (IG) Zone**

October 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

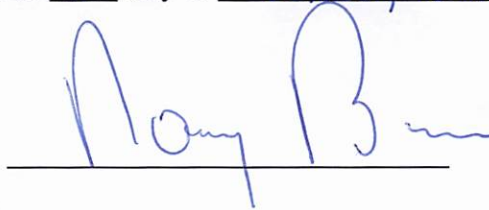
Amendment Number 67, 2025

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 67, 2025.

Adopted by the City Council of St. John's on the 21st day of October, 2025.

Signed and sealed this 27th day of October, 2025.

Mayor:



Clerk:





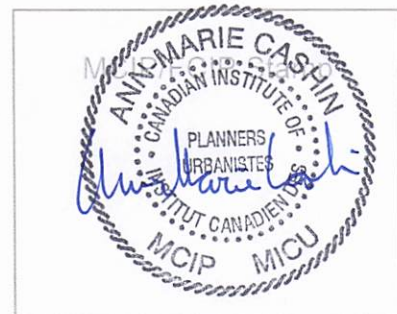
Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 67, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:



Development Regulations/Amendment	
REGISTERED	
Number	<u>4400-0410-2025</u>
Date	<u>12/12/2025</u>
Signature	<u></u>



CITY OF ST. JOHN'S

Development Regulations Amendment Number 67, 2025

BACKGROUND AND ANALYSIS

The City has received an application for a law office at 135 Harbour Drive. The subject property is within the Industrial District of the St. John's Municipal Plan and is zoned Industrial General (IG). Currently, Office is not a listed use within the IG Zone and therefore the applicant has requested that Council consider a text amendment to add Office to the IG Zone.

Section 8.6.1 of the Municipal Plan states:

Within the Industrial Land Use District, Council shall establish industrial land use zones to accommodate both permitted and discretionary uses that include light and general industry, along with non-industrial ancillary uses that are considered acceptable, as set out in the Development Regulations.

Office use can be considered as an acceptable, non-industrial ancillary use and therefore a Municipal Plan amendment is not required. This request is in line with what the City heard during the Downtown Neighbourhood Plan public consultation. Previously, the IG Zone was considered solely for light and heavy industrial uses. Many businesses have noted such sectors as ocean technology and other similar sectors need to be located near the ocean or other industrial uses, but may not have an industrial component themselves.

By adding the Office use to the IG Zone, the City will not be able to regulate the type of office that could be considered. Therefore, it is recommended to add Office as a Discretionary Use because there may be some situations where an office building is not appropriate in the IG Zone. These would be evaluated on a case-by-case basis.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on September 26, October 3 and October 10, 2025. A notice of the amendment was also published on the City's webpage, on the Engage St. John's Planning Page and at the following City facilities: City Hall, H.G.R. Mews Centre, Southlands Community Centre, Shea Heights Community Centre, and Kilbride Community Centre. A mail out was sent to residents within 150 metres of 135 Harbour Drive. As this is a text amendment that impacts various Industrial General zones throughout the City, the City facilities are within the area affected and complies with Section 110.1 of the Urban and Rural Planning Act, 2000.

Five submissions/comments were received by the City Clerk's Office. Some residents are supportive of the change, while others feel that this area of the St. John's Harbour should remain as restaurants. The concerns raised are more so related to the Discretionary Use of an Office at the 135 Harbour Drive site, than objections to the text

amendment itself. Concerns about waterfront access were also raised, however as the subject property is owned by the St. John's Port Authority, the City would not have the authority to regulate public access.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP). An amendment to the St. John's Urban Region Regional Plan is not required to add Office as a Discretionary Use to the Industrial General Zone. Under SJURRP, in areas designated for Major Industrial Uses and Regional Industrial Uses may include offices.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 67, 2025

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

- 1) Adding "Office" as a Discretionary Use to the Industrial General (IG) Zone**