ST. JOHN'S

Decision Note

Title: Text Amendment – Section 6.20 Heavy Equipment – REZ2600003

Date Prepared: March 11, 2026

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 5

Decision/Direction Required:
To consider an amendment to Section 6.20 "Heavy Equipment Storage and Vehicle Storage Yard" of the Envision St. John's Development Regulations, reducing the separation requirement.

Discussion – Background and Current Status:
Section 6.20 of the Development Regulations sets out the requirements for Heavy Equipment Storage and Vehicle Storage Yard uses. Currently, heavy equipment or vehicles cannot be stored or parked within 20 metres of a residential zone or a zone that permits residential uses. The proposed amendment reduces this separation distance from 20 metres to 15 metres.

This amendment is prompted by an application for Heavy Equipment Storage at 280 Back Line, Goulds. The front portion of the subject property is zoned Rural Residential Infill (RRI) and is within the Rural District of the Envision St. John's Municipal Plan, and the rear portion is zoned Agriculture (AG) and in the Agriculture District. Heavy Equipment Storage is a discretionary use in the two zones.

The subject property has a width of approximately 38 metres and meets the minimum frontage requirements for the RRI and AG Zones. The property is located between two RRI-zoned lots, so any heavy equipment or vehicles stored on the subject site must be set back at least 20 metres from each property boundary. However, 280 Back Line does not have sufficient width to accommodate the 20-metre separation from each adjoining residential property. Therefore, the Heavy Equipment Storage application cannot be considered at present. A draft of the proposed amendment is attached.

<u>Alignment with the Envision St. John's Municipal Plan</u>
Section 4.4 of the Municipal Plan considers ways to address land-use conflict. This can arise when a non-residential land use is proposed next to a residential one. To reduce the potential

for conflicts, Policy 4.4.2 identifies the need to address compatibility, including separation distances. Policy 6.5.1 speaks to separation buffers, screening and landscaping to reduce conflict and reduce impacts from exterior lighting, noise, odours, and the like. The proposed amendment aligns with these policies, recognizing the continued need for separation between Heavy Equipment Storage and Vehicle Storage Yard uses and residential uses. Reducing the minimum separation distance from 20 metres to 15 metres will still ensure adequate separation and reduce potential land-use conflict.

Public Consultation

Should Council decide to consider the amendment, staff recommend public notification. The proposed discretionary use of Heavy Equipment Storage at 280 Back Line will be advertised along with the proposed amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Neighbouring residents and 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.

   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 and Development Regulations.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: A text amendment to the Envision St. John's Development Regulations will be required. Envision St. John's Development Regulations Section 10.5 "Discretionary Use" is applicable.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Consultation for the proposed amendment and proposed discretionary use will be carried out in accordance with Section 4.8 of the Development Regulations.

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 consider a text amendment to Section 6.20 “Heavy Equipment Storage and Vehicle Storage Yard” of the Envision St. John’s Development Regulations, reducing the separation requirement.

Further, that the amendment be publicly advertised in accordance with the Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O’Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	Heavy Equipment Storage Separation Requirements – REZ2600003.docx
Attachments:	- DRAFT - DR Amend No. 76, 2026 - Heavy Equipment Storage-TEXT (ff).pdf
Final Approval Date:	Mar 12, 2026

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

Ken O'Brien - Mar 11, 2026 - 4:24 PM

Jason Sinyard - Mar 12, 2026 - 10:23 AM

City of St. John's Development Regulations, 2021

St. John's Development Regulations
Amendment Number 76, 2026

Heavy Equipment Storage and Vehicle Storage Yard Requirements

March 2026

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 76, 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 76, 2026.

Adopted by the City Council of St. John's on the ____ day of 2026.

Signed and sealed this ____ day of _____.

Town Seal

Mayor: _____

Clerk: _____

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 76, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000.*

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment
REGISTERED
Number _____
Date _____
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 76, 2026

BACKGROUND AND ANALYSIS
The City is considering an amendment to Section 6.20 – Heavy Equipment Storage and Vehicle Storage Yard of the Envision St. John's Development Regulations. This amendment is prompted by an application for Heavy Equipment Storage at 280 Back Line, Goulds. The front portion of the subject property is zoned Rural Residential Infill (RRI) and located in the Rural Land Use District, while the rear portion is zoned Agriculture (AG) and within the Agriculture Land Use District.

Section 6.20(a) of the Development Regulations states heavy equipment or vehicles shall not be stored or parked within 20 metres of a residential zone or a zone that permits residential use. The subject property is located between two RRI zoned properties. Therefore, a minimum of 20 metres separation is required from each adjoining property. The property has a width of approximately 38 metres, meaning there is not enough space to accommodate the 20-metre separation on both sides of the lot.

The proposed amendment to Section 6.20(a) is to reduce the required separation from residential zones and zones that permit residential use from 20 metres to 15 metres.

ANALYSIS
The requirement for heavy equipment or vehicles to be stored a minimum of 20 metres from a residential zone or a zone that permits residential use is intended to provide an adequate buffer between uses to reduce potential land use conflict.

Policy 4.4 of the Municipal Plan acknowledges that land use conflict can arise when certain land uses are proposed next to a residential use. Policy 4.4(2) identifies the need to establish requirements that address compatibility between land uses, such as shadow impacts, parks and open space, separation distances, odours, lighting, transportation and noise. Policy 6.5 of the Municipal Plan states that separation or screening between potentially conflicting uses can reduce negative impacts. The proposal to reduce the required separation distance from a residential use or zone from 20 metres to 15 metres will continue to provide an adequate separation distance and act as a buffer to reduce any conflict between the heavy equipment or vehicles parked on the site and the neighbouring residential uses.

PUBLIC CONSULTATION
To be completed after consultation.

ST. JOHN'S URBAN REGION REGIONAL PLAN
The subject property is designated Rural and Agriculture under the St. John's Urban Region Regional Plan (SJURRP). As there is no zoning change proposed and no

change to the intent of these Regulations, the proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP).

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 76, 2026

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

1) Repealing Section 6.20 respecting Heavy Equipment Storage and Vehicle Storage Yard, which states:

   "6.20 HEAVY EQUIPMENT STORAGE AND VEHICLE STORAGE YARD
   Heavy Equipment Storage and a Vehicle Storage Yard are subject to the following:
   (a) heavy equipment or vehicles shall not be stored or parked within 20 metres of a Residential Zone or a Zone that permits Residential Use;

   (b) where there is a Building, open storage shall be in the Rear Yard; and

   (c) open storage shall be Screened and Landscaped in accordance with Section 7.6.3."

   and substituting the following:

   "6.20 HEAVY EQUIPMENT STORAGE AND VEHICLE STORAGE YARD
   Heavy Equipment Storage and a Vehicle Storage Yard are subject to the following:
   (a) heavy equipment or vehicles shall not be stored or parked within 15 metres of a Residential Zone or a Zone that permits Residential Use;

   (b) where there is a Building, open storage shall be in the Rear Yard; and

   (c) open storage shall be Screened and Landscaped in accordance with Section 7.6.2."