

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 554, 2013**

**WHEREAS** the City of St. John's wishes to introduce "Vehicle Storage Yard" as a Discretionary Use in the Rural (R) Zone.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000:

**1. Introduce the following new definition into Section 2 ("Definitions"):**

**"Vehicle Storage Yard means a yard used for the storage of motorized vehicles and shall exclude the service or maintenance of motorized vehicles and shall exclude the salvage for scrap or recycling of motorized vehicles."**

**2. Amend Section 7 ("Special Developments") by adding the following as Section 7.34:**

**"7.34 Vehicle Storage Yard**

**A Vehicle Storage Yard is subject to the following requirements:**

- a) **Screening from adjoining land uses by landscaping in accordance with Section 8.5.1 where the Vehicle Storage Yard is adjacent to a Residential Use."**

**3. Amend Section 10.38.2 ("Discretionary Uses in the Rural (R) Zone") with the introduction of "Vehicle Storage Yard (subject to Section 7.34)."**

**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on Behalf of Council this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

\_\_\_\_\_  
MCIP

# MEMORANDUM

Date: October 22, 2012

To: Chairperson and Members  
Planning and Housing Committee

Re: **Proposed Text Amendment – St. John’s Development Regulations  
Vehicle Storage Yards in the Rural Zone**

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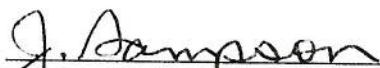
The City’s Department of Planning has received a request from Sheppard Case Architects Inc., on behalf of Cabot Ford, for a new car vehicle storage yard on land they are purchasing at the rear of their property on Kenmount Road (air photo attached).

The subject property is zoned Rural under the St. John’s Development Regulations and a vehicle storage yard is not listed as a Permitted Use or a Discretionary Use in this zone.


This issue has recently been discussed by the City’s Development Committee and the Committee is of the opinion that there is merit in considering a text amendment to the Development Regulations to give Council the authority to consider applications for vehicle storage yards as a Discretionary Use in the Rural Zone. The Zone currently allows “Heavy Equipment Storage” as a Discretionary Use.

## RECOMMENDATION

If the Planning and Housing Committee and Council agree that there is merit in undertaking a text amendment to allow vehicle storage yards as a Discretionary Use in the Rural Zone, then it is recommended that the Department of Planning be directed to prepare the text amendment in conjunction with the City’s Legal Department and then advertise the amendment for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption and approval.



Joe Sampson, CET  
Manager of Development



Cliff Johnston, MCIP  
Director of Planning

JS/amh

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# ST. JOHN'S

DEPARTMENT OF PLANNING

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