

# MEMORANDUM

Date: January 28, 2013

To: Chairperson and Members  
Planning and Housing Committee

Re: **Proposed Text Amendment to the St. John's Development Regulations  
Introduce "Recreational Use" into the Forestry (F) Zone**

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The City has received a referral from the Crown Lands Office respecting an application for a Crown Land Licence under which St. John's R/C Flyers Inc. would occupy Crown Land at Pasture Land Road Located off the Trans Canada Highway for the flying of radio controlled airplanes. Please see the attached plan which shows the location of the Crown Land under application. The application site is located in Ward 5.

The area under application for the Crown Land Licence is zoned as Forestry (F) under the St. John's Development Regulations. This zone presently does not allow the proposed use.

This application has recently been discussed by the Development Committee who has agreed that the Department of Planning should prepare a report for the Planning and Housing Committee recommending that a text amendment be made to the Development Regulations to introduce "Recreational Use" as a Discretionary Use into the Forestry (F) Zone. "Recreational Use" is defined under the Development Regulations to mean "...a playground, playing field, an athletic field, stadium, trail riding facilities and similar uses, and Buildings and structures accessory to the foregoing uses, but does not include an Indoor Riding Arena."

## Recommendation

It is recommended the Planning and Housing Committee make a recommendation to Council that the proposed text amendment to the St. John's Development Regulations to introduce "Recreational Use" as a Discretionary Use into the Forestry (F) Zone be advertised for public review and comment. Upon completion of this process, the amendment would be referred to a future Regular Meeting of Council for consideration of adoption and approval.

The application from St. John's R/C Flyers Inc. to operate their proposed radio controlled airplane operation could be advertised simultaneously with the text amendment.

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Cliff Johnston, MCIP  
Director of Planning  
Attachment

/amh

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# ST. JOHN'S

DEPARTMENT OF PLANNING

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 558, 2013**

**WHEREAS** the St. John's Municipal Council wishes to allow for the possibility of the Discretionary Use of land in the Forestry (F) Zone for "Recreational Use";

**BE IT THEREFORE RESOLVED** that the St. John's Municipal Council 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:

**Amend Section 10.35.2. [FORESTRY (F) ZONE – Discretionary Uses]** by adding the following:

“(h) Recreational Use”

**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 4<sup>TH</sup> day of **MARCH, 2013**.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Director of Corporate Services/  
City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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

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MCIP



PADDYS POND

COCHRANE POND

TRANS CANADA HIGHWAY

COUNTRY RIBBON INC

RC FLYERS



THOMAS POND

NORTHERN POND ROAD

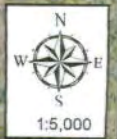
PASTURELAND RD



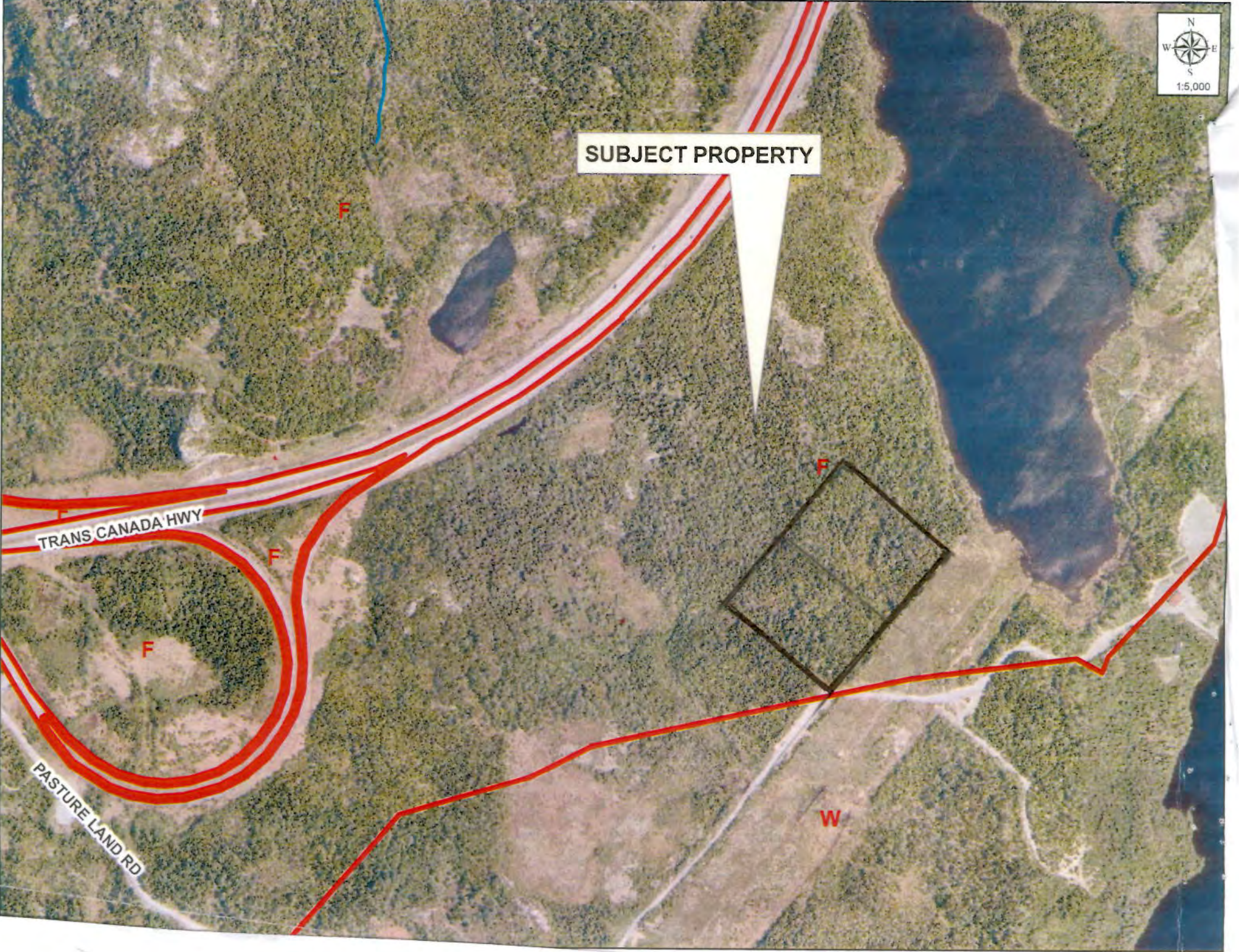
Crown Land applied for  
(Approx 18 hectares)



Date: 10/29/2012



SUBJECT PROPERTY



TRANS CANADA HWY

PASTURE LAND RD

F

F

F

F

W