

DECISION/DIRECTION NOTE

Title: Request for an Accessory Building in Commercial Industrial (CI) Zone
60 Eastland Drive

Date Prepared: November 3, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval to construct an Accessory building in the Commercial Industrial (CI) Zone at 60 Eastland Drive.

Discussion – Background and Current Status:

An application was submitted to construct a 41.6m² Accessory Building at the rear of the Building at 60 Eastland Drive. The property is situated in the Commercial Industrial (CI) Zone where an Accessory Building is neither a Permitted nor Discretionary Use. However, Section 8.3.7. of the Development Regulations grants Council the Discretionary Power to allow an Accessory Building related to a Permitted Use. The proposed Accessory Building will be compliant with the maximum size permitted as per Section 8.3.6 of the Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 8.3.6 and Section 8.3.7.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

ST. JOHN'S

- 8. Procurement Implications: Not applicable.
- 9. Information Technology Implications: Not applicable.
- 10. Other Implications: Not applicable.

Recommendation:

That Council approve the construction of a 41.6m² Accessory Building at 60 Eastland Drive.

Prepared by:

Ashley Murray- PTech, Development Officer II

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

| | |
|----------------------|--|
| Document Title: | Development Committee- Request for Accessory Building in Commercial Industrial Zone at 60 Eastland Drive-INT2000104.docx |
| Attachments: | - 60 EASTLAND DRIVE.pdf |
| Final Approval Date: | Nov 3, 2020 |

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

Lindsay Lyghtle Brushett - Nov 3, 2020 - 4:30 PM

Jason Sinyard - Nov 3, 2020 - 5:08 PM