

DECISION/DIRECTION NOTE

Title: Proposed Change of Occupancy for Non-Conforming Use
Broad Cove Watershed
1082-1088 Thorburn Road
Town of

Date Prepared: March 10, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required:

To seek approval for Change of Occupancy from Office Use to Retail Use (convenience store) in the Watershed within the Town of Portugal Cove – St. Philip's.

Discussion – Background and Current Status:

A request has been submitted by the Town of Portugal Cove-St. Philip's for the Change of Non-Conforming Use from the current Office use to a Retail Use (convenience store). The property is partially located in the Broad Cove Watershed. The business will occupy the existing building, and no extension to the building or parking lot has been proposed or will be permitted under this application.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Town of Portugal Cove – St. Philip's
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Section 104, City of St. John's Act
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

ST. JOHN'S

10. Other Implications: Not applicable.

Recommendation:

That Council approve the change of Occupancy from an Office Use to Retail Use (convenience store) within the Watershed in the Town of Portugal Cove-St. Philip's, subject to the condition that no building or parking lot extension will be permitted under this application.

Prepared by:

Andrea Roberts P.Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title: Development Application - Change of Occupancy in the
Watershed - 1082-1088 Thorburn Road - INT2100020.docx

Attachments: - Aerial Map - 1082-1088 Thorburn Rd.pdf

Final Approval Date: Mar 10, 2021

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

Lindsay Lyghtle Brushett - Mar 10, 2021 - 1:17 PM

Jason Sinyard - Mar 10, 2021 - 2:21 PM