

DECISION/DIRECTION NOTE

Title: Request for Accessory Building in the Commercial Industrial (CI) Zone – 420 Logy Bay Road – INT2100028

Date Prepared: April 21, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for an Accessory Building in the Commercial Industrial (CI) Zone at 420 Logy Bay Road.

Discussion – Background and Current Status:

An application was submitted to place a 37m² Accessory Building (sea container) within the gated area at 420 Logy Bay Road. The property is situated in the Commercial Industrial (CI) Zone where an Accessory Building is neither a permitted or discretionary use. However, Section 8.3.7 of the Development Regulations grants Council the discretionary power to allow an Accessory Building related to an existing use.

The proposed Accessory Building is in compliance with the size and location requirements as per section 8.3.6 of the Development Regulations. It will be located a minimum of 1.2m from the property boundary and approximately 10.6m from the main building.

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.

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7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the placement of a 37m² Accessory Building in the Commercial Industrial (CI) Zone at 420 Logy Bay Road.

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 Committee - Request for Accessory Building in the CI Zone - 420 Logy Bay Road - INT2100028.docx
Attachments:	- Location Map 420 Logy Bay Rd.pdf - Accessory Building Location.pdf
Final Approval Date:	Apr 22, 2021

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

Lindsay Lyghtle Brushett - Apr 21, 2021 - 3:11 PM

Jason Sinyard - Apr 22, 2021 - 9:22 AM