



**SUBJECT PROPERTY**

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**PADDY'S POND RD**

**TRANS CANADA HWY**

**NORTHERN POND RD**

**AG**

**AG**

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

PADDY'S POND

COMMERCIAL INDUSTRIAL (CI) ZONE REGULATIONS

	REQUIRED	ACTUAL/PROPOSED
LOT AREA (MIN.)	1800m <sup>2</sup>	22,297m <sup>2</sup>
LOT FRONTAGE (MIN.)	45m	243.85m
LOT COVERAGE (MAX.)	50%	5.8%
FLOOR AREA RATIO (MAX.)	0.5	0.07
BUILDING HEIGHT (MAX.)	15m	5.5m
BUILDING LINE (MIN.)	20m	19.41m
SIDE YARDS (MIN.)	3m*	76.81m
FLANKING SIDE YARD (MIN.)	10m	N/A
REAR YARD (MIN.)	3m	40.38m
LANDSCAPING (MIN.)	20%	20%

\* 2m AT THE DISCRETION OF COUNCIL

NOTES:

No.	REVISIONS	BY	DATE
B	REVISED FOR RE-ZONING APPLICATION	D.J.M.	03/30/21
A	ISSUED FOR RE-ZONING APPLICATION	D.J.M.	09/23/20

A	A - PLAN, SECTION, ELEVATION, OR DETAIL No.
B	B - No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

**DYNAMIC**  
ENGINEERING LTD.

Civil • Management • Consulting

62 CAMPBELL AVENUE  
ST. JOHN'S, NL  
A1E 2Z6

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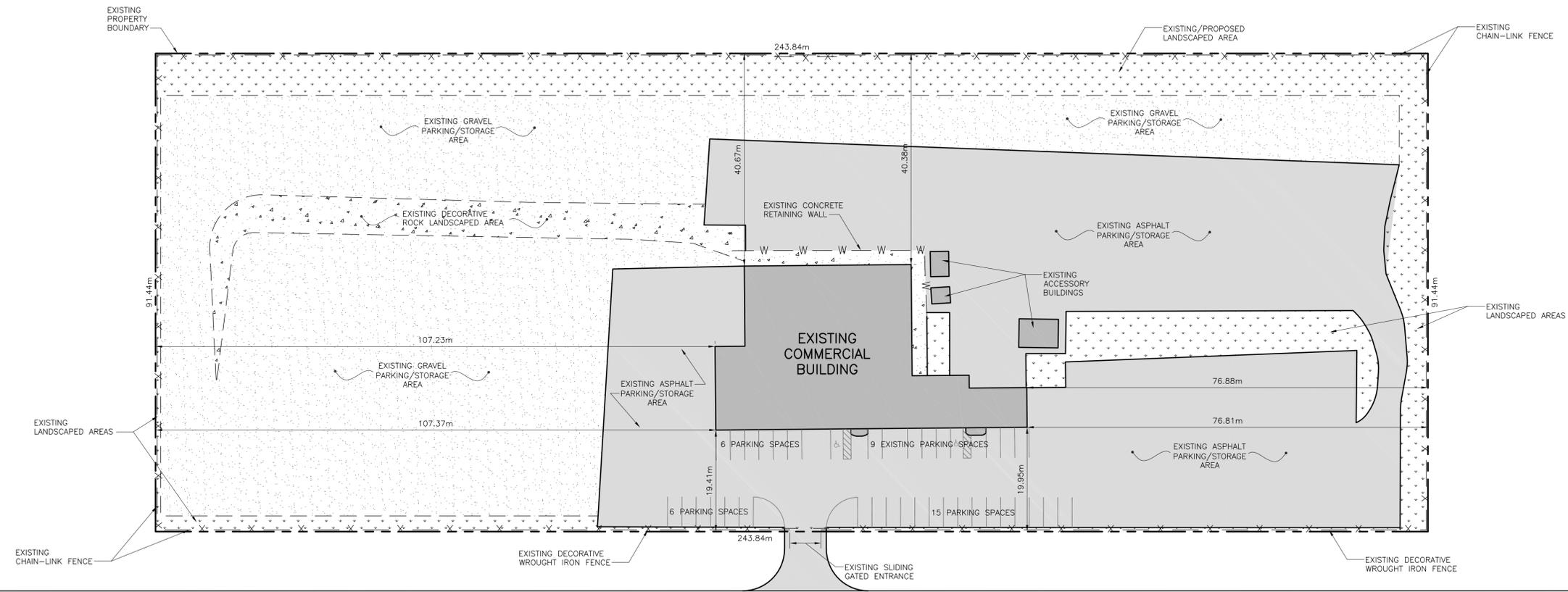
**PRELIMINARY ONLY  
NOT FOR CONSTRUCTION**

CLIENT:  
**83091 NEWFOUNDLAND &  
LABRADOR INC.**

PROJECT TITLE:  
**EXISTING  
COMMERCIAL BUILDING  
260 PADDY'S POND ROAD**

DRAWING TITLE:  
**EXISTING SITE PLAN**

DRAWN/DESIGNED BY: D.J.M.	DATE: SEPT 2020
APPROVED BY: D.J.M.	SCALE: AS SHOWN
PROJECT No.: 19201	DRAWING No.: PR1 REV.: B



PADDY'S POND ROAD

← T.C.H. WEST BOUND

T.C.H. EAST BOUND →

NORTHERN POND ROAD



10.38 **RURAL (R) ZONE**

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.38.1 Permitted Uses

Residential:

(a) Accessory Dwelling Unit

- (i) it must be demonstrated to the satisfaction of the City that at least one (1) resident of the Accessory Dwelling Unit will spend 50% or more of his/her working time operating the Forestry operation, the Agriculture-Livestock operation and/or the Horticulture operation on the site and shall derive 50% or more of his/her income from the operation; and
- (ii) the Forestry operation, the Agriculture-Livestock operation and/or the Horticulture operation must be in continuous operation for at least three (3) years, prior to approval being given for an Accessory Dwelling Unit; and
- (iii) suitable structures to accommodate the Forestry operation, the Agriculture-Livestock operation and/or the Horticulture operation shall already be completed and the land shall be in production; and
- (iv) the Accessory Dwelling Unit shall be located on the same lot on which the Forestry operation, the Agriculture-Livestock operation and/or the Horticulture operation is located; and
- (v) only one (1) Accessory Dwelling Unit shall be permitted on the property; and
- (vi) the minimum requirements for a Forestry operation, an Agriculture/Livestock operation or a Horticulture operation shall be as follows:
  - Greenhouse Production – permanent greenhouse structure of 465 square metres and an adequate land base for subsidiary cropping.
  - Root Crops – 8 hectares of land, with 4 hectares of land in production plus required ancillary buildings, adequate storage and cropping, washing/packaging equipment.
  - Strawberries/Raspberries – 8 hectares of land, with 3 hectares of land in production plus required ancillary building and cropping and handling equipment.
  - Christmas Trees – 5 hectares of land in production with an average harvest of 40 trees per hectare annually, plus required cropping and handling equipment.

Livestock

Mink	450 female breeders
Fox	100 female breeders
Dairy	500 litres/day quota
Pigs	50 sow operation

Layers	10,000 bird quota
Broilers	15,000 bird quota
Turkeys	1,500 birds/annum
Horses	25 breeding stock
Pullets	30,000 birds/annum
Sheep	300 animals

Or, an equivalent combination including the above or other types of Forestry operations, Livestock operations or Horticulture operations. **(2009/04/24)**

- (b) Bed and Breakfast in an Accessory Dwelling Unit (Subject to Section 7.27) **(2008-01-25)**
- (c) Boarding or Lodging House (accommodating between five (5) and sixteen (16) persons in an Accessory Dwelling Unit **(1995-09-15)(1999-04-16)**
- (d) Home Office (subject to Section 7.9) **(1997-08-08)**
- (e) Subsidiary Apartment in an Accessory Dwelling Unit **(2008-10-24)**

**Agriculture:**

- (f) Agriculture - Livestock (See Section 7.14) **(2002-11-29)**
- (g) Forestry
- (h) Horticultural Operation (See Section 7.15) **(2002-11-29)**
- (i) Retail/Wholesale Sales of Agricultural Products Raised on Property

**Recreational:**

- (j) Park

**Other:**

- (k) Cemetery
- (l) Public Utility

**10.38.2 Discretionary Uses (subject to Section 5.8)**

- (a) Auction House **(1999-06-18)**
- (b) Floatplane operations and related activities on a private Access subject to Section 7.24 of these Regulations and subject to Transport Canada approval. **(1995-10-06) (2006-08-04) (2011-07-15)**
- (c) Home Occupation (subject to Section 7.8) **(1997-08-08)**
- (d) Kennel **(2005-12-23)**
- (e) Heavy Equipment Storage - subject to Section 7.25 **(2007-02-09)**
- (f) Private Park **(2007-10-05)**
- (g) Recreational Use **(2005-09-09)**
- (h) Recreational Equipment Sales, Rentals and Servicing **(2006-12-29)**
- (i) Indoor Riding Arena (subject to Section 7.26) **(2008-01-25)**

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- (j) Small Scale Wind Turbine (2012-06-01)
- (k) Vehicle Storage Yard (Subject to Section 7.33) (2013-03-01)
- (l) Personal Care Home (2016-08-12)
- (m) Pipe Storage Yard (2018-06-29)

10.38.3 Zone Requirements

(a) All Uses

- (i) Lot Area (minimum) 8000 square metres (2003-08-22)
- (ii) Lot Frontage (min) 90 metres except for properties in the Rural (R) Zone located at Maddox Cove Road where the minimum Lot Frontage requirement is 60 metres and the minimum Lot Area requirement is 8000 square metres. (2005 03 04)

(b) Accessory Dwelling Units

- (i) Side Yards
- (ii) (See Section 8.6) (min) 6 metres (2002-08-30) (2003-08-22)

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INDUSTRIAL ZONES

10.27 **COMMERCIAL INDUSTRIAL (CI) ZONE**

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.27.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Commercial:

- (b) Auction House
- (c) Bakery
- (d) Car Sales Lot
- (e) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (f) Church
- (g) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (h) Communications Use
- (i) Convenience Store
- (j) Custom Workshop
- (k) Hotel **(1994-08-26)**
- (l) Office
- (m) Parking Area
- (n) Printing Establishment
- (o) Recycling Depot **(1997-11-21)**
- (p) Retail of Building Supplies and Furniture
- (q) Retail Use - associated with a light industrial use or wholesale business
- (r) School
- (s) Service Shop associated with any other permitted use
- (t) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)  
**(1995-06-09) (2012-06-29)**
- (u) Taxi Business
- (v) Tourism Use **(1994-08-26)**
- (w) Transportation Depot
- (x) Veterinary Clinic
- (y) Veterinary Hospital
- (z) Warehousing
- (aa) Wholesale Business
- (bb) Craft Brewery/Distillery **(2019-07-19)**

Industrial:

- (cc) Light Industrial Use

Recreational:

- (dd) Park
- (ee) Recreational Use

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Other:

- (ff) Day Care Centre (subject to Section 7.6) **(1995-09-15)**
- (gg) Public Use
- (hh) Public Utility

10.27.2 Discretionary Uses (subject to Section 5.8)

- (a) Clinic
- (b) Commercial School
- (c) Helicopter Operation and Maintenance Facility **(1995-06-09)**
- (d) Eating Establishment (subject to Section 7.21) **(1995-09-15)** (Subject to Section 7.30) **(2012-06-29)**
- (e) Private Park **(2007-10-05)**
- (f) Place of Amusement
- (g) Small Scale Wind Turbine **(2012-06-01)**
- (h) Undertaker's Establishment
- (i) Retail Store **(2016-07-08)**
- (j) Heavy Equipment Storage (subject to Section 7.25 and Section 8.5.1) **(2016-07-08)**
- (k) Dwelling Units located in the second and/or higher storeys of a building **(2016-11-04)**
- (l) Vehicle Storage Yard **(2019-02-01)**
- (m) Lounge **(2019-02-22)**
- (n) Pharmacy **(2020-11-13)**

10.27.3 Excluded Uses:

Any Hazardous or Noxious Use

10.27.4 Property at Civic Number 456 Empire Avenue

Notwithstanding Section 10.27.1 and 10.27.2, the following are the list of Permitted Uses and Discretionary Uses allowed at Civic Number 456 Empire Avenue:

Permitted Uses:

- (a) Accessory Dwelling Unit
- (b) Auction House
- (c) Bakery
- (d) Church
- (e) Communications Use
- (f) Custom Workshop
- (g) Office
- (h) Parking Area
- (i) Printing Establishment
- (j) Retail Use - associated with a light industrial use or wholesale business
- (k) Service Shop - associated with any other Permitted Use
- (l) Taxi Business
- (m) Veterinary Clinic
- (n) Warehousing
- (o) Wholesale Business
- (p) Park
- (q) Public Use
- (r) Public Utility
- (s) Recreational Use

Discretionary Uses:

- (i) Car Sales Lot
- (ii) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (iii) Clinic
- (iv) Commercial Garage(Subject to Section 7.30) **(2012-06-29)**
- (v) Commercial School
- (vi) Convenience Store
- (vii) Day Care Centre (subject to Section 7.6)
- (viii) Eating Establishment (subject to Section 7.21) (Subject to Section 7.31) **(2012-06-29)**
- (ix) Helicopter Operation and Maintenance Facility
- (x) Hotel
- (xi) Light Industrial Use
- (xii) Place of Amusement
- (xiii) Private Park **(2007-10-05)**
- (xiv) Recycling Depot
- (xv) Retail of Building Supplies and Furniture
- (xvi) School
- (xvii) Service Station and Gas Bar (Subject to Section 7.20)(Subject to Section 7.31) **(2012-06-29)**
- (xviii) Tourism Use
- (xix) Transportation Depot
- (xx) Undertakers Establishment
- (u) Veterinary Hospital **(2006-09-08)**

10.27.5 Zone Requirements

- (1) The following requirements shall apply to all Commercial and Industrial uses, except Service Stations:

- (a) Lot Area (minimum) 1800 square metres
- (b) Lot Frontage (minimum) 45 m
- (c) Lot Coverage (maximum) 50%
- (d) Floor Area Ratio (maximum) 0.5
- (e) Building Height (maximum) 15 m
- (f) Building Line (minimum) 20 m
- (g) Side Yards (minimum) 3 m

Notwithstanding the foregoing, Council may, in its discretion, allow a reduced Side Yard of 2 metres. (2006-05-19)

- (h) Side Yard on Flanking Road (minimum) 10 m
- (i) Rear Yard (minimum) 3 m
- (j) Landscaping (minimum) 20%

- (i) except for driveways not exceeding a width of 10 m and used exclusively for the circulation of motor vehicles, the following areas shall be landscaped with plant materials and maintained thereafter,

- all land within 3 m of a Fronting Street Line; **(1999-11-26)**
- all land within 3 m of a Flanking Street Line;
- all land within 1 m of another Lot Line;

- (ii) open storage of goods and machinery, with the exception of vehicle sales lots and Commercial Garages, shall not be located in the Front Yard;
- (iii) where such Use adjoins a Residential Zone, an Arterial Road, a Collector Road, or is situated in a Side Yard, it shall be enclosed by a Screen not less than 2 m in height.

- (k) Retail Use (maximum Floor Area)                      Not more than 40% of the Gross Floor Area occupied by a Light Industrial Use or a wholesale Use

(2) All Other Uses:

As determined by Council

CI