

August 22, 2021

Office of the City Clerk
P.O. Box 908
St. John's NL A1C 5M2

Re: Change of Non-Conforming Use Application – 43 Welland Street

Dear Mr. Mayor and City Councilors,

I would like to take this opportunity to express my opposition to the proposed application that is currently before council for the **Change of Non-Conforming Use application for 43 Welland Street**. This application, as presented to the residents of the area, lacks the necessary details to determine how this change in Non-Conforming use will affect the area and its residents. As such, I have many concerns with this application and I feel these concerns should be addressed before a decision on this application is made. These concerns are as follows:

1. The type of equipment that will be used on site and the effect this will have on adjacent homeowners. What are noise levels associated with the equipment? Will all testing be performed within the building or will some be performed outside?
2. Will there be any hazardous materials used or stored on site, such as flammable or explosive materials?
3. Will any equipment or materials be stored outside?
4. Will any heavy equipment, such as drilling machines, loaders, dump trucks be stored at or accessing this site.
5. Will any changes be made to the existing entrances and parking areas of this site. Will any of the existing landscaped areas be removed from this property?

This residential area of St. John 's consists of a collection of mature lots adjacent with some new home development. There is a mixture of seniors, retirees and young families living in and enjoying this area of the City. I trust that you will do your do-delegacy and investigate these concerns thoroughly, prior to making a decision on this application. By doings so, you will be ensuring that the residents of this area are not adversely affected by a business that may not rightly fit into this neighborhood.

Please forward any correspondence to [REDACTED] and [REDACTED] as they are representing my interests in this matter. They can be contacted at [REDACTED] or by email [REDACTED]

Thank you for your time.

Sincerely,
[REDACTED]

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Please forward any correspondence to [REDACTED] as they are representing my interests in this matter. They can be contacted at [REDACTED] or by email [REDACTED]

Thank you for your time.

Sincerely,
[REDACTED]

Jennifer Squires

From: Karen Chafe on behalf of CityClerk
Sent: Tuesday, August 24, 2021 10:26 AM
To: [REDACTED] CityClerk
Cc: Jamie Korab; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Ken O'Brien; Lindsay Lyghtle Brushett; Planning; Jennifer Squires
Subject: RE: (EXT) Change of Non-Conforming Use At 43 Welland Street

Follow Up Flag: Follow up
Flag Status: Flagged

Good Day:

Thank you for your email. Council will consider all feedback prior to making a decision on the matter.

Sincerely,

Karen Chafe
City Clerk

From: [REDACTED] <[REDACTED]>
Sent: Monday, August 23, 2021 8:26 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: Jamie Korab <jkorab@stjohns.ca>
Subject: (EXT) Change of Non-Conforming Use At 43 Welland Street

I oppose the changes at 43 Welland Street mention in your notice.

I have concerns with noise and odour's . I viewed the web site of the applicant and and the type of work they preform is the crushing of concrete and rock materials for analysis. I understand this can be a very noisy process. also they indicate they test asphalt samples which I believe would have to be melted down to separate the aggregate from the bitumen , which would cause odours and fumes. Also I have concerns about the type of equipment that would be stored on site. Will there be drilling rigs, trommels etc. ?

The type of work by this applicant does not conform to this neighbourhood and must be denied, this is a R1 residential area , **not an industrial park!!!!**

if anyone has any questions please reach out and call us

[REDACTED]

Karen Chafe

From: [REDACTED]
Sent: Tuesday, August 17, 2021 11:25 AM
To: CityClerk
Subject: (EXT) 43 Welland Street

I have no issue with this property being used for the purpose cited, AllRock Consulting Ltd . With only 4 employees and off street parking available it should not have any negative affect on the traffic flow in the area. It is good to see a vacant building finding new tenants reducing the chance of vandalism ,an ever present problem in our city.

Thank you,

[REDACTED]

[Sent from Rogers Yahoo Mail for iPad](#)