

DECISION/DIRECTION NOTE

Title: Notices Published – 43 Welland Street - DEV2100139

Date Prepared: August 26, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required: A Change of Non-Confirming Use Application has been submitted at 43 Welland Street.

Discussion – Background and Current Status: The proposed Change of Non-Confirming Use is from a Custom Workshop to Office Use, soil testing and storage of field-testing equipment for AllRock Consulting Ltd. The Office would occupy a total floor area of 198m² which is located in the Accessory Building at the rear of the property. The proposed hours of operation are Monday to Friday, 8 a.m. to 5 p.m. The business will employ 4 people and on-site parking is provided. The proposed application site is in the Residential Low Density (R1) Zone.

Three submissions were received. Concerns raised included noise and odour associated with the business, that associated work/testing would be performed outside the building, there would be storage of equipment including heavy equipment outside, that hazardous materials are used or stored on site, and changes to the existing property would occur.

The applicant confirmed that no equipment or heavy equipment will be stored outdoors and the largest equipment, heavy equipment or vehicles on the property would be a standard pickup truck. The type of equipment used on site would include scales, ovens, sieve shakers etc. No equipment will be operated outside the building and all work will be completed inside. The applicant advised that noise levels will be very low, and equipment would be not head operating outside of the building. There are no hazardous materials used or stored onsite. Odours, if any, would be from the drying of soil, which is practically undetectable inside and outside the building. No exterior changes are proposed to either the building or the site.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.

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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 build environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are posted on the City's website. Written comments received by the Office of the City Clerk and included in the agenda for the regular meeting of Council
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 change of Non-Conforming Use at 43 Welland Street to allow an Office Use, soil testing and storage of field-testing equipment.

Prepared by:

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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:	Notices Published - 43 Welland Street.docx
Attachments:	- Redacted Submissions - 43 Welland.pdf
Final Approval Date:	Sep 2, 2021

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

Lindsay Lyghtle Brushett - Aug 27, 2021 - 3:36 PM

Jason Sinyard - Sep 2, 2021 - 4:09 PM