

DECISION/DIRECTION NOTE

Title: Proposed Extension to Non-Conforming Use
DEV1900102
13 Beauford Place
Regular Meeting

Date Prepared: July 2, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 1

Decision/Direction Required:

To approve an extension to a non-conforming use at 13 Beauford Place without requiring additional public notification.

Discussion – Background and Current Status:

The subject property is located in the Commercial Industrial (CI) Zone. The residential use is an existing non-conforming use.

Section 7.12.5(b) of the Dev Regs provides that Council may, where public notification has been carried out, approve an extension of not more than 50% to a building containing a non-conforming use. The owner of 13 Beauford Place applied to extend their residence by 42%. Public notification has been carried out. However, following the public notification process, but before approval, the owner amended their application to increase the extension by 47%. The increase in the square footage will be in an area of the basement which was originally to be undeveloped. The proposed extension will be contained within the building footprint, as advertised, and will not increase the scale of the original advertised extension. As well, an extension of 47% is less than the maximum allowable extension of 50%.

In light of this, staff requests that Council approve the 47% extension as proposed, without the need of any additional public notification.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.

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4. Legal or Policy Implications:
Section 5.5 of the St. John's Development Regulations
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the revised proposed extension, as proposed.

Prepared by/Signature:

Andrea Roberts – Development Officer

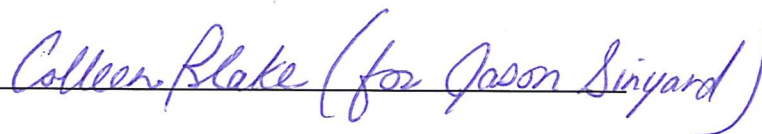
Signature: _____



Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Regulatory Services

Signature: _____



AAR/dlm

Attachments: Plans