



SUBJECT PROPERTY

AIR

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VERAFIN WAY

HEBRON WAY

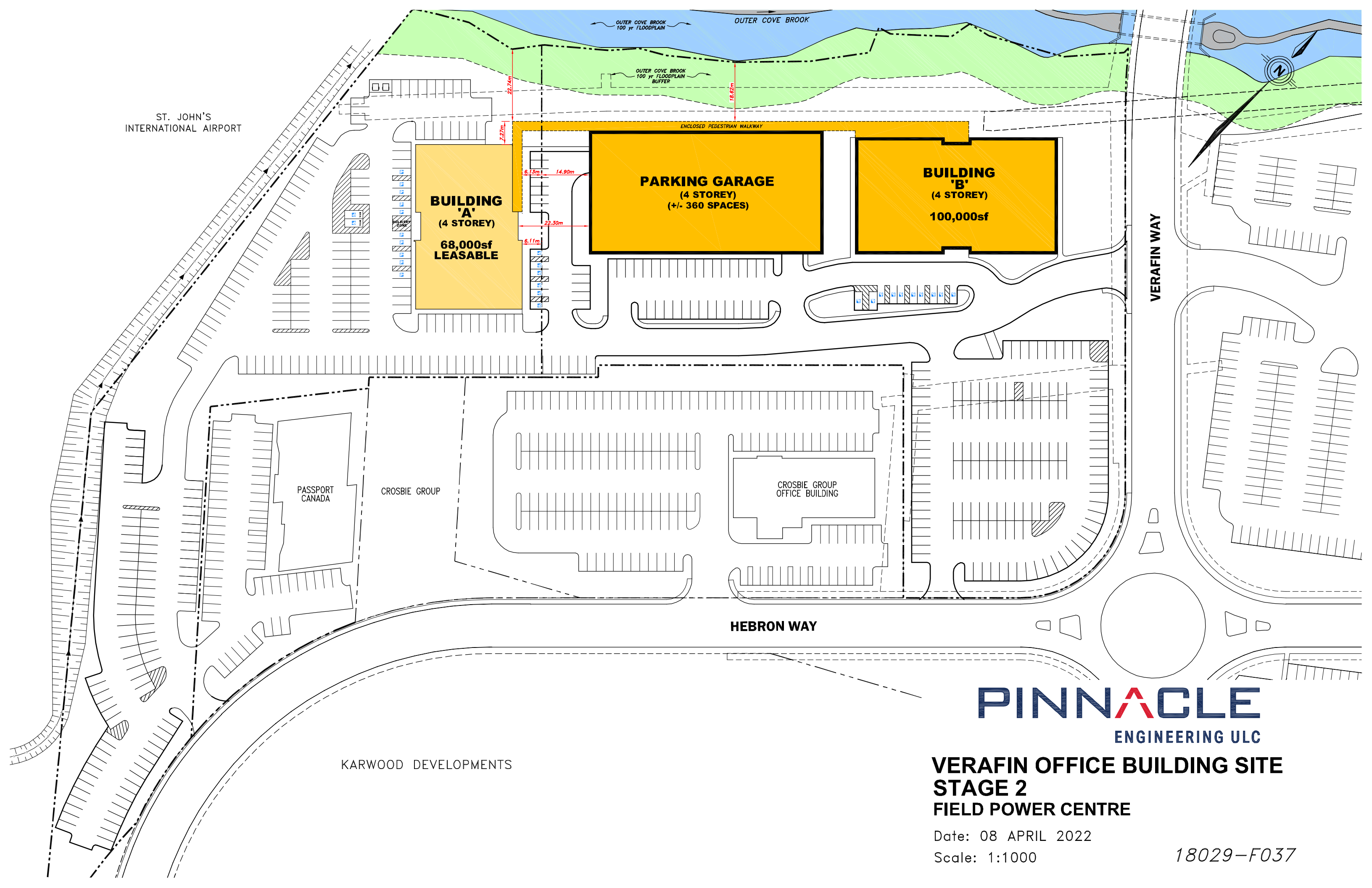
SEA ROSE AVE

HUSSEY DR

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

CITY OF ST. JOHN'S

W:\Engwork\Planw\applications 2022\rez2200002-110 hebron way.mxd



ST. JOHN'S
INTERNATIONAL AIRPORT

**BUILDING
'A'**
(4 STOREY)
**68,000sf
LEASABLE**

PARKING GARAGE
(4 STOREY)
(+/- 360 SPACES)

**BUILDING
'B'**
(4 STOREY)
100,000sf

PASSPORT
CANADA

CROSBIE GROUP

CROSBIE GROUP
OFFICE BUILDING

HEBRON WAY

VERAFIN WAY

KARWOOD DEVELOPMENTS

PINNACLE
ENGINEERING ULC

**VERAFIN OFFICE BUILDING SITE
STAGE 2
FIELD POWER CENTRE**

Date: 08 APRIL 2022

Scale: 1:1000

18029-F037

COMMERCIAL OFFICE (CO) ZONE

CO

(1) PERMITTED USES, *except 172 Logy Bay Road (PID #18723)*

Accessory Building	Office
Adult Day Centre	Park
Convenience Store	Public Utility
Daycare Centre	Service Shop
Dwelling Unit – 2 nd storey or higher	

(2) DISCRETIONARY USES

Accessory Dwelling Unit	Parking Lot
Clinic	Pharmacy
Heritage Use	Recycling Depot
Parking Garage	Wind Turbine – Small Scale

(3) PERMITTED USE – 172 LOGY BAY ROAD (PID #18723)

Office

(4) ZONE STANDARDS EXCEPT PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Height (maximum), except 57 Margaret's Place (PID #10805)	45 metres
(d)	Building Height (maximum) - 57 Margaret's Place (PID #10805)	18 metres
(e)	Building Line (minimum)	6 metres
(f)	Side Yards (minimum)	2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres
(h)	Lot Coverage (maximum) (except Gas Station)	50%
(i)	Landscaping (minimum)	20%

(5) ZONE STANDARDS FOR PARK, PUBLIC UTILITY, PARKING LOT AND HERITAGE USE SHALL BE IN THE DISCRETION OF COUNCIL.

