

DECISION/DIRECTION NOTE

Title: Request for Council to Set Zone Requirements
DEV1900121
24 Pepperell Road

Date Prepared: September 17, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval for the zone requirements for the proposed storage warehouse building at 24 Pepperell Road.

Discussion – Background and Current Status:

An application was submitted to construct a 232 m² steel storage warehouse at the existing property of 24 Pepperell Road. The property is situated in the Industrial General (IG) Zone where the zone requirements are to be determined by Council as per Section 10.28.4. (b) of the Development Regulations.

Proposed Zone requirements:

- Building Line Setback: 16 metres
- Side Yard: 33 metres

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.
4. Legal or Policy Implications:
Section 10.28.4.(b) of the St. John's Development Regulations
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

ST. JOHN'S

- 8. Procurement Implications: Not applicable.
- 9. Information Technology Implications: Not applicable.
- 10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the proposed zone requirements as presented.

Prepared by/Signature:

Ashley Murray – Development Officer II

Signature: Ashley Murray

Approved by/Date/Signature:

Jason Sinyard, P.Eng., MBA, Deputy City Manager
Planning, Development and Regulatory Services

Signature: JS

AAM/dlm

Attachments: Site Map



SUBJECT PROPERTY

