

DECISION/DIRECTION NOTE

Title: Request to Establish Parking & Zone Requirements
Industrial General (IG) Zone
50 Captain Prim Drive
SUB1900027

Date Prepared: October 22, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To establish parking and zone requirements for a proposed Light Industrial Cannabis Production Facility at 50 Captain Prim Drive.

Discussion – Background and Current Status:

An application was submitted to develop a Light Industrial Facility at 50 Captain Prim Drive for the production of cannabis products. The property is located in the Industrial General (IG) Zone, and all zone requirements are determined by Council as per Section 10.28.4(b) of the Development Regulations. The applicant is proposing a building line setback of 35.57 meters, a side yard setback of 13.89 meters, a side yard on a flanking road setback of 29.53 meters and a rear yard setback of 33 meters.

Also, the Light Industrial Use does not have a set parking requirement. In Section 9 of the Development Regulations, the requirement shall be determined by Council as per section 9.1.1. There are 105 parking stalls proposed for the development, with the justification that there will only be approximately 70 employees working the day shift, with a potential overlap of 35 employees working a second shift.

Key Considerations/Implications:

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

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4. Legal or Policy Implications:
Section 9 & 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.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council establish the parking and zone requirements for 50 Captain Prim Drive as outlined above.

Prepared by - Date/Signature:

Ashley Murray, Development Officer II

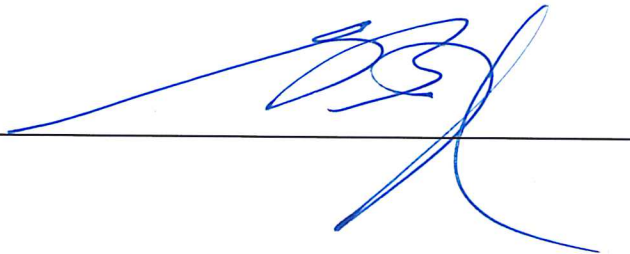
Signature: _____

Ashley Murray

Approved by - Date/Signature:

Jason Sinyard, P. Eng., MBA Deputy City Manager
Planning, Engineering & Regulatory Services

Signature: _____



AAM/dlm

Attachments: Location Map

