

# DECISION/DIRECTION NOTE

---

**Title:** Notices Published – 33 - 37 Cochrane Pond Road – SUB2100017

**Date Prepared:** July 2, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 5

---

**Decision/Direction Required:**

A Discretionary Use application has been submitted for 33 - 37 Cochrane Pond Road.

**Discussion – Background and Current Status:**

An application has been submitted for a Single Detached Dwelling, which is a Discretionary Use in the Agriculture (AG) Zone as it is not directly associated with an Agriculture or Forestry Use. The Land Development Advisory Authority, under the Provincial Department of Fisheries, Forestry and Agriculture gave approval for the proposed development.

No submissions were received.

To accommodate the proposed development, the area needs to be subdivided into two Lots and the proposed Zone standards are as follows:

- Lot 1 contains the existing agriculture use and dwelling: Zone Standards for all Agricultural Uses are at the Discretionary of Council. Lot 1 is proposed to have a Lot Frontage of 31.86m and Lot Area of 6.59 acres.
- Lot 2 is the proposed Single Detached Dwelling: an unserviced Lot in the AG Zone requires a Lot Frontage of 30metres, which is measured the building line (15metres). Notwithstanding Section 10, Zone Standards in the St. John's Development Regulations, Council can establish the Building Line at any point or place deemed appropriate for a Lot. The Building Line for the second Lot is proposed at 26.86meters, so the Lot has the required frontage of 30metres. Establishment of the building line setback does not create an irregular shaped lot (flag or L-shaped) and the dwelling will be visible from the Street for emergency access purposes.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.



2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations **Section 7.2 "Building Lines and Sight Lines," Section 10.5 "Discretionary Use" and Section 10 "Agriculture (AG) Zone"**.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations.** The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the following Zone Standards to allow the subdivision of land for the proposed development at 33-37 Cochrane Pond Road:

- Lot 1 set Lot Frontage of 31.86m and Lot Area of 6.59 acres;
- Lot 2 establish the Building Line at 26.86meters; and
- approve the Discretionary Use application for a Single Detached Dwelling.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
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 - 33 Cochrane Pond Road.docx
Attachments:	- Site Plan.pdf - Cochrane Pond Road Proposal.pdf
Final Approval Date:	Jul 3, 2024

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

**Lindsay Lyghtle Brushett - Jul 3, 2024 - 10:20 AM**

**Jason Sinyard - Jul 3, 2024 - 10:44 AM**