

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 415 Fowler’s Road - DEV2200073  
**Date Prepared:** September 24, 2024  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Carl Ridgeley, Development  
**Ward:** Ward 5

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**Decision/Direction Required:**

A Discretionary Use application has been submitted for 415 Fowlers Road by Atlantic Storage Inc.

**Discussion – Background and Current Status:**

An application has been submitted for Heavy Equipment Storage and Vehicle Storage Yard at 415 Fowlers Road. The proposed Use includes a new storage building with an area of approximately 335m<sup>2</sup>, along with two new outdoor, open storage areas in the rear yard and the existing Accessory Building. The proposed application site is zoned Rural (RUR).

The property falls within the building control lines for a Protected Road (Peacekeepers Way). All development located within the established building control line (measured perpendicular 100 metres from the centerline of the roadway) must in accordance with the Protected Road Zoning Requirements and requires final approval from the Government Services Centre (Department of Digital Government and Service NL) prior to development.

No submissions were received.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Is this a New Plan or Strategy: No
4. 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.



5. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 6.20 "Heavy Equipment and Vehicle Storage," Section 6.31 "Provincial Road," Section 10.19 "Discretionary Use" and Section 10 "Rural (RUR) Zone".**
8. Privacy Implications: Not applicable.
9. 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.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for Heavy Equipment Storage and Vehicle Storage Yard at 415 Fowlers Road.

**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**

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|----------------------|--|
| Document Title:      | Notices Published - 415 Fowler's Road.docx |
| Attachments:         | - DEV2200073-415 FOWLER'S ROAD.pdf         |
| Final Approval Date: | Sep 25, 2024                               |

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

**Lindsay Lyghtle Brushett - Sep 24, 2024 - 2:58 PM**

**Jason Sinyard - Sep 25, 2024 - 3:18 PM**