

DECISION/DIRECTION NOTE

Title: Set Zone Standards for Proposed Kennel Use – 120 East White Hills Road – DEV2300170

Date Prepared: October 22, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request for Council to approve the Zone Standards for a Kennel Use at 120 East White Hills Road.

Discussion – Background and Current Status:

An application was submitted by the SPCA to develop a new building at 120 East White Hills Road as a Kennel Use, which was approved by Council in February 2024 as a Discretionary Use. Now that the site plan has been designed, under **Section 10(6) of the Development Regulations**, Zone Standards for All Other Uses in the Rural are at the discretion of Council, with the exception of Lot Area and Lot Frontage.

The proposed Zone Standards for the Kennel Use are:

- Building Line – 61.5m
- Building Height – 4.9m
- Side Yards – South: 51.6m and North: 59.91m
- Rear Yard – 37.1m

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

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: **Envision St. John's Development Regulations Section 10 "Rural (R) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 Zone Standards for a Kennel Use in the Rural Zone at 120 East White Hills Road as:

- Building Line – 61.5m
- Building Height – 4.9m
- Side Yards – South: 51.6m and North: 59.91m
- Rear Yard – 37.1m

Prepared by:

Andrea Roberts, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request to Set Zone Requirements for Proposed Building – 120 East White Hills Road – DEV2300170.docx
Attachments:	- DEV2300170-120 EAST WHITE HILLS ROAD.pdf - Site Plan.pdf
Final Approval Date:	Oct 23, 2024

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

Lindsay Lyghtle Brushett - Oct 22, 2024 - 3:48 PM

Jason Sinyard - Oct 23, 2024 - 3:46 PM