

# DECISION/DIRECTION NOTE

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**Title:** Proposed Demo and Rebuild for a Non-Conforming Use – 267 Thorburn Road – SUB2500012

**Date Prepared:** April 15, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek approval to demolish and rebuild a portion of the building at 267 Thorburn Road which is a Non-Conforming Use.

**Discussion – Background and Current Status:**

An application was submitted to demolish and rebuild a portion of the building at 267 Thorburn Road. The Light Industrial Use (cabinet making) is currently a Non-conforming Use in the Rural Residential (RR) Zone, where the property is located. Lot Area and Lot Frontage for this property are also non-conforming in regard to Zone Standards.

**Section 7.5.3(a), a “Non-conforming Building, Structure or Development shall not be internally or externally varied without Council approval.”** There will be no change to the existing footprint; approximately 125m<sup>2</sup> section of the building will be removed and rebuilt. The size and location of the building will not change; therefore, the building will not become more non-conforming.

**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.

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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: **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 7.5. "Non-Conforming," and Section 10 "Rural Residential (RR) 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 demolition and rebuilt of the Non-conforming Use at 267 Thorburn Road.

**Prepared by:**

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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- Demo Rebuild of Non-conforming Use - 267 Thorburn Road - SUB2500012.docx
Attachments:	- 267ThorburnRd.png
Final Approval Date:	Apr 16, 2025

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

**Lindsay Lyghtle Brushett - Apr 16, 2025 - 9:29 AM**

**Jason Sinyard - Apr 16, 2025 - 10:02 AM**