

DECISION/DIRECTION NOTE

Title: Warehouse Use Extension in the Watershed – 573 Thorburn Road – DEV2500054

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To consider rejection of a Warehouse Use extension at 573 Thorburn Road which is in the Broad Cove Watershed.

Discussion – Background and Current Status:

An application was received for an extension to a Warehouse Use at 573 Thorburn Road. The property is zoned Rural Residential (RR) and falls within the Broad Cove Watershed. The existing Warehouse is approximately 371m² and the proposed expansion is for an additional 224.83m². The applicant noted the expansion is for ongoing operations for the current business and the storage of lumber; the current business is transportation related, and multiple vehicles are parked on site, which is not allowed in the Zone. Given the commercial size garage doors on the proposed plans, it would suggest uses not permitted in the Zone. The existing site is backlot development, and the building currently extends over the front property line, encroaching into #571 making it non-conforming.

The **City of St. John's Act Section 104(4)** allows an extension to an existing building, subject to the written recommendation of the City Manager. Historically, the City has taken a firm approach to the control of development in the Watershed for water quality protection. Although the current application not a new development, based on the current use and uncertainty of how this site would conduct business, it is recommended that the extension not be considered.

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:

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5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **City of St. John's Act Section 104(4)(d).**
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 reject the Warehouse Use extension at 573 Thorburn Road as the development is located in the Broad Cove Watershed and is subject to Section 104(4)(d) of the City of St. John's Act.

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:	Development Committee - Warehouse Extension in the Watershed - 573 Thorburn Road - DEV2500054.docx
Attachments:	- Location.png
Final Approval Date:	May 28, 2025

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

Jason Sinyard - May 28, 2025 - 1:38 PM