

DECISION/DIRECTION NOTE

Title: Warehouse and Office Use in the Watershed – 537 Thorburn Road – DEV2500104

Date Prepared: June 24, 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 and Office Use at 537 Thorburn Road which is in the Broad Cove Watershed.

Discussion – Background and Current Status:

An application was received for a Warehouse and Office Use at 537 Thorburn Road. The property is zoned Rural Residential (RR) and falls within the Broad Cove Watershed. The proposed Warehouse is approximately 557m² with an Office area of 468m². The applicant proposes to use the warehouse for the storage of cleaning equipment and construction materials; the warehouse is a discretionary use in the RR Zone while office use is not permitted.

The **City of St. John's Act Section 104(4)** notes that Council may permit the development of "(d) a building, or extension to an existing building, subject to the written recommendation of the city manager that a permit be issued for the building or extension." Historically, the City has taken a firm approach to control development in the Watershed for water quality protection, therefore it is recommended that new commercial development 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:

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

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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 and Office Use at 537 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 - Development in the Watershed - 537 Thorburn Road - DEV2500104.docx
Attachments:	- June 24 2025.pdf
Final Approval Date:	Jun 25, 2025

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

Jason Sinyard - Jun 25, 2025 - 9:48 AM