

DECISION/DIRECTION NOTE

Title: Text Amendment to allow a Residential Accessory Dwelling Unit within a Floatplane Hanger in the Rural Zone
REZ1900017
360 Paddy's Pond Road

Date Prepared: February 3, 2020

Report To: Committee of the Whole

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

To consider a text amendment to the Rural (R) Zone to allow a Residential Accessory Dwelling Unit within a Floatplane Hanger.

Discussion – Background and Current Status:

The City has received an application at 360 Paddy's Pond Road for a text amendment to the Rural Zone. The applicant is proposing to add a Residential Accessory Dwelling Unit within an existing Floatplane Hanger in order to provide space for flight crew(s) to rest, prepare food and have washroom facilities. Floatplane operations are currently a Discretionary Use within the Rural Zone and have special requirements for their use.

Floatplane lots in the Paddy's Pond Road area were originally created by the Province along with the private road used to access the area. Crown Land grants for these lots do not allow subdivision, nor do they allow any lot to be used for any purpose other than an aircraft hanger. In 1995 an amendment was made to the St. John's Development Regulations adding Floatplane operations as a Discretionary Use in the Rural Zone, along with specific requirements for the Use. The Development Regulations require that Floatplane operations and related activities on a private access road have Transport Canada approval. They are subject to Section 7.24 which requires that the Floatplane Hangar building be designed and used solely for the storage of a floatplane and may not be used for residential occupancy. Section 8.1.2 of the Development Regulations also does not allow development unless the Lot has frontage on a Public Street.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Provincial Government, neighbouring residents and property owners.

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3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council refuse the application for a text amendment to allow a Residential Accessory Dwelling Unit within a Floatplane Hanger in the Rural Zone at 360 Paddy's Pond Road. The proposal does not meet the intent of the Crown Land Grant requirements, as well, the City does not allow Floatplane Hangers to be used for residential occupancy and the Lot does not have frontage on a Public Street.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Zoning Map



SUBJECT PROPERTY

R

F

PADDY'S POND RD

392

388

384

380

376

372

368

364

360

356

352

348

344

340

332

4

8

12

16

11

7

3

DISCLAIMER: This map is based on current information at the date of production.

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