

**From:** [Lindsay Lyghtle Brushett](#)  
**To:** [Shanna Fitzgerald](#)  
**Subject:** FW: (EXT) 25 Allandale Road  
**Date:** Wednesday, July 15, 2020 11:35:04 AM

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Lindsay Lyghtle Brushett, MCIP  
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**From:** [REDACTED]  
**Sent:** Monday, June 29, 2020 12:15 PM  
**To:** Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>  
**Cc:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
**Subject:** Re: (EXT) 25 Allandale Road

Dear Brushett,

Thank you for the additional information.

I have no objection to the Change of Non-Conforming Use application for 25 Allendale Road based on its proposed use as a tax accounting office presuming that no changes to the current traffic access and egress to and from the property will be permitted.

Sincerely,

[REDACTED]  
[REDACTED]

On Mon, Jun 29, 2020 at 11:57 AM Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)> wrote:

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Good morning [REDACTED]

The actual type office which the site is being proposed for is that of a Tax Accounting office, which will have 6 employees. This should generate considerably less traffic than the previous clinic & massage therapy business, which had patients scheduled at regular intervals throughout the day and evenings. There will be no evening client meetings for the proposed business.

Please let me know if you would like any further information.

Lindsay

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**From:** [REDACTED]

**Sent:** Saturday, June 27, 2020 12:35 PM

**To:** Planning <[planning@stjohns.ca](mailto:planning@stjohns.ca)>; CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>

**Subject:** (EXT) 25 Allandale Road

As an owner of two properties in near proximity to 25 Allandale Road, and as having been invited to comment on a Change of Non-Conforming Use application that has been submitted, I find that the information provided to me by the City to be inadequate for me to construct an informed opinion on the matter.

The letter from the City aptly describes the planned hours of operation for the proponents, and it suggests that six employees will be located at 25 Allandale.

Unfortunately, the letter makes no mention of the intended use of the offices so that area residents can develop a sense of likely traffic, noises, smells, parking demands, snow or street and sidewalk cleaning issues.

If, for example, I were to learn that the six employees were each marriage counsellors, then, I might suspect that 18 people and 18 cars could possibly be involved continuously throughout the

workday.

In contrast, were we to learn that the offices were to be occupied by accountants, we would expect far less traffic.

Although my preference is that the building is used for R-1 appropriate residential purposes, I have come to accept that once a non-conforming use is granted, often, a non-conforming use will be granted seemingly in perpetuity. I had no objections to the chiropractic clinic.

Now, however, I request more specific information on the intended use. In the absence of that information, I cannot support the Non-Conforming Use application.

Sincerely,

[REDACTED]  
[REDACTED]

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