

BRIEFING NOTE



Department of Planning Engineering and Development

Division: Planning Division

Date: August 22, 2024

Re: DA24-0480 – 621 Kenmount Road – Variance and Intensification of Hazardous Use (Discretionary) – Commercial Highway (CH) Use Zone

BACKGROUND INFORMATION

The city is in receipt of an application by Ron Hickey of Chimo Construction, proposing a building extension to the existing Avalon Ford building located at 621 Kenmount Road. The proposed extension will measure 30m by 44m and will expand operations for the autobody repair component of the business and will include the addition of one paint bay, this will increase the number of paint bays to a total of two. This is considered an intensification of a hazardous use. The extension as planned will require a variance to reduce the minimum flanking street side yard width from 10m to 9.47m a difference of .53m or 6%.

RELATIONSHIP TO ADOPTED PLANS AND REGULATIONS

MOUNT PEARL MUNICIPAL PLAN 2010

The proposed development is located within the Highway Commercial Land Use Designation. The proposal is subject to meeting the goals, objectives and policies of the City of Mount Pearl Municipal Plan 2010.

MOUNT PEARL DEVELOPMENT REGULATIONS 2010

The subject property is located within the Commercial – Highway (CH) Zone and the use is considered a Commercial Garage Use, which is permitted within the Commercial Highway Use Zone, the proposed painting booth is considered a hazardous use requiring public notice, and subject to a public notice and briefing session as well as;

7.15 General Industry and Hazardous Industry Uses

A general industry or hazardous industry use shall be subject to the following conditions:

7.15.1 chemical plants, distilleries, lacquer, mattress, paint, varnish, and rubber factories shall not be permitted.

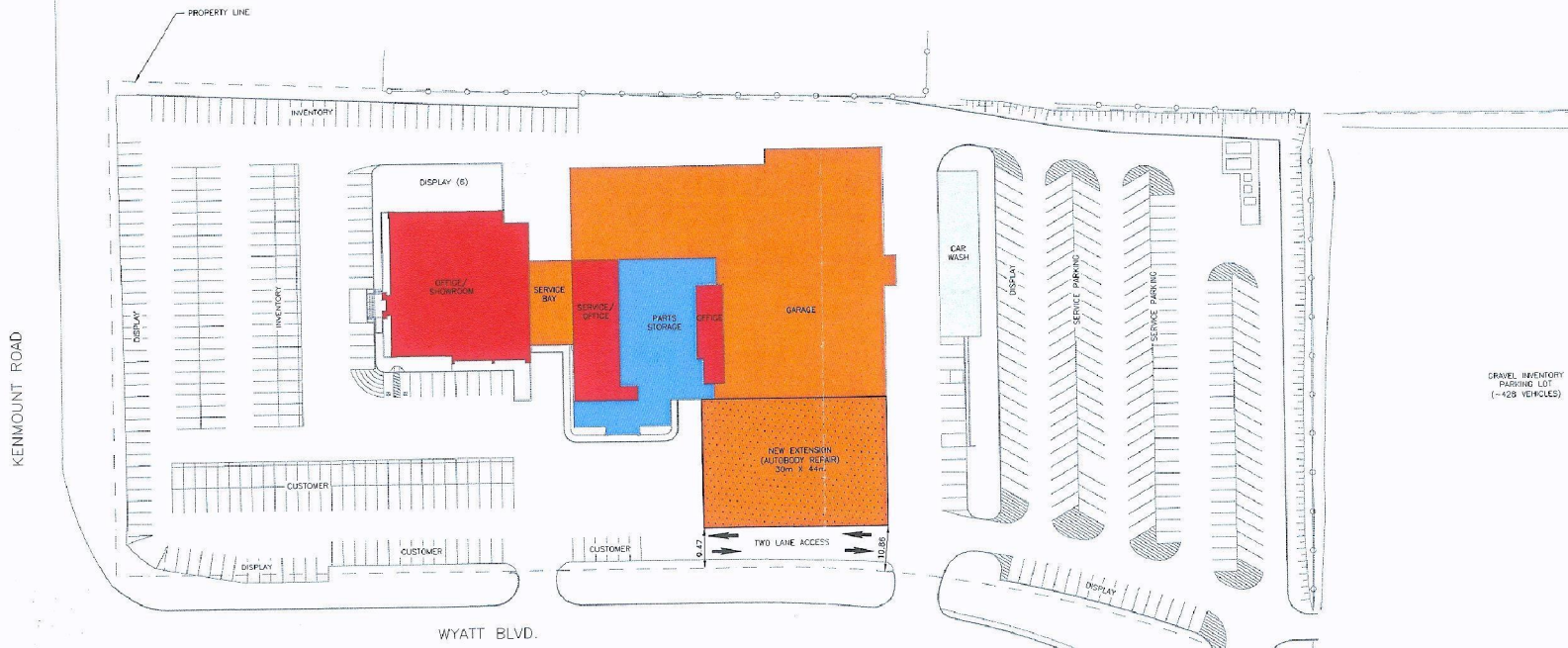
7.15.2 bulk storage of flammable liquids shall conform to the requirements of the Provincial Fire Commissioner.

2019-06-14

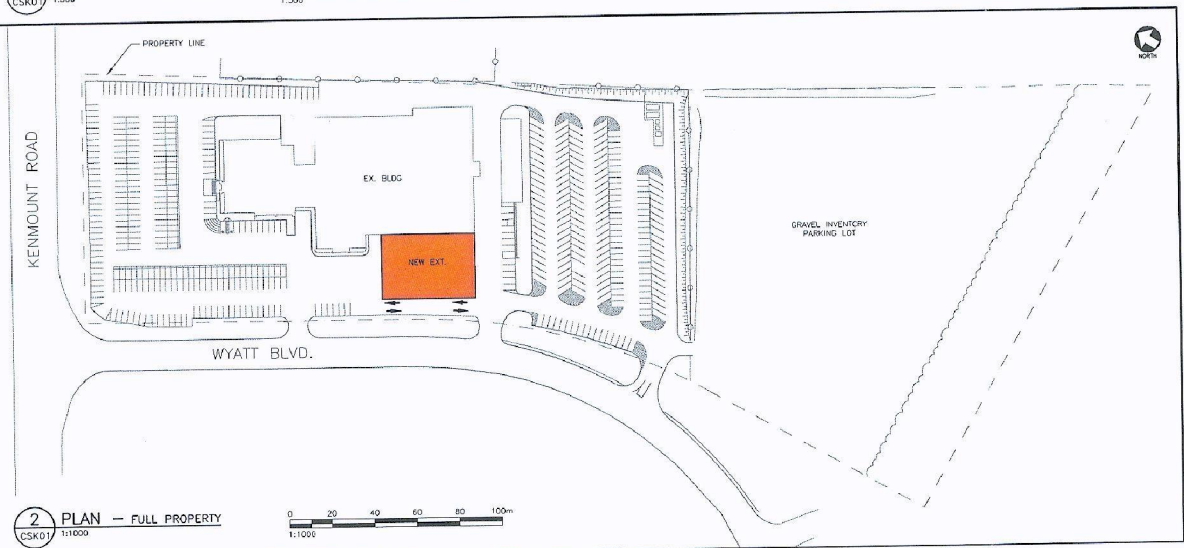
- 7.15.3 the use shall not cause or promote fires or other hazards and does not emit noxious, offensive, or dangerous fumes, smoke, gases, radiation, smells, ash, dust or grit, excessive noise or vibration, or create any nuisance that has an unpleasant effect on the senses.
- 7.15.4 the use shall not abut a residential area or highway.
- 7.15.5 that an appropriate separation distance between adjacent residential developments and the general industry use or hazardous use shall be maintained as determined by Council; and
- 7.15.6 the use shall receive the approval of the relevant Federal and Provincial authorities having jurisdiction over such uses from an environmental, occupational health and safety, fire and life safety point of view prior to Council approval of such uses.

Attachments:

1. Avalon Ford 2024 Expansion



1 PLAN — CONCEPT NEW EXTENSION
 CSK01 1:500



2 PLAN — FULL PROPERTY
 CSK01 1:1000



COMMERCIAL HIGHWAY (CH) ZONE	
ZONE REQUIREMENT	ACTUAL
PROPERTY AREA	62,191.55m ² (15.3 Acres)
BUILDING AREA (INCL. EXTENSION)	7,258m ² (80,277sf)
LOT COVERAGE (MAX)	50% 12%
BUILDING HEIGHT (MAX)	15m 5.1m
BUILDING EAVE SETBACK (MIN)	15m 64.5m
FLANK SETBACK (MIN)	10m 6.47m

PARKING REQUIREMENTS			
USE	AREA (m ²)	MEASUREMENT	SPACES
OFFICE/SHOWROOM	1194	1/30 m ²	37
GARAGE/CUSTOMER DROP-OFF	3264	1/30 m ²	109
PARTS STORAGE WAREHOUSE	810	1/150 m ²	6
CAR WASH	380	1/200	6
NEW EXTENSION	1320	1/30 m ²	44
DISPLAY	84 VEHICLES	1/20 DISPLAYED	5
TOTAL REQUIRED			227
VEHICLE ON DISPLAY			94
VEHICLE STORAGE			594
TOTAL PROVIDED			915

NOTES:
 1. DO NOT SCALE FROM THIS DRAWING.
 2. CONTACT US TO VERIFY DIMENSIONS ON SITE BEFORE PROCEEDING.

LEGEND
 --- PROPERTY LINE (EX.)

No.	Description	Date
A	ISSUED FOR DEVELOPMENT PERMIT	AUG. 8, 2024

Stamp

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Client

Project
**AVALON FORD
 2024 EXPANSION**
 621 KENMOUNT ROAD MOUNT PEARL, NL

Drawing Title
PRELIMINARY SKETCH

Scale AS SHOWN
 Date AUGUST 5, 2024
 Drawn by TMI
 Checked by JRC
 Drawing Number **CSK01**