

DECISION/DIRECTION NOTE

Title: Notices Published – 255 Bay Bulls Road - DEV2200172

Date Prepared: February 7, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

An application for the Expansion of Non-Conforming Use has been submitted by All-For-Juan Garage Inc. at 255 Bay Bulls Road.

Discussion – Background and Current Status:

The proposed application is for the Expansion of the Non-Conforming Use for a Commercial Garage within the existing Building. The Garage will expand to occupy the floor area previously occupied by the Retail Use (furniture store, 245m²) for a total floor area of 455m². The new portion of the garage will contain a bodywork shop with a paint booth. Hours of operation will be the same as the existing Garage; 7 days a week, 8 a.m. to 6 p.m. On-site parking is provided. The proposed application site is in the Commercial Neighbourhood (CN) Zone.

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Alignment with Strategic Directions:

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

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

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6. Legal or Policy Implications: St. John's Development Regulations Section 7.5 "Non-Conforming" and Section 10 "Commercial Neighbourhood (CN) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve an Expansion of Non-Conforming Use application for a Commercial Garage at 255 Bay Bulls Road to allow a body workshop with a paint booth.

Prepared by:

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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:	Notices Published - 255 Bay Bulls Road.docx
Attachments:	- DEV2200172-255 BAY BULLS ROAD.pdf
Final Approval Date:	Feb 8, 2023

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

Lindsay Lyghtle Brushett - Feb 7, 2023 - 2:15 PM

Jason Sinyard - Feb 8, 2023 - 11:58 AM