

DECISION/DIRECTION NOTE

Title: Notices Published – 286 Torbay Road - DEV2400124

Date Prepared: October 8, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted for 286 Torbay Road by Port Rexton Brewing Company.

Discussion – Background and Current Status:

The proposed Use is for a Lounge located within the existing Retail Use. The Lounge will have a floor area of approximately 15 m². House of operation will be Thursday, Friday and Saturday, Noon to 10 p.m. Parking is provided on-site. The proposed application site is zoned Commercial Neighbourhood Use (CN).

One submission was received, which is in support of the application.

Key Considerations/Implications:

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

Choose an item.

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

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7. Legal or Policy Implications: **St. John's Development Regulations Section 6.25 "Lounge," Section 10.19 "Discretionary Use" and Section 10 "Commercial Neighbourhood (CN) Zone"**.
8. Privacy Implications: Not applicable.
9. 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 site. The application has been advertised in The Telegram newspaper at least twice and is 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.
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 approve the Discretionary Use application at 286 Torbay Road for a Lounge which is located within the existing retail use.

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 - 286 Torbay Road.docx
Attachments:	- 286 TORBAY ROAD - DEV2400124 .pdf
Final Approval Date:	Oct 8, 2024

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

Lindsay Lyghtle Brushett - Oct 8, 2024 - 10:26 AM

Jason Sinyard - Oct 8, 2024 - 2:38 PM