

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 38 Golf Avenue – DEV2500010

**Date Prepared:** March 4, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 2

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**Decision/Direction Required:**

A Change of Non-Conforming Use application has been submitted for 38 Golf Avenue.

**Discussion – Background and Current Status:**

The proposed application is for a change of Non-Conforming Use from a Convenience Store to a Bakery. The business will occupy a floor area of approximately 98m<sup>2</sup> on the main floor of the building. Hours of operation are Monday to Saturday, 8 a.m. – 7 p.m. and retail hours will be Monday and Tuesday, 2:00 p.m. - 7:00 p.m. and Wednesday to Saturday 8 a.m. – 7 p.m. The proposed application site is zoned Residential 2 (R2).

As per Section 8.3 of the Development Regulations, the parking requirement for a Bakery Use is determined by Council. There are currently three spaces provided onsite: 1 for the existing dwelling unit on the second level and two for the business. On-street parking is also available in the area.

Ten submissions were received, which all support the proposed 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.

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5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 7.5 "Non-Conforming," Section 8.3. "Parking Standards" and Section 10 "Residential 2 (R2) 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 a change of Non-Conforming Use from a Convenience Store to a Bakery at 38 Golf Avenue and set parking for the Bakery Use at two parking spaces.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
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 - 38 Golf Avenue.docx
Attachments:	- DEV2500010-38 GOLF AVENUE.pdf
Final Approval Date:	Mar 4, 2025

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

**Lindsay Lyghtle Brushett - Mar 4, 2025 - 8:55 AM**

**Jason Sinyard - Mar 4, 2025 - 9:51 AM**