

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 11 Barrow’s Road - DEV2500002

**Date Prepared:** February 18, 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 Discretionary Use application has been submitted by Long Harbour Holdings Inc. at 11 Barrows Road.

**Discussion – Background and Current Status:**

The application is for seven (7) Restaurants proposed for the site; 5 food trucks, 1 ice cream shop and 1 temporary Building where food and beer will be sold. A tent is proposed onsite and the area surrounding it will be fenced due to the sale of alcohol, which is served in conjunction with a Restaurant Use. Picnic tables will be provided for seating and washroom facilities are also provided on site. The overall use will occupy an area of 3135.5m<sup>2</sup>.

Hours of operation are seven days a week from 11 a.m. to 9 p.m. for the food trucks/tent area and 9 a.m. to 10 p.m. for the ice-cream shop. The proposed Use will be temporary for 2 seasons, operating May to September 2025 and May to September 2026. Six (6) parking spaces are provided along Maple View Place and additional parking relief will be requested. A shuttle service will be provided from nearby parking areas. Speakers are not proposed for this development. The proposed application site is in the Industrial Quidi Vidi (IQV) Zone.

Seven submissions were received. Five (5 ) submissions were in support, while two (2) submissions were opposed. Concerns included traffic speed, garbage on-site, unauthorized parking in residents' driveways, increased traffic, significant noise, pedestrian trespassing on residential property, no speakers on-site, and alcohol sale and consumption.

Since 2021, the applicant received approval for a temporary seasonal operation in two-year increments, with the most recent approval covering May–September 2023 and 2024. Now that this latest approval has expired, the applicant is seeking approval to continue operations for the next two years (2025–2026), which requires going through the discretionary use process, including public notification and Council review.

Food trucks are considered a Restaurant under the Development Regulations, but function differently. The parking calculation for a Restaurant is based on Gross Floor Area, which would normally apply to a specific room(s) where seating is located. The seating area for the Food



Trucks is not contained to one area but spread over the entire site, making the exact number of parking spaces indeterminable based on normal requirements. The applicant has proposed a capacity of 150 to 200 people on-site. Six (6) parking spaces along Maple View Place are allocated for parking. There are no other available parking spaces associated with the site. To accommodate the limited parking and to reduce traffic congestion, the applicant is proposing a bus shuttle that would circulate from nearby parking areas to the site at set times throughout the day. Parking relief is being requested. Council may consider such a request under Section 8 of the St. John's Development Regulations. Where an applicant wishes to provide a different number of parking spaces than required, a parking report is required. Where in the opinion of Council the change requested does not require a parking report, a staff report may be accepted, which in this case would be this decision note.

Traffic restrictions will be considered for the area again this summer, limiting traffic to set areas within the Village on weekends throughout the summer months. These restrictions help reduce congestion for people who live within the area. Any illegal parking on private land or in private driveways is not something the city is able to enforce. Parking is available along city's streets in designated areas and staff will continue to monitor traffic in the area with the road closures.

The applicant is responsible for providing trash receptacles on-site and removal of garbage. Should complaints arise during the summer, applicable by-laws can be enforced to deal with any concerns. The tent and the area surrounding it will be fenced due to the sale of alcohol. The City's Noise By-law would apply to this development and no outdoor speakers are proposed or permitted for this site.

**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.

7. Legal or Policy Implications: **St. John's Development Regulations Section 8.3 "Parking Standards," Section 8.12 "Parking Report", Section 10.5 "Discretionary Use" and Section 10 "Industrial Quidi Vidi (IQV) 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 11 Barrows Road to allow a temporary, seasonal use over the next two years until September 2026, for seven (7) Restaurants; five (5) food trucks, one (1) ice cream shop and one (1) temporary building (tent) where food and beer will be sold for the property. Parking relief should also be approved subject to the applicant providing a required shuttle service to/from nearby parking areas. No outdoor speakers are permitted.

**Prepared by:**

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**Approved by:**

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Planning, Engineering and Regulatory Services

**Report Approval Details**

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Attachments:	
Final Approval Date:	Feb 18, 2025

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

**Lindsay Lyghtle Brushett - Feb 18, 2025 - 4:37 PM**

**Jason Sinyard - Feb 18, 2025 - 4:40 PM**