

DECISION/DIRECTION NOTE

Title: Notices Published – 55 Cashin Avenue - DEV2500034
Date Prepared: April 15, 2025
Report To: Regular Meeting of Council
Councillor and Role: Councillor Carl Ridgeley, Development
Ward: Ward 2

Decision/Direction Required:

A change of Non-Conforming Use application has been submitted by Signage Global Solutions Inc. for 55 Cashin Avenue.

Discussion – Background and Current Status:

The proposed application is a change of Non-Conforming Use from a Dentist Office to a Retail Use. The business will occupy a floor area of approximately 96m². Hours of operation are Monday to Saturday, 8 a.m. – 7 p.m. Parking is provided on-site. The proposed application site is zoned Residential 2 (R2).

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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: **St. John's Envision 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 7.5 "Non-Conforming" 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 the change of Non-Conforming Use for a Retail Use at 55 Cashin Avenue.

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 - 55 Cashin Avenue.docx
Attachments:	- 55 Cashin Avenue_subjectProperty.pdf
Final Approval Date:	Apr 15, 2025

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

Lindsay Lyghtle Brushett - Apr 15, 2025 - 11:38 AM

Jason Sinyard - Apr 15, 2025 - 1:25 PM