

DECISION/DIRECTION NOTE

Title: Notices Published – 93-95 Merrymeeting Road - DEV2500044

Date Prepared: April 29, 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 Ajoke Naija Stores for 93-95 Merrymeeting Road.

Discussion – Background and Current Status:

The proposed application is a change of Non-Conforming Use from a Place of Amusement to Retail Use for grocery items. The business will have a floor area of approximately 147m². Hours of operation are Monday to Friday, 11 a.m. – 6 p.m., and Saturday and Sunday, 10 a.m. – 7 p.m. Off-street parking is available. The proposed application site is zoned Residential 3 (R3).

Three submissions were received 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: **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 7.5 "Non-Conforming Use" and Section 10 "Residential 3 (R3) 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 from a Place of Amusement to Retail Use at 93-95 Merrymeeting Road to allow the sale of grocery items.

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 - 93-95 Merrymeeting Road.docx
Attachments:	- 93-95 Merrymeeting Road_subjectProperty.pdf - Redacted Submissions - 93-95 Merrymeeting Road.pdf
Final Approval Date:	Apr 30, 2025

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

Lindsay Lyghle Brushett - Apr 29, 2025 - 11:30 AM

Jason Sinyard - Apr 30, 2025 - 11:20 AM