

DECISION/DIRECTION NOTE

Title: Notices Published – 279 Portugal Cove Road - DEV2500046

Date Prepared: April 29, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by Birhane Shop Incorporated for 279 Portugal Cove Road.

Discussion – Background and Current Status:

The proposed application is for a Restaurant Use. The business will occupy a floor area of approximately 123 m². Hours of operation are seven days a week, 8 a.m. – 8 p.m. Parking is provided on-site. The proposed application site is zoned Commercial Neighbourhood (CN).

No submissions were received.

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 10.5 "Discretionary Uses" 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 for a Restaurant Use at 279 Portugal Cove Road.

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- 279 Portugal Cove Road.docx
Attachments:	- 279 Portugal Cove Road_subjectProperty.pdf
Final Approval Date:	Apr 30, 2025

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

Lindsay Lyghtle Brushett - Apr 29, 2025 - 11:20 AM

Jason Sinyard - Apr 30, 2025 - 11:25 AM