

DECISION/DIRECTION NOTE

Title: Notices Published – 31 Malta Street – DEV2500039

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 Discretionary Use application has been submitted by Lavish Nails & Headspa Inc. for 31 Malta Street.

Discussion – Background and Current Status:

The application is a Service Shop for a beauty salon. The floor area will be approximately 88.14m² and operate Monday to Saturday, 10 a.m. - 7 p.m., and Sunday, 12 p.m. – 5 p.m. Off-street parking is available. The proposed application site is zoned Residential 3 (R3).

Two (2) 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 neighbouring 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 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 10.5 "Discretionary Uses" 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 Discretionary Use for a Service Shop at 31 Malta Street to allow a beauty salon.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Notices Published - 31 Malta Street - DEV2500039.docx
Attachments:	- 31 Malta Street_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 - 11:46 AM

Jason Sinyard - Apr 15, 2025 - 1:24 PM