

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 262 Newfoundland Drive – DEV2500049

**Date Prepared:** May 13, 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 change of Non-Conforming Use application has been submitted by Crazy Cat Lady Hotel and Spa Inc. for **262 Newfoundland Drive**.

## **Discussion – Background and Current Status:**

The proposed application is a change of Non-Conforming Use from a Pharmacy to a Service Shop for a cat hotel and spa. The proposed business will occupy a floor area of approximately 212m<sup>2</sup>. Hours of operation for the cat spa are Monday to Sunday, 9 a.m. – 6 p.m. and overnight boarding is provided with at least one staff member always on site. The existing Medical Clinic, which is also a Non-Conforming Use, will have a reduced floor area of 111m<sup>2</sup> and will operate Tuesday to Thursday, 9 a.m. – 5 p.m. Parking relief will be requested. The proposed application is zoned Residential 1 (R1).

Three (3) submissions were received. Two were in support of the application, while the third questioned what the use included. A service shop is a building or part of a building where personal services are provided. In this case it is a location where people can take their cats for grooming and overnight accommodation/boarding. The building will maintain two uses that are both non-conforming, but the overall size of the building will not change.

As per Section 8.3 of the Development Regulations, twelve (12) parking spaces are required for the Service Shop and the Clinic Use, but only ten (10) spaces are available. The applicant is requesting parking relief for two (2) spaces. With the reduced hours for the medical clinic, a nearby bus route and on-street parking along one side of Newfoundland Drive, the applicant feels there should be sufficient parking. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

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**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 Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 7.5 "Non-Conforming Use," Section 8.3 "Parking Standards," Section 8.12 "Parking Report," and Section 10 "Residential 1 (R1) 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 Service Shop and Clinic at 262 Newfoundland Drive and parking relief for two (2) parking spaces.

**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**

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|----------------------|---|
| Document Title:      | Notices Published - 262 Newfoundland Drive.docx |
| Attachments:         |   |
| Final Approval Date: | May 13, 2025                                    |

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

**Lindsay Lyghtle Brushett - May 13, 2025 - 2:19 PM**

**Jason Sinyard - May 13, 2025 - 2:29 PM**