

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 57 Blackler Avenue - DEV2500035

**Date Prepared:** April 29, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley

**Ward:** Ward 3

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**Decision/Direction Required:**

A change of Non-Conforming Use application has been submitted by Ceylon Bright Limited at 57 Blackler Avenue.

**Discussion – Background and Current Status:**

The proposed application is a change of Non-Conforming Use from a Restaurant Use to Retail Use for grocery items. The business will occupy a floor area of approximately 98.85m<sup>2</sup>. Hours of operation are Monday to Sunday, 9 a.m. – 9 p.m. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

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 7.5 "Non-Conforming" 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 a change of Non-Conforming Use from a Restaurant Use to Retail Use at 57 Blackler Avenue to allow for the sale of grocery items.

**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- 57 Blackler Avenue.docx
Attachments:	- 57 Blackler Avenue_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 - 11:12 AM**

**Jason Sinyard - Apr 30, 2025 - 11:17 AM**