

DECISION/DIRECTION NOTE

Title: Notices Published – 413 Bay Bulls Road – DEV2500090

Date Prepared: July 8, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

A change of Non-Conforming Use application has been submitted by Advanced Autoworks & Detail Centre Ltd. for 413 Bay Bulls Road.

Discussion – Background and Current Status:

The proposed application is for a change of Non-Conforming Use to add Car Sales Lot to the existing Commercial Garage and Office Use. The new Use will operate out of the Office, which has a floor area of approximately 41.8m². Hours of operation are Monday to Friday, 8:30 a.m. – 5 p.m. No vehicles will be sold on-site, and the new use will be included in the existing office. The proposed application site is zoned Rural Residential Infill (RR1).

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 "Rural Residential Infill (RRI) 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 at 413 Bay Bulls Road to allow Car Sales Lot within the existing Commercial Garage and Office Use.

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 - 413 Bay Bulls Road.docx
Attachments:	- 413 Bay Bulls Road_subjectProperty.pdf
Final Approval Date:	Jul 8, 2025

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

Lindsay Lyghtle Brushett - Jul 8, 2025 - 12:40 PM

Jason Sinyard - Jul 8, 2025 - 2:27 PM