

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 2 Hunt’s Lane - DEV2500060

**Date Prepared:** July 22, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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## **Decision/Direction Required:**

A Discretionary Use application has been submitted by Newfoundland Bethel Assembly of God for 2 Hunt’s Lane.

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

The application is for a Place of Worship with a floor area of approximately 207m<sup>2</sup> and will operate Wednesday, Saturday, and Sunday, 4 p.m. - 8 p.m. Off-street parking is available. The proposed application site is in the Commercial Neighbourhood (CN) Zone.

One submission was received which noted concerns with the high volume of traffic and the potential for an increase in crime. Sufficient parking is provided on site for both the existing dentist clinic and the proposed church. There is also on-street parking in the area and no transportation concerns with the proposed use as it is an existing commercial site.

## **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.**

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6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10.5 "Discretionary Use"** and **Section 10 "Commercial Neighbourhood"**.
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 application for a Place of Worship 2 Hunt's Lane.

**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 - 2 Hunt's Lane.docx
Attachments:	- 2 Hunt's Lane_subjectProperty.pdf
Final Approval Date:	Jul 22, 2025

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

**Lindsay Lyghtle Brushett - Jul 22, 2025 - 11:58 AM**

**Jason Sinyard - Jul 22, 2025 - 3:56 PM**