

DECISION/DIRECTION NOTE

Title: Notices Published – 430 Topsail Road - DEV2500124

Date Prepared: August 19, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 3

Decision/Direction Required:

A Discretionary Use application has been submitted by Jelly Bean Entertainment for 430 Topsail Road.

Discussion – Background and Current Status:

The application is for a Place of Amusement for kids focused events. The floor area will be approximately 239.8m² and operate seven days a week, 9 a.m. to 9 p.m. Parking is provided on-site. The proposed application site is zoned Commercial Regional (CR) Zone.

Two submissions were received, which noted concerns with noise, the proposed location is near a roadway, it will attract more teenagers to the site and is close to current housing development making the area busier. The proposed use is located within the existing mall, therefore associated noise should be contained within the building, while access and parking would be from the existing parking lot which is away from the street.

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 Regional (CR) 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 application at 430 Topsail Road for a Place of Amusement for kids focused events.

Prepared by:

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Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Notices Published -430 Topsail Road.docx
Attachments:	
Final Approval Date:	Aug 19, 2025

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

Lindsay Lyghtle Brushett - Aug 19, 2025 - 2:26 PM

Jason Sinyard - Aug 19, 2025 - 3:09 PM