

Decision Note

Title: Notices Published – 50 Pippy Place – DEV2500123

Date Prepared: August 19, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by ECC Solutions & Maintenance Inc. for 50 Pippy Place.

Discussion – Background and Current Status:

The proposed application is for a Retail Use for new and used items. The business will occupy a floor area of approximately 243.4m². Hours of operation are seven days a week, from 9am to 5pm and parking is provided on-site. The proposed application site is zoned Industrial Commercial (IC) Zone.

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: 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.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Industrial Commercial (IC) 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. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application at 50 Pippy Place for a Retail Use.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
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Report Approval Details

Document Title:	Notices Published - 50 Pippy Place.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 - 1:41 PM

Jason Sinyard - Aug 19, 2025 - 4:29 PM