

DECISION/DIRECTION NOTE

Title: Home Occupation
32 Guzzwell Drive
DEV2100002

Date Prepared: February 10, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required: To consider a Discretionary Use application to operate a Kinesio-massage Therapy and Training Clinic as a Home Occupation at 32 Guzzwell Drive.

Discussion – Background and Current Status:

The business will occupy a floor area of 12.09m². The business will operate Monday–Thursday, 9 a.m.-7 p.m., Friday & Saturday 9 a.m.-4 p.m., 1 client at a time for a 60-minute appointment, with a 60-minute buffer between appointments. The applicant is the sole employee. Two on-site parking spaces are provided for the business.

Four submissions were received.

The neighbourhood is zoned Residential Low Density (R1) and a Home Occupation can be considered as a Discretionary Use within the Zone. Parking and traffic concerns raised in the submissions received. The proposed Home Occupation was reviewed by the city's Transportation Engineer and there are no concerns from a transportation perspective regarding the Use.

Signage is proposed, which includes one, non-illuminated sign less than 0.2 sq m in size, used to identify parking for the business. Based on aerial mapping there is only one driveway for the property, which is accessed off Walwyn Street.

Questions about future expansion, an increase in the number of employees and clients and the frequency of visits were also raised. The owner has noted that no future expansion is being considered, except for virtual services, which would likely reduce the number of clients coming to the Dwelling. If the owner were to consider future changes to the Use, a new application and public notification process would be required. If the current application is approved, the Home Occupation would need to operate within the set requirements outlined in a Development Agreement.

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Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are 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.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the application subject to meeting all applicable requirements.

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

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

Lindsay Lyghtle Brushett - Feb 10, 2021 - 12:01 PM

Jason Sinyard - Feb 10, 2021 - 1:49 PM