

DECISION/DIRECTION NOTE

Title: Home Occupation
6 Caravelle Place
DEV2000201

Date Prepared: February 9, 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 Salon as a Home Occupation at 6 Caravelle Place.

Discussion – Background and Current Status: The salon will occupy a floor area of 26.6m². The business will operate Monday–Thursday, 10 a.m.-4 p.m., and have only 1 customer at a time. The applicant is the sole employee. No on-site parking spaces are provided for the business. The proposed application site is in the Residential Low Density (R1) Zone.

No submissions were received.

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.

ST. JOHN'S

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:

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 - 6 Caravelle Place.docx
Attachments:	
Final Approval Date:	Feb 10, 2021

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

Lindsay Lyghle Brushett - Feb 10, 2021 - 11:59 AM

Jason Sinyard - Feb 10, 2021 - 1:51 PM