

DECISION/DIRECTION NOTE

Title: Home Occupation
29 Collier's Lane
DEV2100023

Date Prepared: March 22, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required: To consider a Discretionary Use application to operate a Home Occupation at 29 Collier's Lane.

Discussion – Background and Current Status: The proposed business is for a Home Bakery that involves the baking and decorating of sugar cookies. Orders will be delivered or picked up at the home approximately 5 times per month. The business will utilize the existing kitchen with a floor area of 10 m² and will operate Wednesday to Saturday 12 p.m. to 5 p.m. The applicant is the sole employee. The proposed application site is in the Residential High Density (R3) Zone.

Six submissions were received.

Concern was raised regarding parking and traffic congestion in the neighbourhood. The application was reviewed by the Transportation Engineering division who have no concerns with regards to traffic and parking associated within the application. The applicant provided additional information which stated they would be offering delivery service and if a pickup were scheduled, they would move their car to the street, allowing the customer to briefly park in their driveway. Other concerns pertained to the intensity and use of the site, should the Home Occupation be approved. In the case of a Discretionary Use application, should the approved Use change or the intensity/number of visits to the site increase, a revised application would be required and need to be approved by Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property Owner and neighbouring property owners

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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 to operate a Bakery as a Home Occupation at 29 Collier's Lane, subject to 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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This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Mar 22, 2021 - 4:19 PM

Jason Sinyard - Mar 23, 2021 - 3:23 PM