

# DECISION/DIRECTION NOTE

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**Title:** Home Occupation  
22 Mark Nichols Place  
DEV2100019

**Date Prepared:** March 17, 2021

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 5

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**Decision/Direction Required:** To consider a Discretionary Use application for a Home Occupation for Coffee Roasting at 22 Mark Nichols Place.

**Discussion – Background and Current Status:** The business involves roasting coffee beans in a small pot roaster on a stovetop in 1lb batches, and the applicant is the sole employee. The floor area for the business is approximately 18.19m<sup>2</sup> and will operate Monday–Friday, 9 a.m.–3 p.m. No deliveries or clients will frequent the property. The proposed application site is in the Residential Low Density (R1) zone.

1 submission was 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.

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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 Home Occupation for Coffee Roasting at 22 Mark Nichols Place, subject to 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 22 Mark Nichols Place.docx
Attachments:	
Final Approval Date:	Mar 18, 2021

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

**Lindsay Lyghtle Brushett - Mar 17, 2021 - 10:59 AM**

**Jason Sinyard - Mar 18, 2021 - 12:04 PM**