

# DECISION/DIRECTION NOTE

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**Title:** Home Occupation  
221 Hamilton Avenue  
DEV2000199

**Date Prepared:** March 22, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:** To consider a Discretionary Use application for Indoor Hydroponic Vegetable Production at 221 Hamilton Avenue.

**Discussion – Background and Current Status:** The business involves growing salads, sprouts, microgreens, and soft herbs (approximately 3kg per week). The floor area for the business is approximately 7 m<sup>2</sup> and will operate Monday to Saturday, 6 a.m. to 6 p.m. The applicant is the sole employee, and no deliveries or clients will frequent the property. The proposed application site is in the Residential High Density (R3) Zone.

1 submission was received that was in favour of the application.

**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 for a Home Occupation for Indoor Hydroponic Vegetable Production at 221 Hamilton Avenue, 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**

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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 - Mar 22, 2021 - 2:29 PM**

**Jason Sinyard - Mar 23, 2021 - 2:51 PM**