

DECISION/DIRECTION NOTE

Title: Home Occupation
72 Golf Avenue
DEV2100020

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 Speech-Language pathology practice as a Home Occupation at 72 Golf Avenue.

Discussion – Background and Current Status: The business will include services off-site within clients' homes, online and within the Dwelling. It will occupy a floor area of 10.5m² and operate 7 days a week within the hours of 8 a.m.–7 p.m. Clients will be seen one at a time, by appointment only, up to a maximum of 5 clients per day. Appointment length varies, and there is a minimum of 5-10 minutes between appointments to avoid overlap. One on-site parking space is provided for the business. The proposed application site is in the Residential Medium Density (R2) Zone.

One submission was received.

Concern was raised regarding parking in the area and related traffic congestion. The application was reviewed by the Transportation Engineering division who have no concerns with regards to traffic and parking associated within 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.

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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 Speech-Language Pathology practice as a Home Occupation at 72 Golf Avenue, subject to all applicable requirements.

Prepared by:

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Approved by:

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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 23, 2021 - 3:41 PM

Jason Sinyard - Mar 23, 2021 - 4:00 PM