

DECISION/DIRECTION NOTE

Title: Notices Published – 52 Cape Pine Street - DEV2100135

Date Prepared: September 8, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required: A Discretionary Use Application has been submitted for a Home Occupation at 52 Cape Pine Street.

Discussion – Background and Current Status: The proposed Home Occupation is for music lessons to teach piano, guitar and voice. The studio will occupy a floor area of 18m² in the basement of the Dwelling. The business will operate Sunday 1 to 2:40 p.m., Monday 5 to 8 p.m., Tuesday 4:30 to 8 p.m. and Wednesday 5 to 8 p.m. The lessons are offered to one student at a time in increments of 30, 45 and 60 minutes, with a 10-minute buffer between each lesson. The applicant is the sole employee. Two parking spaces are provided for the Dwelling, one of which will be used for the business for drop off and pick up. The proposed site is in the Residential Low Density (R1) Zone.

Thirteen (13) submissions were received, which were 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.

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6. Engagement and Communications Considerations: 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 for a Home Occupation for music lessons at 52 Cape Pine Street.

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 - 52 Cape Pine Street.docx
Attachments:	
Final Approval Date:	Sep 9, 2021

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

Lindsay Lyghtle Brushett - Sep 8, 2021 - 10:28 AM

Jason Sinyard - Sep 9, 2021 - 12:17 PM