

DECISION/DIRECTION NOTE

Title: Notices Published – 33 Trinity Street - DEV2200173

Date Prepared: February 7, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 3

Decision/Direction Required:

A Discretionary Use application has been submitted for 33 Trinity Street.

Discussion – Background and Current Status:

The application is a Home Occupation for an Esthetics Spa operating as SpaJuvenation. The spa room is within the Dwelling and has an area of 8.5m². Hours of operation are Monday 12 p.m. to 9 p.m.; Tuesday, Wednesday, and Thursday 10 a.m. - 9 p.m.; Friday 10 a.m. to 4 p.m. and Saturday 3 p.m. - 5 p.m. The business will have one employee. Parking is provided onsite. The proposed application site is zoned Residential 1 (R1).

Two submissions were received. Concerns raised included increased traffic and commercial signage for the property. The Transportation Engineering division reviewed the application. Based on the hours of operations and the intensity of the land use they did not have concerns regarding the proposed Home Occupation. Regarding existing traffic in the area, no requests for a traffic calming evaluation on Trinity Street have been received and, as such, has not been identified as an area of concern at this time. The applicant has not applied for signage at this time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.



4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 6.18 "Home Occupation", Section 10.5 "Discretionary Uses" and Section 10 "Residential 1 (R1) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision 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 twice 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.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Home Occupation at 33 Trinity Street for an Esthetics Spa.

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 - 33 Trinity Street.docx
Attachments:	- DEV2200173-33 TRINITY STREET.pdf
Final Approval Date:	Feb 8, 2023

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

Lindsay Lyghtle Brushett - Feb 7, 2023 - 2:01 PM

Jason Sinyard - Feb 8, 2023 - 11:59 AM