

DECISION/DIRECTION NOTE

Title: Notices Published – 5 Sinnott Place

Date Prepared: April 18, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted for 5 Sinnott Place.

Discussion – Background and Current Status:

The Home Occupation is for a family home childcare, which will be owner operated and accommodate up to seven (7) children. The floor area will be 16m² and operate Monday to Friday, 7:30am - 5pm. On-site parking is provided. The proposed application site is in the Residential (R1) Zone.

One submission was received, with concerns including the on-site parking already being filled with occupants vehicles, the low amount of on-street parking in the area, and safety concerns about the property being located on a turn. The applicant has indicated that parking is available on-site, and the Traffic Division has no concerns with the proposal. Parking enforcement has indicated that there is on street parking on the even side of the street, but No Parking on the odd side of the street, where the proposed Home Occupation will be located.

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 Use” and Section 10 “Residential 1 (R1) Zone”.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: 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 site. The application has been advertised in The Telegram newspaper at least twice and is 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 for family home childcare at 5 Sinnott Place.

Prepared by:

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Approved by:

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