

DECISION/DIRECTION NOTE

Title: Notices Published – 22 Henry Larson Street - DEV2300018

Date Prepared: May 9, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required: A Discretionary Use application has been submitted for 22 Henry Larsen Street.

Discussion – Background and Current Status:

The application is a Home Occupation for family home childcare, which will be owner operated and accommodate up to seven (7) children. The floor area will be 25m² and operate Monday to Friday, 7 a.m. to 8 p.m. Parking will be provided on-site. The proposed application site is zoned Residential 1 (R1).

Two submissions were received; one in favour and the second opposed, which raised concerns pertaining to traffic, noise, untidiness, and the overall impact of the business on their (rental) property. The application was reviewed by Transportation Engineering and there are no traffic concerns with the application. The proposed hours of operation are in line with the City's Noise By-Law.

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.

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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: 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. 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 22 Henry Larsen Street for family home childcare.

Prepared by:

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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 - 22 Henry Larson Street.docx
Attachments:	- DEV2300018-22 HENRY LARSEN STREET.pdf
Final Approval Date:	May 10, 2023

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

Lindsay Lyghtle Brushett - May 9, 2023 - 5:01 PM

Jason Sinyard - May 10, 2023 - 4:30 PM