

DECISION/DIRECTION NOTE

Title: Notices Published – 54 Valleyview Road - DEV2300029

Date Prepared: May 9, 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 54 Valleyview Road.

Discussion – Background and Current Status:

The Home Occupation is for a family home childcare, which will be owner operated and accommodate up to seven children. The floor area will be 45m² and the hours of operation will be Monday to Friday, 8 a.m. to 4:30 p.m. Parking will be provided on-site. The proposed application site is zoned Residential 1 (R1).

Three submissions were received. One general inquiry and two not in favour of the application due to extra traffic, lack of parking and snow clearing concerns. Transportation Engineering reviewed the application and have no concerns. Parking is provided on-site and meets the parking requirements under Section 8 of the Development Regulations.

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 54 Valleyview Road to allow a 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 - 54 Valleyview Road.docx
Attachments:	- DEV2300029-54 VALLEYVIEW ROAD.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 - 4:54 PM

Jason Sinyard - May 10, 2023 - 4:31 PM