

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 29, 2023

Add Home Occupation as a Discretionary Use in the Residential Special (RA) Zone

November 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS, 2021

Amendment Number 29, 2023

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 29, 2023.

Adopted by the City Council of St. John's on the 28th day of November, 2023.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 29, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 29, 2023

BACKGROUND AND ANALYSIS

The City received an application to add Home Occupation as a discretionary use to the Residential Special (RA) Zone. At the same time, the applicant applied for a discretionary use to operate a home care business at 110 Higgins Line.

The home care business has operated at 110 Higgins Line since 2011. It started as an approved Home Office but transformed to a Home Occupation without approval from the City. The proposed amendment is an effort to bring the existing use into conformity. This is a low-impact use in a house in an established residential neighbourhood. Home Occupation is listed as a use in many other residential zones but not in the RA Zone.

Envision St. John's Municipal Plan policy 8.4.4 supports small scale businesses within the dwelling which provide services to the local area and where the intensity of the use is reflective of the surrounding neighbourhood, such as home occupations.

PUBLIC CONSULTATION

The proposed amendment and application was advertised on three occasions in The Telegram newspaper on November 4, November 11, and November 18, 2023. A notice of the amendment was also posted on the City's website, the Planning Engage Page and mailed to property owners within 150 metres of 110 Higgins Line. One response was received opposing the application for a Home Occupation at 110 Higgins Line, not the amendment to add Home Occupation to the RA Zone.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to add the Home Occupation Use to the Residential Special (RA) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 29, 2023

The City of St. John's Development Regulations, 2021 is amended by:

- **Adding "Home Occupation" as a Discretionary Use to the Residential Special (RA) Zone.**