

DECISION/DIRECTION NOTE

Title: Notices Published - 10 Blue Jacket Place – DEV2300151

Date Prepared: November 21, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted at 10 Blue Jacket Place.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for a spa. Hours of operation will be Monday to Thursday from 10 a.m. to 8 p.m. and Saturday 10 a.m. - 3 p.m. The floor area will be approximately 23m². There will be a 15-minute buffer between appointments. On-site parking is provided. The proposed application site is zoned Residential 1 (R1).

Four submissions were received. Two submissions were in support of the proposal, while others raised concern pertaining to a lack of parking, additional traffic, safety concerns in relation to traffic speed and pedestrian safety, and that the location is not an appropriate place for a business. Transportation Engineering does not have concerns regarding this application given the nature of the development proposed and the buffer between appointment times. On-street parking is provided along the street and parking is available on-site.

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: Envision St. John's Municipal Plan and Development Regulations.

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5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision 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 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 at 10 Blue Jacket Place for a spa.

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 - 10 Blue Jacket Place.docx
Attachments:	
Final Approval Date:	Nov 22, 2023

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

Lindsay Lyghtle Brushett - Nov 21, 2023 - 3:26 PM

Jason Sinyard - Nov 22, 2023 - 4:11 PM