

# DECISION/DIRECTION NOTE

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**Title:** 110 Higgins Line – Text Amendment – REZ2300010

**Date Prepared:** October 18, 2023

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Ian Froude, Planning

**Ward:** Ward 4

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## **Decision/Direction Required:**

To consider a text amendment to the Envision St. John's Development Regulations to add Home Occupations to the Residential Special (RA) Zone.

## **Discussion – Background and Current Status:**

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 there 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 occupations are listed as a use in many of our residential zones but not in this one. The RA Zone table is attached for reference. Staff have no concerns with the amendment.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring 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.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan.

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5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: An amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation will be carried out in accordance with the Envision St. John's Development Regulations. Additionally, a project page will be created on the Engage St. John's website.
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 consider a text amendment to the Envision St. John's Development Regulations, which would add Home Occupation to the Residential Special (RA) Zone.

**Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	110 Higgins Line - Text Amendment - REZ2300010.docx
Attachments:	- 110 Higgins Line - Location.pdf - RAZone.pdf
Final Approval Date:	Oct 19, 2023

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

**Ken O'Brien - Oct 18, 2023 - 4:33 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Oct 19, 2023 - 5:26 PM**