

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 87 Codroy Place - DEV2400142

**Date Prepared:** November 5, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 3

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**Decision/Direction Required:**

A Discretionary Use application has been submitted for 87 Codroy Place.

**Discussion – Background and Current Status:**

The application is a Home Occupation for counselling. The floor area will be approximately 17m<sup>2</sup> and operate Monday to Friday, 8:00 a.m. to 5 p.m. On-street parking is available. The proposed application site is zoned Residential 2 (R2).

Two submissions were received, and concerns raised pertain to the type of counselling provided, parking concerns and that the use is located in a residential neighbourhood. The applicant is proposing to provide grief counselling, although the specific type of counselling is not regulated by the Development Regulations or by the Development Agreement should the use be approved. On-street parking is available, and appointments would be one at a time. The home occupation is limited in size so that it does not change the character of the neighbourhood.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Is this a New Plan or Strategy: No
4. 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.

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5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 6.18 "Home Occupation," Section 10.19 "Discretionary Use" and Section 10 "Residential 2 (R2) Zone".**
8. Privacy Implications: Not applicable.
9. 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.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application at 87 Codroy Place to allow a Home Occupation for counselling.

**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 - 87 Codroy Place.docx
Attachments:	- DEV2400142-87 CODROY PLACE.pdf
Final Approval Date:	Nov 6, 2024

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

**Lindsay Lyghtle Brushett - Nov 5, 2024 - 3:36 PM**

**Jason Sinyard - Nov 6, 2024 - 10:11 AM**