

# DECISION/DIRECTION NOTE

---

**Title:** Notices Published – 10 Crambrae Street - DEV2500007

**Date Prepared:** March 4, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

---

**Decision/Direction Required:**

A Discretionary Use application has been submitted for 10 Crambrae Street.

**Discussion – Background and Current Status:**

The proposed application is a Home Occupation for a bakery. The floor area will be approximately 8.4m<sup>2</sup> and operate Tuesday to Saturday, 9:00 a.m. – 4 p.m. Orders will be placed online and delivered to customers by the business operator or a delivery service. There will be no on-site sales. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

Four submissions were received: 2 submissions were in support and 2 opposed. Concerns included the addition of another bakery in the (larger) area, the negative impact of another commercial establishment, increased rodent activity, increase in commercial traffic, and the need to maintain the residential character of the neighborhood. The existing business is located on an adjacent street and zoned Commercial Neighbourhood, while the proposed Bakery is a home occupation and is limited in size and intensity. These limitations are to help preserve the residential neighbourhood and character. No retail will occur on-site. Rodent complaints can be made to #311 and appropriate staff will follow up.

**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.
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 6.22 "Home Occupation," Section 10.5 "Discretionary Use" and Section 10 Residential 1 (R1) 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 for a Home Occupation at 10 Crambrae Street for a bakery.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
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 Crambrae Street.docx
Attachments:	- DEV2500007-10 CRAMBRAE STREET.pdf
Final Approval Date:	Mar 4, 2025

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

**Lindsay Lyghtle Brushett - Mar 4, 2025 - 9:06 AM**

**Jason Sinyard - Mar 4, 2025 - 9:49 AM**