

# DECISION/DIRECTION NOTE

---

**Title:** Notices Published – 58 Golf Avenue – DEV2500012

**Date Prepared:** March 4, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

---

**Decision/Direction Required:**

A Discretionary Use application has been submitted for 58 Golf Avenue.

**Discussion – Background and Current Status:**

The application is a Home Occupation for a dog grooming business. The floor area will be approximately 29m<sup>2</sup> and operate Monday, Tuesday, Thursday, and Friday, 10 a.m. - 4 p.m. Services are by appointment only and only one client at a time. Off-street parking is available. The proposed application site is zoned Residential 2 (R2).

Six submissions were received. Five submissions were in favour, while one raised concern pertaining to parking, that businesses should be located in appropriately zoned areas and that hours of operation would be increased once established. Home occupations are limited in size and intensity, so they fit appropriately within a residential neighbourhood. Should the Use be approved and the applicant wish to change their hours of operation in the future, a new application would be required along with public notification and consideration by Council. On-street parking is permitted in the area.

**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.

---

# ST. JOHN'S

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 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 for a Home Occupation at 58 Golf Avenue to allow a dog grooming business.

**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 - 58 Golf Avenue.docx
Attachments:	- DEV2500012-58 GOLF AVENUE.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 - 8:59 AM**

**Jason Sinyard - Mar 4, 2025 - 9:50 AM**