

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 2 William Street – DEV2500021

**Date Prepared:** April 1, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:**

A Discretionary Use application has been submitted for 2 William Street.

**Discussion – Background and Current Status:**

The proposed application is a Home Occupation for a bakery. The floor area will be approximately 10m<sup>2</sup> and operate Monday to Friday, 9:00 a.m. - 5 p.m. There will be no on-site retail, and all sales will be delivered directly to markets or grocery stores. Parking relief will be required. The proposed application site is zoned Residential Downtown (RD).

Six submissions were received all with objections to the proposed development. Concerns pertained to traffic safety due to the width of the road, location of the business to the intersection, overall vehicle congestion, and stopping for pickup directly at the corner lot. There were also concerns with the over-subscribed parking area, along with fire safety and noise.

All applicable code requirements for a home-based business would need to be met prior to occupancy should the use be approved. There is no on-site retail, pickup or delivery of goods; the applicant will be making all deliveries and picking up ingredients. There is no on-street parking, the applicant has their own vehicle and permit for the area. Where there is no public on-street parking, one parking space is required. The applicant is requesting the parking requirement be waived. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces those required, Council shall require a Parking Report. Where in the opinion of Council that the change requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

**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

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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 Sections 8.3 "Parking Standards," Section 8.12 "Parking Report", Section 10.5 "Discretionary Use", and Section 10 "Residential Downtown (RD) 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 2 William Street for a bakery and relief for one (1) parking space.

**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 - 2 William Street.docx
Attachments:	- DEV2500021-2 WILLIAM STREET.pdf
Final Approval Date:	Apr 3, 2025

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

**Lindsay Lyghtle Brushett - Apr 1, 2025 - 11:30 AM**

**Jason Sinyard - Apr 3, 2025 - 9:48 AM**