

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 5 Lunenburg Street – DEV2500024

**Date Prepared:** April 16, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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## **Decision/Direction Required:**

A Discretionary Use application has been submitted by Betsam International Inc. at 5 Lunenburg Street.

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

The proposed application is a Home Occupation for retail sales. The floor area will be approximately 45 m<sup>2</sup> and hours of operation will be Monday to Saturday, 12 p.m. – 7 p.m. Orders will be placed online or by phone and picked up during operating hours or delivered to customers by the business operator. There will be no on-site sales. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

24 submissions were received; 2 submissions in favour and 22 opposed. Concerns raised include additional traffic and congestion, that a residential neighbourhood should not have a commercial use, overall impact to property values, concerns that on-site parking is already being used by the dwelling and that parking will spill onto the nearby street, large delivery of items, and safety impact on children in the area from additional traffic.

Floor area for a home occupation is limited in area so the residential feel and overall character of the neighbourhood is maintained. The applicant noted they will be selling various food items and also hair products (extensions and wigs), and that only one of the on-site parking spaces is being used for the home. The development regulations require no on-site parking when on-street parking is available, which is provided on Lunenburg Street. There have been no reported parking concerns in the area to date. There are no transportation engineering concerns with this application.

## **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 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 5 Lunenburg Street for retail sales.

**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 - 5 Lunenburg Street.docx
Attachments:	- DEV2500024-5 LUNENBURG STREET.pdf
Final Approval Date:	Apr 16, 2025

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

**Lindsay Lyghtle Brushett - Apr 16, 2025 - 11:54 AM**

**Jason Sinyard - Apr 16, 2025 - 3:49 PM**