

DECISION/DIRECTION NOTE

Title: Notices Published – 16 Jamie Korab Street – DEV2500059

Date Prepared: May 27, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted by Sweet Bronze Sunless Tanning NL for 16 Jamie Korab Street.

Discussion – Background and Current Status:

The application is a Home Occupation for a sunless tanning service. The floor area will be approximately 12m² and operate Monday to Thursday, 6 p.m. – 9 p.m., Friday, 2 p.m. – 5 p.m., and Saturday to Sunday, 9 a.m. – 9 p.m. The business will have up to five clients per day. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

Three submissions were received. Concerns raised included an increase in traffic, insufficient parking, child safety, concern with a commercial business in a residential area and that an existing business currently operates on-site. Home occupations are limited in overall size and scope so that a business maintains the residential nature/feel of the neighbourhood. Off-site parking is provided and there is no concern with traffic. There is no approved home occupation at this time for the property.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring 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 6.22 "Home Occupation," Section 10.5 "Discretionary Uses," 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 for a Home Occupation at 16 Jamie Korab Street for a sunless tanning service.

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 - 16 Jamie Korab Street - DEV2500059.docx
Attachments:	- 16 Jamie Korab Street_subjectProperty.pdf
Final Approval Date:	May 28, 2025

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

Lindsay Lyghtle Brushett - May 28, 2025 - 11:47 AM

Jason Sinyard - May 28, 2025 - 1:40 PM