

DECISION/DIRECTION NOTE

Title: Notices Published – 166 St. Clare Avenue – DEV2500092

Date Prepared: July 8, 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 by Phonetastic Repair for 166 St. Clare Avenue.

Discussion – Background and Current Status:

The application is a Home Occupation for mobile phone repair. The floor area will be approximately 9.29m² and operate Monday to Friday, 9 a.m. – 6 p.m. The business will have up to 3 clients per day. Off-street parking is available. The proposed application site is in the Residential 2 (R2) Zone.

No submissions were received.

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.

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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 166 St. Clare Avenue for mobile phone repair.

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 - 166 St. Clare Avenue.docx
Attachments:	- 166 St. Clare Avenue_subjectProperty.pdf
Final Approval Date:	Jul 8, 2025

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

Lindsay Lyghtle Brushett - Jul 8, 2025 - 12:01 PM

Jason Sinyard - Jul 8, 2025 - 2:24 PM