

Decision Note

Title:	Notices Published - 10 Sheffield Place – DEV2600012
Date Prepared:	March 31, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted at **10 Sheffield Place**.

Discussion – Background and Current Status:

The proposed application is a Home Occupation for food preparation. The floor area will be approximately 20.43m² and hours of operation will be Monday to Friday, 8 a.m. - 2 p.m. Orders will be delivered by the owner and there will be no on-site sales. On-site parking is available. The proposed application is zoned Residential 1 (R1).

Four submissions were received. Concerns included that a commercial use in a residential area, the negative impact to property values, increased traffic and overall impact on the neighbourhood. Under the Development Regulations, a Home Occupation is limited in the allowable size, to help maintain the residential character of the neighbourhood. The applicant states there are no sales occurring on-site and they are the sole person who will be delivering items to the farmers market, therefore additional traffic should not be generated from the business.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Interested Parties: Property owner and neighbouring property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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.
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: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application at 10 Sheffield Place to allow a Home Occupation for food preparation.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering & Regulatory Services, City of St. John's

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	10 Sheffield Place - DEV2600012.docx
Attachments:	
Final Approval Date:	Mar 31, 2026

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

Lindsay Lyghtle Brushett - Mar 31, 2026 - 2:17 PM

Jason Sinyard - Mar 31, 2026 - 3:52 PM