

DECISION/DIRECTION NOTE

Title: Request for Accessory Building Variance
58 Arnold's Loop
INT2100002

Date Prepared: January 26, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for a 10% variance for an Accessory Building at 58 Arnold's Loop.

Discussion – Background and Current Status:

An application has been submitted to construct an Accessory Building at 58 Arnold's Loop. The allowable Floor Area for an Accessory Building is calculated by the lesser of 10% of the Lot Area or 75% of the Building footprint of the residence, which permit a Floor Area of 47.81m² on the property. The Accessory Building is proposed to have a Floor Area of 52.6 m², which would require a 10% variance in order to be considered. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements may be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Section 8.3.6(2)(i) and Section 8.4 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Abutting property owners have been notified.
7. Human Resource Implications: Not applicable.

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8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve a 10% variance to allow construction of a 52.6 m² Accessory Building at 58 Arnold's Loop.

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:	Development Committee- Request for Variance on Accessory Building Floor Area at 58 Arnold's Loop- INT2100002.docx
Attachments:	- Arnold'sLoop58.png
Final Approval Date:	Jan 28, 2021

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

Lindsay Lyghtle Brushett - Jan 27, 2021 - 9:48 AM

Jason Sinyard - Jan 28, 2021 - 10:25 AM