

DECISION/DIRECTION NOTE

Title: Request 10% Variance on Lot Area
DEV1900136
9 Prince William Place

Date Prepared: August 14, 2019

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 4

Decision/Direction Required:

To seek approval for a 9.7% variance to reduce the lot area in order to sell a portion to adjacent property owner at 7 Prince William Place.

Discussion – Background and Current Status:

An application was submitted requesting approval to reduce the lot area of 9 Prince William Place. The property owner of 9 Prince William Place has proposed to transfer 85m² of the existing lot area of 491m² to the adjacent property owner at 7 Prince William Place.

Section 8.4(1) will allow Council to permit up to a 10% Variance pertaining to the Lot Area requirement. As per the plans submitted, 9 Prince William Place will have a proposed lot area of 406m² and will require a 9.7% variance to the minimum lot area requirement of 450m² in the Residential Low Density (R1) Zone. This will decrease the lot area at 9 Prince William Place, but increase the lot area at 7 Prince William Place.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Abutting property owners
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 8.4, Section 10.3.3 (I) (ii) and Section 8.3.1 of the St. John's Development Regulations

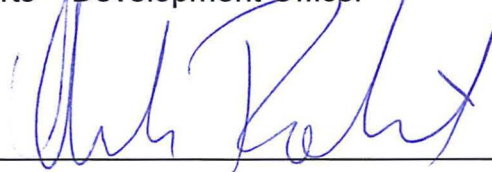
5. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the Regulations.
6. Human Resource Implications: Not Applicable.
7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

Recommendation:

It is recommended that council approve the 9.7% Lot Variance in order to transfer land to the adjacent property owner.

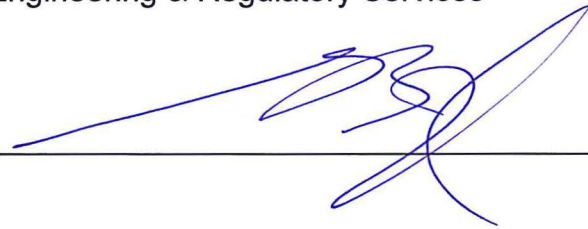
Prepared by/Date/Signature:

Andrea Roberts – Development Officer

Signature: 

Approved by/Date/Signature:

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

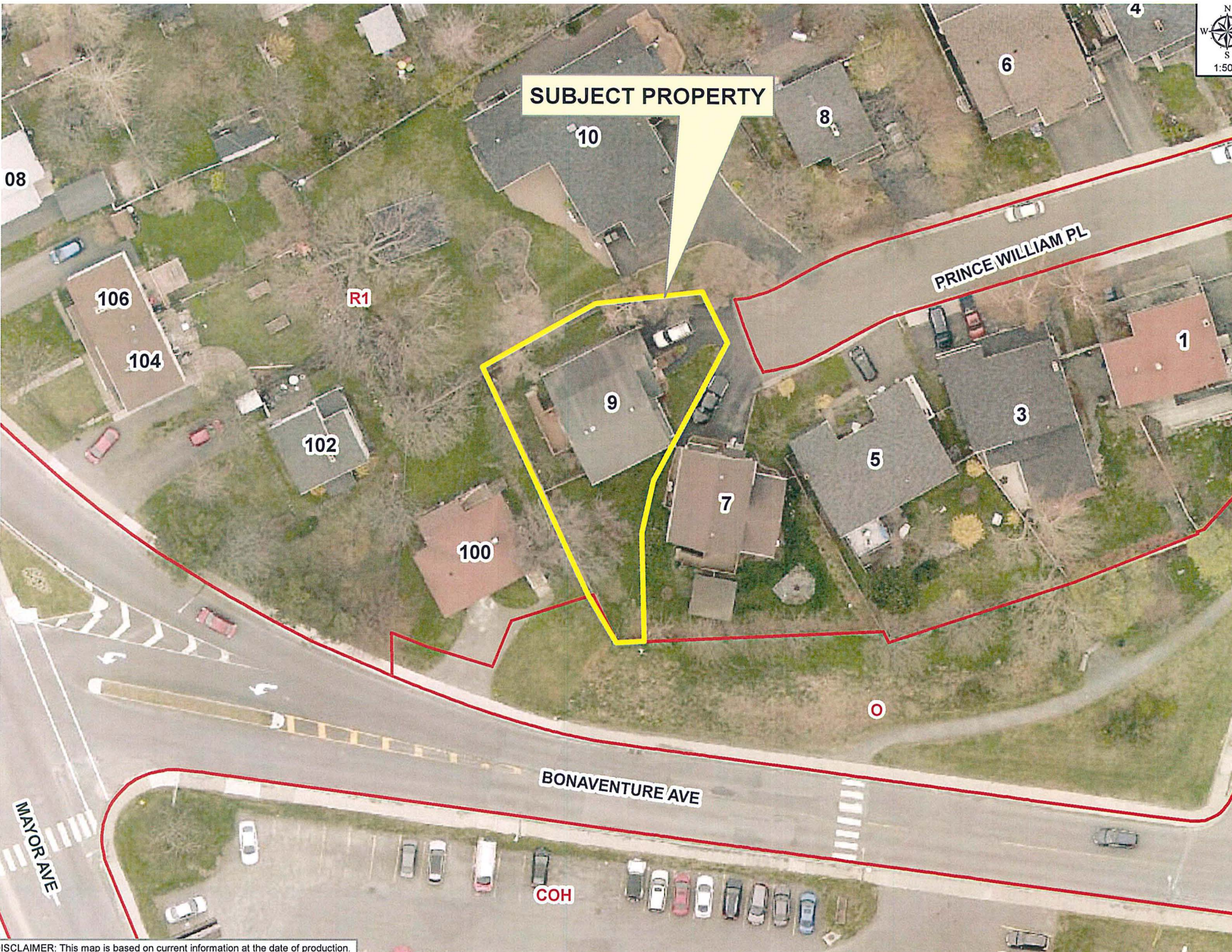
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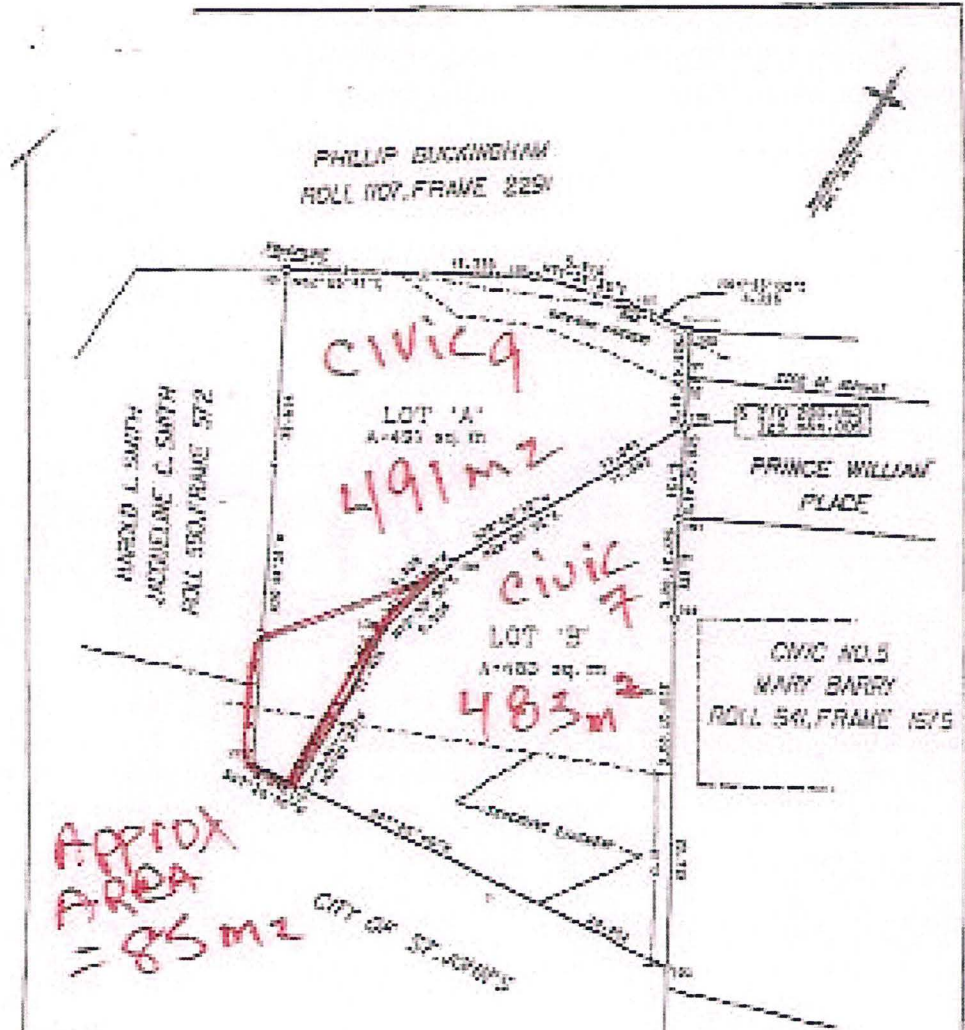
Attachments: Location Map
 Survey



SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.



NOTE:
 FORWARDED SURVEY BY BROWN SURVEYS (1984) LTD. - FEBRUARY 23, 1984
 REVISED: DEC. 23, 1988
 REVISED: MAY 04, 1988 - POWERLINE ADDED.
 REVISED: MAY 09, 1988 - POWERLINE RELOCATED.
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Acres used for Title, John 1: 00000 0 0 000 001.000 00000 0 0 000 000.000
 M2 = 00 000 0 0 000 000.000 00000 0 0 000 000.000

All these measurements are horizontal ground distances.
 For the conversion of coordinates, horizontal ground distances have been reduced to the spheroid by a
 correction factor of multiplying them by a constant correction factor of 0.999993



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 3 PRINCE WILLIAM PLACE ST. JOHN'S, NF

SCALE: 1:1000 DATE: APRIL 27, 1988
 JUNI MOI 0514 SURVEY: