

DECISION/DIRECTION NOTE

Title: Proposed Subsidiary Dwelling Unit in a Non-Conforming Dwelling – 292A Main Road - DEV2400137

Date Prepared: October 2, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval to add a Subsidiary Dwelling Unit within an existing Non-conforming Dwelling at 292A Main Road.

Discussion – Background and Current Status:

An application was submitted to add a Subsidiary Dwelling Unit to the existing Single Detached Dwelling at 292A Main Road. The Use is currently non-conforming as the property is located within the Open Space (O) Zone and the Lot does not have frontage on a Public Street. Subject to Section 7.5.3(a) a “Non-conforming Building shall not be internally or externally varied without Council approval.” There will be no change to the existing dwelling footprint, only reconfiguration of the interior space, which will not make the dwelling more non-conforming.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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: **Envision St. John’s Municipal Plan and Development Regulations.**



6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **Envision St. John's Development Regulations Section 7.5. "Non-Conforming" and Section 10 "Open Space (O) 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. Other Implications: Not applicable.

Recommendation:

That Council approve the addition of a Subsidiary Dwelling Unit within the Non-Conforming Dwelling at 292A Main Road.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committe - Proposed Subsidiary Apartment in Non-Conforming Dwelling- 292a Main Road- DEV24001374.docx
Attachments:	- 292aMainRd.jpg
Final Approval Date:	Oct 3, 2024

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

Lindsay Lyghtle Brushett - Oct 3, 2024 - 1:57 PM

Jason Sinyard - Oct 3, 2024 - 2:08 PM