

DECISION/DIRECTION NOTE

Title: Variance on Accessory Building Height – 23 Chafe’s Lane – INT2400096

Date Prepared: December 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a Variance on Accessory Building Height at 23 Chafe’s Lane.

Discussion – Background and Current Status:

An application was submitted at 23 Chafe’s Lane to construction an Accessory Building with a proposed height of 5.5 meters. For a Residential Use, Accessory Building height shall not exceed 5 meters. **Section 7.4** of the **St. John’s Development Regulations** allows up to a 10% Variance from any applicable requirement to be considered. The increase in height will not impact any surrounding properties.

Notices were issued to all adjacent properties regarding the Variance request. No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Written notices were sent to property owners whose land abuts the Development that is subject to the Variance.
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.
7. Legal or Policy Implications: **St. John's Development Regulations Section 6.2.3 "Accessory Building Height" and Section 7.4 "Variance."**
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 a Variance of 10% at 23 Chafe's Lane to accommodate an Accessory Building with a height of 5.5 meters.

Prepared by:

Ashley Murray, P.Tech – Senior Development Officer
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:	Request for Variance on Accessory Building Height - 23 Chafe's Lane - INT2400096.docx
Attachments:	- 23 Chafe's Lane.png
Final Approval Date:	Dec 4, 2024

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

Lindsay Lyghtle Brushett - Dec 4, 2024 - 10:21 AM

Jason Sinyard - Dec 4, 2024 - 3:22 PM