

# DECISION/DIRECTION NOTE

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**Title:** Request for Variance on Lot Frontage – 79 Old Petty Harbour Road – SUB2400070

**Date Prepared:** January 6, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a 7.33% Variance on Lot Frontage to accommodate the subdivision of a new Lot and Single Detached Dwelling at 79 Old Petty Harbour Road.

**Discussion – Background and Current Status:**

An application was submitted at 79 Old Petty Harbour Road to subdivide the existing property into three Lots. The property is zoned Residential 1 (R1), and the minimum Lot Frontage requirement is 15 meters. Two of the Lots meet the minimum standard, while the third Lot only has a Lot Frontage of 13.9 meters; the applicant has requested a variance of 7.33%. **Section 7.4 of the St. John’s Development Regulations** allows up to a 10% Variance from any applicable requirement to be considered. The reduction in frontage will not impact snow storage or sight lines.

Notices were issued to all adjacent properties regarding the request for a Variance. Three (3) submissions were received; two submissions noted they had not received the notification, but it was explained that they were not abutting property owners. The third submission was in opposition to the application, and they have indicated that the proposed Single Detached Dwelling would affect the housing prices of adjacent properties.

**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 7.4 "Variance" 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. Other Implications: Not applicable.

**Recommendation:**

That Council approve a 7.33% Variance on Lot Frontage at 79 Old Petty Harbour Road to allow the subdivision and development of a Single Detached Dwelling.

**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 Frontage Variance - 79 Old Petty Harbour Road - SUB2400070.docx
Attachments:	- 79 OLD PETTY HARBOUR ROAD.pdf
Final Approval Date:	Jan 8, 2025

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

**Lindsay Lyghtle Brushett - Jan 8, 2025 - 4:08 PM**

**Jason Sinyard - Jan 8, 2025 - 4:13 PM**