

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, January 6, 2025 12:02 PM  
**To:** Ashley Murray; Carl Ridgeley  
**Cc:** Lindsay Lyghtle Brushett  
**Subject:** Re: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

[REDACTED]

Thank you again Ashley. A plan very similar to this was rejected several years ago, and the public were invited to a discussion of the proposal and the implications prior to a council meeting. Several residents of near properties (including me) attended this meeting to voice our concerns.

Issues including snow clearing, parking and infrastructure were all discussed in detail at the public meeting. It is most unfortunate that the plan has now been subdivided into areas which require council decision (variance), and those that can be approved outright at a staff level (three single dwellings). In my opinion, it appears that there were learnings from the last rejection of the development of this property on how to avoid a second rejection for development.

I have included my representative, Carl Ridgeley, back on this email trail.

I appreciate your email responses to me.

[REDACTED]

On Mon, Jan 6, 2025 at 11:46 AM Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)> wrote:

[REDACTED]

Typically to view or review a file you would need to make an application via the ATTIP coordinator and pay the appropriate fee. However, below is an explanation of the current application.

Below you will find a plot plan of the project in question. Council is **only considering** the variance on the lot I have indicated in red as the applicant has requested a variance on lot frontage for the proposed Single Detached Dwelling (a permitted Use in the R1 Zone), all other lot requirements have been met for this lot.

Council will not be considering the other two lots as they meet all requirements and are proposed Single Detached Dwelling Permitted Use of the Residential 1 (R1) Zone and can be approved outright at a staff level.

All abutting property owners have been notified of the request as per Section 7.4 of the Envision Development Regulations, all submission regarding the application **(specifically the variance request)** will be considered by Council at the Regular Council meeting. No further public consultation is required from the Envision Development Regulations.



Regards,

**Ashley Murray, P.Tech (She/Her)**  
**Senior Development Officer**  
**Planning, Engineering & Regulatory Services**  
**City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2**  
**(709) 576-8452 | email: [amurray@stjohns.ca](mailto:amurray@stjohns.ca)**



**From:** [REDACTED]  
**Sent:** Monday, January 6, 2025 10:23 AM  
**To:** Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)>  
**Cc:** Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>; Carl Ridgeley <[cridgeley@stjohns.ca](mailto:cridgeley@stjohns.ca)>  
**Subject:** Re: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

[REDACTED]

Thank you Ashley for your prompt reply. This is most unfortunate, as development of this property could affect many households in the near vicinity.

Are the details of the proposal posted publicly for viewing and review, prior to the Council meeting on the 14th?

[REDACTED]

On Mon, Jan 6, 2025 at 10:17 AM Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)> wrote:

Good day [REDACTED]

As outlined in Section 7.4 of the Envision Development Regulations “Written notice of any proposed Variance shall be provided to all persons whose land abuts the Development that is the subject of the Variance”. All properties which abut 79 Old Petty Harbour Road have been notified, any properties [REDACTED] the City Street are not considered.

There is no public hearing or meeting regarding this application as it is not required. However, the request will be heard at the Regular Council Meeting of January 14<sup>th</sup>, 2025. Public are able to attend the meeting but are not given the option to speak. All submission we receive are noted in the memo to Council for their decision.

If you have any further questions, please let me know.

Regards,

**Ashley Murray, P.Tech (She/Her)**  
**Senior Development Officer**  
**Planning, Engineering & Regulatory Services**  
**City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2**  
**(709) 576-8452 | email: [amurray@stjohns.ca](mailto:amurray@stjohns.ca)**

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**From:** [REDACTED]  
**Sent:** Sunday, January 5, 2025 9:07 PM  
**To:** Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)>  
**Subject:** Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

Good evening Ms. Murray,

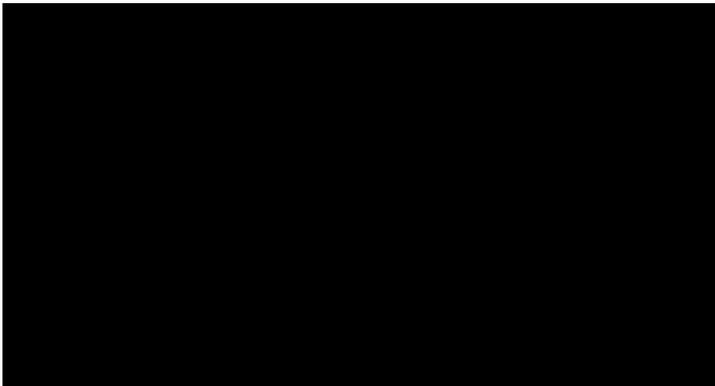
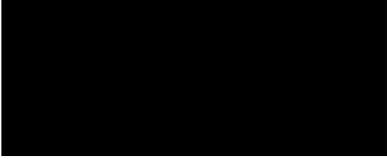
I am respectfully requesting an explanation as to why the home owners of [REDACTED] Old Petty Harbour Road, namely [REDACTED], did not receive notification of the application of variance for 79 Old Petty Harbour Road.

I understand that the occupants of [REDACTED] Old Petty Harbour Road received a letter from you on Dec. 11, 2024 with a requested response of any concerns by Jan. 7, 2024. (I am assuming the intended date was Jan. 7, 2025).

I am respectfully requesting a response before the Jan. 7th deadline, as I have many concerns with this application.

I attended a public meeting the last time there was an application to develop this property, and I am requesting the same opportunity for this application.

Thank you for your anticipated attention to this matter,



To: [Amurray@stjohns.ca](mailto:Amurray@stjohns.ca)

Ref: 11 Dec 2024 Letter of Notification (attached)

Re: PER File No. SUB2400070 (Req for Variance on Lot Frontage - 79 Old Petty Harbour Road)



**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Monday, January 6, 2025 12:01 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]; Lindsay Lyghtle Brushett; Ashley Murray  
**Subject:** Fwd: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

Ashley,

This is ridiculous! This type of development on that property was turned down just a couple of years ago through public protest. Not sure what has changed, but this will have a devastating effect on the housing prices of all adjacent properties, including those across the street.

To whom do I contact to have this development postponed until full assessment and consultation can be done?

There was a similar case in Petty Harbour (I know it's a different jurisdiction and council), but the principle is the same in that the council allowed development of a property which adversely affect the properties adjacent to it. It was fought in provincial court and the house had to be torn down, and the council was liable for the bill. I'd like to avoid this catastrophe before it gets to that point. Because make no mistake, this will go to litigation should this go forward. I've already cc'd our lawyer on this correspondence.

Please advise.

Regards,

[REDACTED]

Begin forwarded message:

**From:** Ashley Murray <amurray@stjohns.ca>  
**Date:** January 6, 2025 at 11:48:38 NST  
**To:** [REDACTED]  
**Cc:** Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>  
**Subject:** RE: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

That is correct, yes. The proposed additional lots for Single Detached dwellings are Permitted Use in the Residential (R1) Zone and as previously mentioned can be approved at a staff level.

Council will only be considering the variance request.

Regards,

**Ashley Murray, P.Tech (She/Her)**  
**Senior Development Officer**  
**Planning, Engineering & Regulatory Services**  
**City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2**  
**(709) 576-8452 | email: [amurray@stjohns.ca](mailto:amurray@stjohns.ca)**

**ST. JOHN'S**

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**From:** [REDACTED]  
**Sent:** Monday, January 6, 2025 11:07 AM  
**To:** Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)>  
**Cc:** Lindsay Lyghtle Brushett <[LLyghtleBrushett@stjohns.ca](mailto:LLyghtleBrushett@stjohns.ca)>; [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Re: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

Miss Murray,

Do you mean to tell me that they are putting TWO new houses on this existing lot?

Two years ago there was a successful petition to NOT allow a demo and triplex to be put on this lot, yet here council is now allowing two additional full single dwelling homes on this property?

[REDACTED]

On Jan 6, 2025, at 10:50, Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)> wrote:



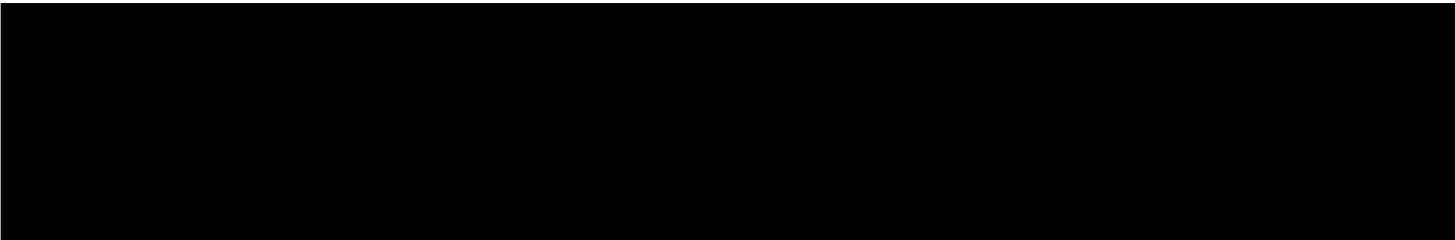
Regards,

**Ashley Murray, P.Tech (She/Her)**  
**Senior Development Officer**  
**Planning, Engineering & Regulatory Services**  
**City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2**  
**(709) 576-8452 | email: [amurray@stjohns.ca](mailto:amurray@stjohns.ca)**

<image001.png>

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**From:** [REDACTED]  
**Sent:** Sunday, January 5, 2025 8:23 PM  
**To:** Ashley Murray <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)>; [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** Fwd: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.



To: [Amurray@stjohns.ca](mailto:Amurray@stjohns.ca)

Ref: 11 Dec 2024 Letter of Notification (attached)  
Re: PER File No. SUB2400070 (Req for Variance on Lot Frontage - 79 Old Petty Hr Rd)

Dear Miss Murray,

With respect to the above notification, I am deeply concerned with the lack of information provided to us [REDACTED] regarding this application to subdivide subj property at 79 Old Petty Hr Rd. The notification, as it stands, indicates neither HOW this property will be divided, nor for what reason the property is being subdivided. As it currently stands, I am not in support of this application as it will likely have a detrimental adverse affect on my properties functionality, as well as our property value. At this time, I petition St. John's Council to NOT approve the variance as requested, and NOT authorize the subdivision of subj lot until the full intentions and scope of the

“proposed development” is disclosed to the adjacent homeowners for review and public discussion. Please advise.

Regards,



**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Sunday, January 5, 2025 9:45 PM  
**To:** Ashley Murray  
**Subject:** Fwd: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.  
**Attachments:** Notice of Lot Variance 79 Old Petty Hr Rd.pdf

[REDACTED]

Hello Ms. Murray,  
Please advise why we, the homeowners of [REDACTED] Old Petty Hr Rd, namely [REDACTED] were not notified of the application of variance for 79 Old Petty Hr Rd.  
We also have concerns with this application and request a response by the deadline of Jan 7th.  
Thank you

[REDACTED]

Begin forwarded message:

**From:** [REDACTED]  
**Date:** January 5, 2025 at 9:12:59 PM NST  
**To:** cridgeley@stjohns.ca  
**Subject:** Fwd: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

Hi Carl,  
Please see an email sent to Ms. Murray regarding: 79 Old Petty Harbour Road.  
Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

Date: Sun, Jan 5, 2025 at 9:07 PM

Subject: Notice of Petition to not allow variance for development at 79 Old Petty Hr Rd.

To: <[amurray@stjohns.ca](mailto:amurray@stjohns.ca)>

Good evening Ms. Murray,

I am respectfully requesting an explanation as to why the home owners of [REDACTED] Old Petty Harbour Road, namely [REDACTED] did not receive notification of the application of variance for 79 Old Petty Harbour Road.

I understand that the occupants of [REDACTED] Old Petty Harbour Road received a letter from you on Dec. 11, 2024 with a requested response of any concerns by Jan. 7, 2024. (I am assuming the intended date was Jan. 7, 2025).

I am respectfully requesting a response before the Jan. 7th deadline, as I have many concerns with this application.

I attended a public meeting the last time there was an application to develop this property, and I am requesting the same opportunity for this application.

Thank you for your anticipated attention to this matter,

[REDACTED]

[REDACTED]

To: [Amurray@stjohns.ca](mailto:Amurray@stjohns.ca)

Ref: 11 Dec 2024 Letter of Notification (attached)

Re: PER File No. SUB2400070 (Req for Variance on Lot Frontage - 79 Old Petty Harbour Road)