

DECISION/DIRECTION NOTE

Title: Request for Lot Area Variance – 50 Shoal Bay Road – INT2500004

Date Prepared: January 21, 2025

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 Lot Area of 6.12% at 50 Shoal Bay Road.

Discussion – Background and Current Status:

In 2022, civic 46 and 50 Shoal Bay Road were reconfigured and civic 46 was granted a variance on Lot Area. The applicant subsequently identified a defect in his title and in 2023 the city received a Crown Land Grant referral for these lots to perfect title to the property. At that time, City Staff requested that the Crown reserve a strip of land along Mill Road, which would be granted to the City for potential future public infrastructure. The land along Mill Road reduces the area of 50 Shoal Bay Road to 1899.2m², which requires a 6.12% Variance on Lot Area. The area is zoned Rural Residential Infill (RRI), and the minimum Lot Area requirement is 2023m². Subject to St. John’s Development Regulations, Section 7.4 allows for Council to consider granting a Variance from the applicable Lot Requirements to a maximum of 10%.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Notification of abutting property owners was not required there are no adjacent property owners except the current owner and the City.
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.**

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6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Rural Residential Infill (RRI) 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 Variance of 6.12% on Lot Area for 50 Shoal Bay Road.

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 - Variance Request - 50 Shoal Bay Road - INT2500004.docx
Attachments:	- 50 SHOAL BAY ROAD.pdf
Final Approval Date:	Jan 22, 2025

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

Jason Sinyard - Jan 22, 2025 - 11:40 AM