

DECISION/DIRECTION NOTE

Title: Rebuild of Non-Conforming Dwelling – 16 Mckay Street – DEV2500106

Date Prepared: June 24, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request for Council to approve the rebuild of a Non-Conforming Dwelling at 16 Mckay Street.

Discussion – Background and Current Status:

An application was submitted at 16 Mckay Street to demolish and rebuild a Single Detached Dwelling. The property is non-conforming; the Lot is deficient in Lot Frontage and the existing dwelling does not meet the minimum Side Yard setbacks on both sides of the Dwelling, nor the Building Line as outlined in the Residential 3 (R3) Zone Standards. As per **Section 7.5.3(a) “a Non-Conforming Building, structure or Development shall not be internally or externally varied, extended or expanded without Council approval.”** The new dwelling is proposed on the same footprint as the existing dwelling and does 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: **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 7.5 "Non-Conforming" and Section 10 "Residential 3 (R3) 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 rebuild of the non-conforming dwelling at 16 McKay Street on the existing footprint.

Prepared by:

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Approved by:

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Report Approval Details

Document Title:	Development Committee - Rebuild for Non-Conforming Dwelling - 16 Mckay Street - DEV2500106.docx
Attachments:	- June 24 2025.pdf
Final Approval Date:	Jun 25, 2025

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

Jason Sinyard - Jun 25, 2025 - 9:49 AM