

Decision Note

Title:	Request for Variance on Lot Frontage – 66 Nascopie Crescent – SUB2500067
Date Prepared:	February 3, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	Ward 4

Decision/Direction Required:

To seek approval for a variance on Lot Frontage at 66 Nascopie Crescent.

Discussion – Background and Current Status:

An application was submitted to subdivide 66 Nascopie Crescent to create an additional Townhouse Lot. The applicant is requesting a 5.3% variance on Lot Frontage to allow the existing Townhouse to have a frontage of 5.68 metres. The Lot Frontage for a Townhouse in the Residential 2 (R2) Zone is 6 metres. **Section 7.4 of the St. John's Development Regulations** allows up to a 10% Variance from any applicable requirement, as long as the cumulative effect is not greater than 10%. Notices were issued to all abutting properties, and no submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Abutting property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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 2 (R2) 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. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve a 5.3% Variance on Townhouse Lot Frontage at 66 Nascopie Crescent to allow for Lot Frontage of 5.68 metres.

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:	Development Committee - Variance Request - 66 Nascopie Crescent - SUB2500067.docx
Attachments:	- 66 Nascopie Cres.png
Final Approval Date:	Feb 4, 2026

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

No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Theresa Walsh

Lindsay Lyghtle Brushett - Feb 4, 2026 - 4:21 PM

Jason Sinyard - Feb 4, 2026 - 4:23 PM