

DECISION/DIRECTION NOTE

Title: Request for 10% Variance on Lot Frontage
48 Mercer's Drive
SUB15

Date Prepared: March 11, 2020

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: 1

Decision/Direction Required:

To seek approval for a 10% variance of the lot frontage in order to accommodate the subdivide of a property into 2 building lots.

Discussion – Background and Current Status:

An application was submitted to subdivide the lot at 48 Mercer's Drive to create an additional building lot. The property is situated in the Residential Low Density (R1) Zone where the minimum lot frontage required is 15m. The proposed reduced frontage for the second lot will be 13.5m, which will require a 10% variance. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered.

The homestead lot will have the required frontage of 15m, but the newly created lot will have a frontage of 13.5m.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Abutting Property Owners.
3. Alignment with Strategic Directions/Adopted Plans:
4. Legal or Policy Implications: Section 8.4, Section 10.3.3 (1) (b) and Section 8.3.1 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the Regulations.

ST. JOHN'S

7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

THAT Council approve the 10% Lot Variance on the proposed lot in order to accommodate the subdivide of 48 Mercer's Drive to create that proposed lot.

Report Approval Details

Document Title:	Lot Frontage Variance request for 48 Mercer's Drive.docx
Attachments:	- 48 Mercer's Drive Lot 1.pdf
Final Approval Date:	Mar 12, 2020

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

Gerard Doran - Mar 11, 2020 - 2:05 PM

Dave Wadden - Mar 12, 2020 - 8:58 AM

Jason Sinyard - Mar 12, 2020 - 9:08 AM