

DECISION/DIRECTION NOTE

Title: Request 10% Lot Frontage Variance
45 Ryan's Place – Rural Residential Infill (RRI) Zone
DEV1800211

Date Prepared: June 3, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a 10% variance on the lot frontage at 45 Ryan's Place to accommodate development of a new building lot.

Discussion – Background and Current Status:

An application was submitted to develop the building lot at 45 Ryan's Place. The minimum frontage required in the Rural Residential Infill (RRI) Zone is 30 metres. The proposed frontage is 27 metres, which would 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 abutting property owners have been notified.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Abutting property owners.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: Section 8.4 and Section 10.41.3(1)(b) 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 St. John's Development Regulations.
7. Human Resource Implications: Not applicable.

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

Recommendation:

That Council approve the 10% lot frontage variance for the proposed new building lot at 45 Ryan's Place.

Prepared by:

Ashley Murray –Development Officer II

Approved by:

Jason Sinyard, P.Eng., MBA, Deputy City Manager –
Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	Development Committee- Request for Variance on Lot Frontage at 45 Ryan's Place- DEV1800211.docx
Attachments:	- 45Ryan'sPlace-DEV1800211.pdf
Final Approval Date:	Jun 3, 2020

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

Lindsay Lyghtle Brushett - Jun 3, 2020 - 1:02 PM

Jason Sinyard - Jun 3, 2020 - 1:21 PM