

# DECISION/DIRECTION NOTE

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**Title:** Variance Request on Lot Area  
SUB2000007  
7 Scout's Place

**Date Prepared:** June 15, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval of a 2.5% Variance on Lot Area to accommodate the development of a building lot at 7 Scout's Place.

**Discussion – Background and Current Status:**

An application was submitted to develop a residential Lot at 7 Scout's Place. The property is situated in the Rural Residential Infill (RRI) Zone where the minimum lot area requirement is 1860m<sup>2</sup>. The City of St. John's requires 262.1m<sup>2</sup> of the land to be conveyed to the City for future road widening, reducing the lot area to 1814.3m<sup>2</sup>, which will require a 2.5% Variance. Section 8.4 of the Development Regulations provides that up to a 10% Variance pertaining to lot requirements can be considered.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: St. John's Development Regulations Section 8.4 and Section 10.41.3(1)(a)
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
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 2.5% Variance for Lot Area at 7 Scout's Place to allow development of the Lot subject to the conveyance of a 262.1m<sup>2</sup> area of land to the City for future road widening.

**Prepared by:**

Andrea Roberts – Development Officer

**Approved by:**

Jason Sinyard, Deputy City Manager - Planning, Engineering & Regulatory Services

**Report Approval Details**

Document Title:	Development Committee - Request for Lot Area Variance - 7 Scouts Place - SUB2000007.docx
Attachments:	- Legal Survey - Scouts Place - St. John's.pdf
Final Approval Date:	Jun 16, 2020

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

**Lindsay Lyghtle Brushett - Jun 16, 2020 - 11:18 AM**

**Jason Sinyard - Jun 16, 2020 - 3:33 PM**