

DECISION/DIRECTION NOTE

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

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 1860m². The City of St. John's requires 262.1m² of the land to be conveyed to the City for future road widening, reducing the lot area to 1814.3m², 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.

The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" in "JOHN'S" is replaced by a stylized graphic of a signal tower or antenna.

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 262.1m² 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