

DECISION/DIRECTION NOTE

Title: Variance Request for Lot Frontage
13 Viguer's Road
SUB2000023

Date Prepared: August 11, 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 5% variance on Lot Frontage to accommodate a new Building Lot.

Discussion – Background and Current Status:

An application was submitted to subdivide property located at 13 Viguer's Road. The property is located in the Rural Residential Infill (RRI) Zone where the required minimum Lot Frontage is 30 metres. The proposed new Lot would have frontage on Main Road measuring 28.5 metres, which would require a 5% variance.

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.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

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Recommendation:

That Council approve a variance of 5% for Lot Frontage for development of a new Lot at 13 Vigeur's Road.

Prepared by:

Ashley Murray, PTech – 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 13 Vigeurs Road- SUB2000023.docx
Attachments:	- SUB2000023.pdf
Final Approval Date:	Aug 13, 2020

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

Lindsay Lyghtle Brushett - Aug 12, 2020 - 11:54 AM

Jason Sinyard - Aug 13, 2020 - 11:53 AM