

DECISION/DIRECTION NOTE

Title: Variance Request on Lot Area
174 Pearltown Road
SUB2000029

Date Prepared: August 25, 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 9% variance on Lot Area to accommodate the subdivision of property for an additional Lot 174 Pearltown Road.

Discussion – Background and Current Status:

An application was submitted to subdivide property at 174 Pearltown Road to create an additional Building Lot. The property is situated in the Rural Residential Infill (RRI) Zone where the minimum Lot Area is 1860m². The proposed Lot Area for the new Lot is 1693m², which would require a 9% 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: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
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: Written notice was given to abutting property owners 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 9% variance on Lot Area at 174 Pearltown Road to accommodate the subdivision of property to create a second Lot.

Prepared by:

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Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request for Lot Area Variance - 174 Pearltown Road - SUB2000029.docx
Attachments:	- SUBDIVIDE PLAN.pdf - Aerial Map.pdf
Final Approval Date:	Aug 26, 2020

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

Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:48 PM

Jason Sinyard - Aug 26, 2020 - 2:52 PM