

MEMORANDUM

Date: September 9, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Planning File: B.17-B.33 (13-00211)**
Application to Rezone Property Situate at “1 Bergeron Place” (Bergeron Place & Groves Road) Ward 4

An application has been received from the owner of a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place to have this land rezoned from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone for the purpose of developing a building lot for a single-detached house.

It is recommended that this application be considered for approval.

BACKGROUND

The subject property has an area of 813 m², is undeveloped, partially heavily-treed and designated Rural (RUR), per the St. John’s Municipal Plan; it is also below the 190 metre contour. On the south it abuts a developed residential property (civic # 2 Bergeron Place) that is in the Residential Medium Density (R2) Zone. Along the Southwest side of the subject property are situated the back of several semi-detached residential properties that have frontage along Seaborn Street and are in the R2 Zone, and a large block of undeveloped, vacant land with frontage along Groves Road that is owned by Fairview Investments Ltd. and in the RRI Zone. On the opposite side of Groves Road are a number of single-detached houses on large lots that are not provided with municipal water and sewer services – these are all in the RRI Zone.

The subject property is not affected by the presence of a waterway or wetland and is not affected by an overlay zone. The two streets upon which it has frontage do not have municipal water or sewer services located under them to allow a connection for the proposed building lot.

DISCUSSION

	St. John’s Municipal Plan	St. John’s Development Regulations
Current	Rural (RUR) District	Rural Residential Infill (RRI) Zone
Proposed	Residential Low Density (RLD) District	Residential Low Density (R1) Zone

ST. JOHN’S

Planning Considerations

The subject property is in the Rural Land Use District. Lands designated Rural are not intended to be provided with full municipal services during the life of the Municipal Plan. If the applicant is able to extend municipal services to the subject property, it would be in order to consider redesignating the subject property to the Residential Low Density (RLD) District.

Technical/Engineering Considerations

Municipal water and sewer services are available in the area of the subject property to service the proposed development. The municipal water, sanitary and storm sewer services are presently stubbed off at the rear of #30 and #32 Seaborn Street. The applicant will have to extend them from that point across the entire frontage of the subject property to be able to connect to City systems.

CONCLUSION and RECOMMENDATION

As the subject property is capable of being connected to municipal water and sewer services, it would be rational to rezone the subject property as requested. **It is therefore recommended that this application be considered for approval.**

If the Planning & Housing Committee concurs, it is recommended that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and then referred to a Regular Meeting of Council for initial consideration. At a later stage, a public hearing conducted by an independent commissioner appointed by Council will be required.

This is provided for the consideration of the Planning and Housing Standing Committee.

Ken O'Brien, MCIP
Chief Municipal Planner

Paul Boundridge, MCIP
Planning Coordinator

PDB/dlm



GROVES RD

SUBJECT PROPERTIES

35

BERGERON PL

13

MOUNT SCIO RD

42

40

38

36

34

32

2

4

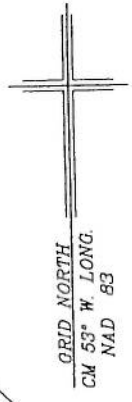
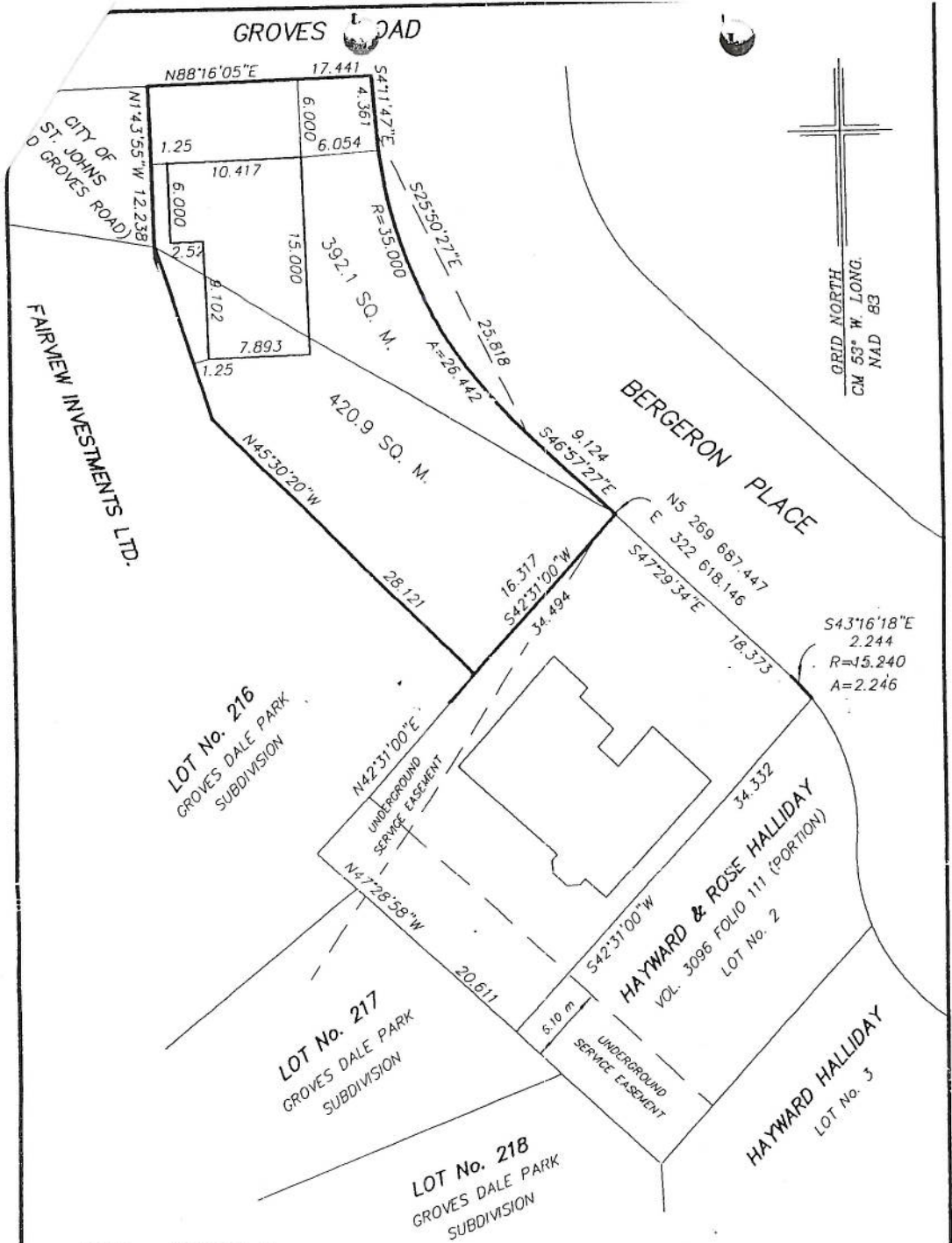
30

28

8

SEABORN ST

23



AREA = 813 SQ. M.
 ALL DISTANCES ARE METRIC
 IRON PINS AT ALL CORNERS
 REFERENCE MON
 026774 N5 269 678.555 E 320 991.717

© ARNOLD A. KING NEWFOUNDLAND LAND SURVEYOR, 2005
 UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF
 THIS LEGAL SURVEY PLAN IS PROHIBITED BY LAW
 AS OUTLINED IN THE COPYRIGHT ACT, HOWEVER,
 USE AND REPRODUCTION THEREOF BY OR ON BEHALF
 OF THE PERSON TO WHOM THIS LEGAL SURVEY IS
 CERTIFIED IS PERMITTED PROVIDED THAT NO
 ALTERATIONS WHAT SO EVER ARE MADE THERETO.

RECEIVED DEPARTMENTS OF AUG 09 2013 ENGINEERING AND PLANNING	Hawco King Renouf Limited NEWFOUNDLAND LAND SURVEYORS CANADA LANDS SURVEYOR ST. JOHN'S & MANUELS - NEWFOUNDLAND	
	PRELIMINARY SURVEY PLAN GROVES ROAD & BERGERON PLACE ST. JOHN'S	
	Scale 1 : 400	Date JAN. 2005
	Surveyed By A.K.	Job No. 05033