

# MEMORANDUM

Date: October 22, 2012

To: Chairperson and Members  
Planning and Housing Committee

Re: **Department of Planning File B-17-S.20  
Proposed Rezoning from RR to RRI Zone  
Civic No. 9 Scouts Place (Ward 5)**

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The property owner has applied to rezone a parcel of land on the south side of Scouts Place to legalize the existing under sized lot that was created by an incorrect subdivision of land. Given that the properties to the west and south of the subject property have RRI zoning, this rezoning is a logical extension of an existing zoning pattern in the area. This rezoning application is recommended for consideration of approval.

## BACKGROUND

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Existing</b>	Rural (R) District	Rural Residential (RR) Zone
<b>Proposed</b>	Same	Rural Residential Infill (RRI) Zone

The property at 9-13 Scouts Place was severed and two separate lots were created, 9 and 13 Scouts Place. Both lots were under the required size of 4,000 square metres in the RR zone. With a lot area of 2,770 sqm, 9 Scouts Place is significantly smaller than the minimum lot size and is closer to the nearby Rural Residential Infill (RRI) Zone, which requires a minimum lot size of 1,860 square metres. The frontage of the property is 49 metres which meets the Rural Residential (RR) Zone (minimum 45 metres lot frontage) and the proposed Rural Residential Infill (RRI) Zone (requiring a minimum of 30 metres lot frontage).

## PLANNING CONSIDERATIONS

The applicant is requesting a zoning amendment to make the current lot conforming. RRI Zoning currently exists to the west of this property along Donovan's Road.

1. The subject property does not meet the minimum 4,000 square metre lot size required of the Rural Residential (RR) Zone. Therefore the subject property is a non-conforming lot.

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2. The proposed zoning is Rural Residential Infill (RRI), which allows unserviced residential uses on a minimum lot size of 1,860 metres.
3. The Municipal Plan designation for this property is Rural (R) District. Under Section 1.3.2 of the Municipal Plan, this designation is used to accommodate “*rural residential infill development along existing roads, provided the quality of the rural environs is protected and the municipal services required are acceptable to the City*”.

## **SUMMARY/ RECOMMENDATION**

The proposed rezoning seeks to accommodate an existing single family lot and adjacent pieces of property which do not conform to the minimum lot size required for the Rural Residential (RR) Zone. Although attempts were made to acquire land to achieve the required minimum lot size through land assembly, it is not possible for the applicant at 9 Scouts Place to acquire enough land. Through a rezoning of the subject property and other adjacent parcels, the Rural Residential Infill (RRI) Zone would allow the zoning to better reflect the land configuration in this area of the Goulds.

It is recommended that this rezoning application merits further consideration. A Municipal Plan amendment is not required.

If the Planning and Housing Committee and Council wish to consider this rezoning, staff recommend that it be advertised for public review and comment. Upon completion of this process, the application would be referred to a future regular meeting of Council for decision.

This is provided for the Committee’s consideration.

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Ken O’Brien, MCIP  
Manager of Planning and Information

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Cliff Johnston, MCIP  
Director of Planning

MH/dlm