

MEMORANDUM

Date: October 22, 2012

To: Chairperson and Members
Planning and Housing Committee

Re: **Department of Planning File S-25-R.8
Proposed Rezoning from RR to RRI Zone
Ryan's Place – Various Properties (Ward 5)**

Several property owners have applied to rezone parcels of land along Ryan's Place from the Rural Residential (RR) Zone to the Rural Residential Infill (RRI) Zone. Given the recent widening of the road and its conversion from a private road to a public road, this zoning change would be suitable. This rezoning application is recommended for further review.

BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Urban Expansion (UEX) District	Rural Residential (RR) Zone
Proposed	Same	Rural Residential Infill (RRI) Zone

A number of years ago, several properties along the western portion of Ryan's Place were incorrectly subdivided so that they do not meet the minimum lot size of 4,000 square metres (1 acre) required in the Rural Residential (RR) Zone.

The eastern portion of Ryan's Place near Main Road is already zoned Rural Residential Infill (RRI) which permits unserviced Lots with a minimum Lot size of 1,860 square meters (½ acre). Several property owners have applied to rezone parcels of their land along Ryan's Place from the current Rural Residential (RR) Zone. Until recently, Ryan's Place was a private road. Now that Ryan's Place is a public road (though still gravel), rezoning of the western portion of the cul-de-sac could be approved and building lots can be recognized in anticipation of development applications.

There are no overlay districts or zones affecting the subject property, however, Ryan's River flows along the properties on the north side of the road.

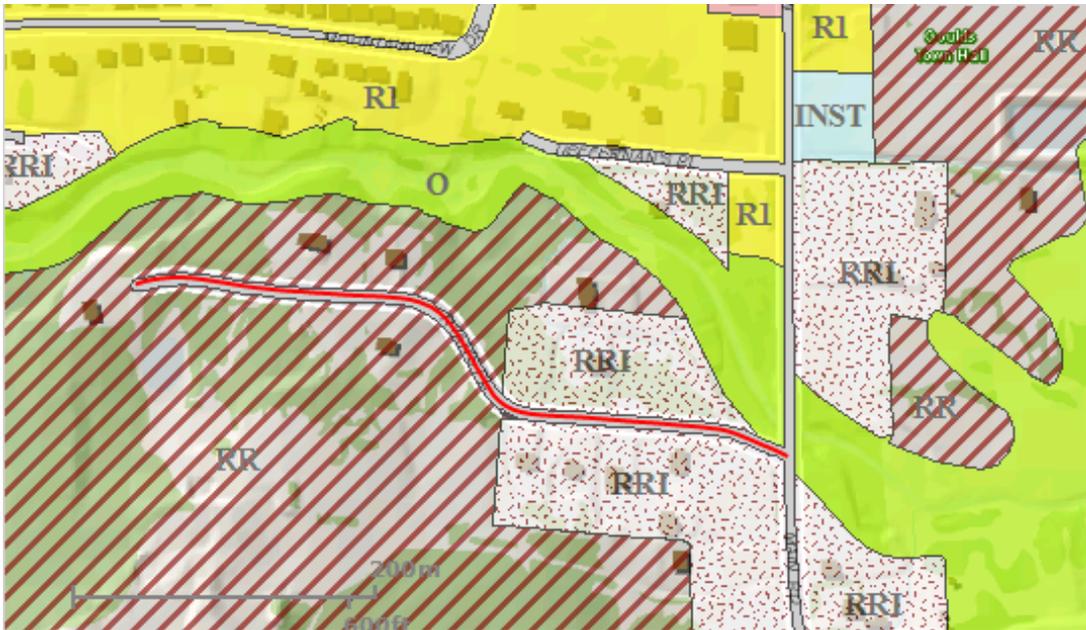
PLANNING APPROACH

St. John's Municipal Plan and Development Regulations

1. The Municipal Plan designation for properties along this road is Urban Expansion (UEX) District, used to "*identify unserviced lands which are intended to be provided with urban services in the future.*" Since this designation was put in place Ryan's Road has become a public road and it is anticipated that municipal water and sewer services may be extended in the future, though that may not occur for a number of years.

ST. JOHN'S

2. Several properties along Ryan's Place do not meet the minimum lot size of the Rural Residential (RR) Zone and are therefore non-conforming lots.
3. The proposed zoning is Rural Residential Infill (RRI), which allows unserviced residential uses on a minimum lot size of 1,860 square metres (0.5 acres).



SUMMARY/ RECOMMENDATION

This proposed rezoning would rezone the subject properties to the Rural Residential Infill (RRI) Zone. The lot size would conform to the minimum requirement for this zone, and the properties would be developable for uses as outlined in the RRI Zone.

It is recommended that this application be considered for approval. A Municipal Plan amendment would not be required. Staff recommend that the proposed rezoning be advertised for public review before being referred back to Council for a decision.

This is provided for the Committee's consideration.

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 Manager of Planning and Information

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 Director of Planning

MH/dlm