

# DECISION/DIRECTION NOTE

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**Title:** Request for 10% Side Yard Variance  
65 Feild Street  
INT2000107

**Date Prepared:** November 17, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

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**Decision/Direction Required:**

To seek approval for a 10% Side Yard variance (north side) at 65 Feild Street.

**Discussion – Background and Current Status:**

An application was submitted to construct an extension to the Dwelling at 65 Feild Street. The property is situated in the Residential High Density (R3) Zone where the minimum side yard requirement is 1.2 metres. The proposed side yard required to accommodate the extension is 1.08 metres, which would require a 10% 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: Abutting property owners have been notified.
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: Section 8.4, Section 10.5.3(5)(d) of the St. John's Development Regulations
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.

**Recommendation:**

That Council approve the 10% Side Yard variance for 65 Feild Street to allow a Side Yard requirement of 1.08 m for the proposed extension.

**Prepared by:**

Andrea Roberts P.Tech – Senior Development Officer  
Planning, Engineering and Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Request for Side Yard Variance - 65 Feild Street - INT2000107.docx
Attachments:	- Extension Location.pdf - Aerial Map.pdf
Final Approval Date:	Nov 19, 2020

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

**Lindsay Lyghtle Brushett - Nov 17, 2020 - 3:19 PM**

**Jason Sinyard - Nov 19, 2020 - 11:18 AM**