

DECISION/DIRECTION NOTE

Title: Request for Rear Yard Variance and Establish the Building Line
612 Southside Road
DEV2000176

Date Prepared: February 22, 2021

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 10% variance on the Rear Yard Setback and to establish the Building Line at 3.0 meters to accommodate a Single Detached Dwelling at 612 Southside Road.

Discussion – Background and Current Status:

An application has been submitted for the construction of a Single Detached Dwelling at 612 Southside Road. The minimum Rear Yard setback in the Residential-Medium Density (R2) Zone is 6 metres, while the proposed Rear Yard setback is 5.6 metres. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to Lot Requirements can be considered. A 10% variance would be required to allow the proposed Dwelling.

A 3.0 meter Building Line setback is also being requested, in order to accommodate the proposed Dwelling. Council has the power to establish or re-establish the Building Line for any existing Street as per Section 8.3.1. The proposed setback would be in line with existing Dwellings in the area.

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 and Section 8.3.1 of the St. John's Development Regulations.

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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% variance for the Rear Yard setback and establish the Building Line setback at 3.0 meters to accommodate construction of a Single Detached Dwelling 612 Southside Road.

Prepared by:

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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 Variance and Establish Building Line at 612 Southside Road - DEV2000176.docx
Attachments:	- 612SouthsideRd.pdf
Final Approval Date:	Feb 25, 2021

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

Lindsay Lyghtle Brushett - Feb 24, 2021 - 12:12 PM

Jason Sinyard - Feb 25, 2021 - 11:37 AM