

# DECISION/DIRECTION NOTE

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**Title:** Request for Rear Yard Variance – 19 Westmount Place – INT2300006

**Date Prepared:** February 15, 2023

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 3

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**Decision/Direction Required:** To seek approval for an 8.9% Variance on the Rear Yard setback for a Single Detached Dwelling at 19 Westmount Place.

**Discussion – Background and Current Status:**

An application was submitted for a Single Detached Dwelling at 19 Westmount Place. The property is zoned Residential Special (RA) and the minimum Rear Yard setback for a Single Detached Dwelling is 11m as per the Development Regulations. To accommodate the proposed development, a variance of 8.9% is required, resulting in a setback of 10.02 metres from the nearest wall of the proposed Dwelling to the Rear Lot Line. Section 7.4 of the Development Regulations provides that up to a 10% variance from any applicable requirement can be considered.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 7.4 "Variances" and Section 10 "Residential Special (RA) Zone".

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7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Written notices were sent to all persons whose land abuts the Development that is the subject of the Variance.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve a 8.9% Variance on the Rear Yard setback for a Single Detached Dwelling at 19 Westmount Place.

**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 Rear Yard Variance - 19 Westmount Place - INT2300006.docx
Attachments:	- 19 Westmount Place.pdf
Final Approval Date:	Feb 15, 2023

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

**Jason Sinyard - Feb 15, 2023 - 3:08 PM**