

DECISION/DIRECTION NOTE

Title: Request 9.5% Rear Yard Variance
INT1900078
130 Castle Bridge Drive

Date Prepared: August 13, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 9.5% variance on the rear yard requirement at 130 Castle Bridge Drive to accommodate a rear building extension.

Discussion – Background and Current Status:

An application was submitted to build a rear extension at 130 Castle Bridge Drive. The minimum rear yard requirement in the Residential Low Density (R1) Zone is 6 metres, the proposed rear yard will be 5.7 metres, which will require a 9.5% variance. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered. The abutting property owners have been notified, no concerns or comments have been submitted to this Department.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Abutting property owners
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 8.4 and Section 10.3.3 (1)(f) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable.

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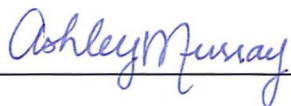
- 8. Procurement Implications: Not applicable.
- 9. Information Technology Implications: Not applicable.
- 10. Other Implications: Not applicable.

Recommendation:

It is recommended that council approve the 9.5% rear yard variance for the proposed building extension.

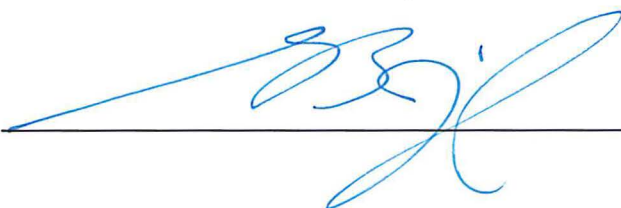
Prepared by/Date/Signature:

Ashley Murray –Development Officer II

Signature: 

Approved by/Date/Signature:

Jason Sinyard, P.Eng., MBA, Deputy City Manager –
Planning, Engineering & Regulatory Services

Signature: 

AAM/dlm

Attachments: Location Map



DISCLAIMER: This map is based on current information at the date of production.