

DECISION/DIRECTION NOTE

Title: Variance Request on the Side Yard Flanking Road Requirement
70 Diamond Marsh Drive
INT2000079

Date Prepared: August 25, 2020

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 1.67% variance for the Side Yard on Flanking Road requirement to accommodate the construction of a new Dwelling.

Discussion – Background and Current Status:

An application was submitted to construct a new Dwelling at 70 Diamond Marsh Drive. The property is situated in the Residential Low Density (R1) Zone where the minimum Side Yard on Flanking Road is 6 metres. The proposed Side Yard on Flanking Road is 5.9 metres, which would require a 1.67% variance.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
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: St. John's Development Regulations Section 8.4.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Written notice was given to abutting property owners as per Section 8.4.(3) of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable
8. Procurement Implications: Not applicable
9. Information Technology Implications: Not applicable



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10. Other Implications: Not applicable

Recommendation:

That Council approve the 1.67% variance on the Side Yard on Flanking Road requirement at 70 Diamond Marsh Drive.

Prepared by:

Ashley Murray, PTech – Development Officer II
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request for Variance for Flanking Side Yard- 70 Diamond Marsh Drive - INT2000079.docx
Attachments:	- Aerial Map.pdf - House Location.pdf
Final Approval Date:	Aug 26, 2020

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

Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:30 PM

Jason Sinyard - Aug 26, 2020 - 2:48 PM