

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback for Replacement of Dwelling
18 Long Pond Road
DEV2000127

Date Prepared: September 15, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a 27.2 metre Building Line setback for the replacement of the Dwelling at 18 Long Pond Road.

Discussion – Background and Current Status:

An application was submitted to demolish the existing dwelling and construct a new Single Detached Dwelling at 18 Long Pond Road. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback of 27.2 metres is consistent with the existing pattern of development along the street.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(c)(ii) and Section 8.3.1.
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 27.2 metre Building Line setback at 18 Long Pond Road to allow construction of a new Dwelling.

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 to establish building line at 18 Long Pond Road- DEV200089.docx
Attachments:	- 18 Long Pond.pdf
Final Approval Date:	Sep 17, 2020

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

Lindsay Lyghtle Brushett - Sep 16, 2020 - 8:55 AM

Jason Sinyard - Sep 17, 2020 - 1:55 PM