

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
23 Ryan's River Road  
SUB2000018

**Date Prepared:** September 15, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a 6.0 meter Building Line setback at 23 Ryan's River Road to allow construction of a new Dwelling.

**Discussion – Background and Current Status:**

An application was submitted for construction for a Single Detached Dwelling. 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 the new Dwelling would be 6.0 meters.

**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.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the 6.0 metre Building Line setback for 23 Ryan's River Road

**Prepared by:** Ashley Murray, PTech – Development Officer II

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee- Request to establish building line at 23 Ryans River Road- SUB2000018.docx
Attachments:	- 23 RYAN'S RIVER ROAD.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 - 10:18 AM**

**Jason Sinyard - Sep 17, 2020 - 1:54 PM**