

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
61 Boyle Street  
DEV2000174

**Date Prepared:** November 10, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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**Decision/Direction Required:**

To seek approval for a 6.0 meter Building Line setback at 61 Boyle Street.

**Discussion – Background and Current Status:**

An application was submitted for construction of 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 subject to Section 8.3.1. The proposed Building Line setback of the new Dwelling would be at 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: *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: Section 10.3.3 (c)(ii) and Section 8.3.1 of the St. John's Development Regulations.
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.

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10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the 6.0 metre Building Line setback for 61 Boyle Street.

**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 for Building Line Setback at 61 Boyle Street- DEV2000174.docx
Attachments:	- Map.png
Final Approval Date:	Nov 10, 2020

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

**Lindsay Lyghtle Brushett - Nov 10, 2020 - 11:47 AM**

**Jason Sinyard - Nov 10, 2020 - 4:28 PM**