

# DECISION/DIRECTION NOTE

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**Title:** Establish Building Line Setback  
52 Stamp's Lane

**Date Prepared:** February 9, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek approval for a 6.21meter Building Line setback at 52 Stamp's Lane.

**Discussion – Background and Current Status:**

An application was submitted for a demolition and rebuild of a Single Detached Dwelling with Subsidiary Apartment at 52 Stamp's Lane. 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 6.21 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 (1)(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.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the 6.21 metre Building Line setback for 52 Stamp's Lane.

**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 52 Stamps Lane- INT2100009.docx
Attachments:	- 52stamp'slane.pdf
Final Approval Date:	Feb 10, 2021

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

**Lindsay Lyghtle Brushett - Feb 9, 2021 - 4:29 PM**

**Jason Sinyard - Feb 10, 2021 - 10:18 AM**