

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
44 Densmore's Lane  
DEV200012

**Date Prepared:** February 10, 2021

**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 an 8 metre Building Line setback at 44 Densmore's Lane.

**Discussion – Background and Current Status:**

An application was submitted to construct a Single Detached Dwelling at 44 Densmore'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. The proposed set back of 8 metres is consistent with the varied 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: *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 8.3.1 and Section 10.3.3 (1)(c)(ii).
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 8 metre Building Line setback at 44 Densmore's Lane to accommodate the construction a Single Detached 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 Applications - Request for Building Line Setback - 44 Densmore's Lane - DEV2000012.docx
Attachments:	- Aerial Map - 44 DENSMORE'S LANE.pdf
Final Approval Date:	Feb 11, 2021

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

**Lindsay Lyghtle Brushett - Feb 10, 2021 - 2:42 PM**

**Jason Sinyard - Feb 11, 2021 - 1:05 PM**