

# DECISION/DIRECTION NOTE

---

**Title:** Establishing Building Line Setback  
67 Bay Bulls Road  
DEV2100030

**Date Prepared:** March 23, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

---

**Decision/Direction Required:**

To seek approval to establish the Building Line Setback for 67 Bay Bulls Road.

**Discussion – Background and Current Status:**

An application was submitted to construct a Single Detached Dwelling at 67 Bay Bulls 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 Building Line Setback is proposed at 10.04 metres, which is inline 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 10.04 metre Building Line setback at 67 Bay Bulls Road to accommodate the construction of a Single Detached Dwelling.

**Prepared by:**

Ashley Murray, P. Tech – Development Officer II  
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- Establish building line at 67 Bay Bulls Road - DEV2100030.docx
Attachments:	- Map.pdf
Final Approval Date:	Mar 23, 2021

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

**Lindsay Lyghtle Brushett - Mar 23, 2021 - 1:43 PM**

**Jason Sinyard - Mar 23, 2021 - 2:51 PM**