

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback - 22 Kerry Street - DEV2100041

**Date Prepared:** April 7, 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 5.54 metre Building Line setback for a new Single Detached Dwelling at 22 Kerry Street.

## **Discussion – Background and Current Status:**

An application was submitted to demolish and reconstruct a Single Detached Dwelling at 22 Kerry Street. 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 5.54 metres is measured from the covered deck of the new Dwelling, and is consistent with the varied pattern of development on 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: 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
9. Information Technology Implications: Not Applicable



10. Other Implications: Not Applicable

**Recommendation:**

That Council approve a 5.54 metre Building Line setback at 22 Kerry Street to accommodate the construction of 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 Committee - Establish Building Line at 22 Kerry Street - DEV2100041.docx
Attachments:	- Aerial Map 22 Kerry St.pdf
Final Approval Date:	Apr 8, 2021

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

**Lindsay Lyghtle Brushett - Apr 7, 2021 - 10:02 AM**

**Jason Sinyard - Apr 8, 2021 - 10:11 AM**