

DECISION/DIRECTION NOTE

Title: Establish Building Line Setback – 58 Old Bay Bulls Road-DEV2100112

Date Prepared: July 6, 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 58 Old Bay Bulls Road.

Discussion – Background and Current Status: An application was submitted to construct a Single Detached Dwelling at 58 Old 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 15.0 metres, which is in line with the 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.

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9. Information Technology Implications: Not Applicable.
10. Other Implications: Not Applicable.

Recommendation:

That Council approve the 15.0 metre Building Line Setback at 58 Old Bay Bulls Road to accommodate 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- Request to establish building line at 58 Old Bay Bulls Road - DEV2100112.docx
Attachments:	- 58OldBayBullsRd.png
Final Approval Date:	Jul 7, 2021

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

Lindsay Lyghtle Brushett - Jul 6, 2021 - 2:18 PM

Jason Sinyard - Jul 7, 2021 - 9:41 AM