

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback – 44 Fourth Pond Road - SUB2000043

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 for a 31.31m Building Line at 44 Fourth Pond Road.

Discussion – Background and Current Status: An application was submitted to subdivide and construct a Single Detached Dwelling at 44 Fourth Pond 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 proposed set back of 31.31m is consistent with the existing 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: St. John's Development Regulations Section 10.3.3(1)(c)(ii) and Section 8.3.1.
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 31.31m Building Line Setback at 44 Fourth Pond Road 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- Request for Building Line Setback at 44 Fourth Pond Road- SUB2000043.docx
Attachments:	- 44 FOURTH POND ROAD FLOODPLAIN.pdf
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 - 1:58 PM

Jason Sinyard - Jul 7, 2021 - 9:44 AM