

DECISION/DIRECTION NOTE

Title: Establish Building Line Setback – 40 Connemara Place – INT2100086

Date Prepared: September 8, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required:

To seek approval for a 5.64 metre Building Line to accommodate a front porch extension at 40 Connemara Place.

Discussion – Background and Current Status:

An application was submitted for an extension (front porch) to the Single Detached Dwelling at 40 Connemara Place. 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 Building Line of 5.64 metres is consistent with the 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) 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

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9. Information Technology Implications: Not applicable

10. Other Implications: Not applicable

Recommendation:

That Council approve a 5.64 metre Building Line at 40 Connemara Place to accommodate a front porch extension.

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 - Re-Establish Building Line at 40 Connemara Place - INT2100086.docx
Attachments:	- AERIAL MAP - 40 Connemara Place.pdf
Final Approval Date:	Sep 9, 2021

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

Lindsay Lyghtle Brushett - Sep 8, 2021 - 3:36 PM

Jason Sinyard - Sep 9, 2021 - 12:12 PM