

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
DEV1900159  
10 Maple Street

**Date Prepared:** August 27, 2019 (Date of next meeting: September 3, 2019)

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 4

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**Decision/Direction Required:**

To seek approval for a 13.36 metre Building Line setback to accommodate the reconstruction of a dwelling at 10 Maple Street.

**Discussion – Background and Current Status:**

An application was submitted to demolish and reconstruct a dwelling at 10 Maple 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 13.36 metres is approximately 1 metre closer than the previous dwelling, however this setback is consistent with varied pattern of development of the other properties 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: Not applicable.
4. Legal or Policy Implications:  
Section 10.3.3 (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.

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The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font, with a stylized circular emblem containing a wave-like pattern between the "J" and "O".

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 13.36 metre Building Line setback.

**Prepared by/Signature:**

Andrea Roberts – Development Officer

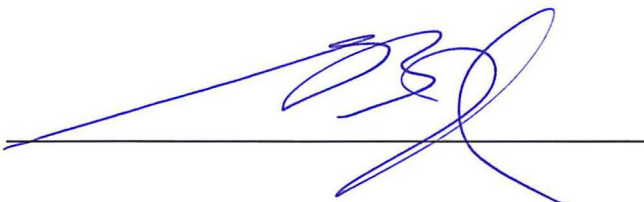
Signature: \_\_\_\_\_



**Approved by/Date/Signature:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager,  
Planning, Development and Regulatory Services

Signature: \_\_\_\_\_



AAR/dlm

**Attachments:**

Location Map  
House Location