

DECISION/DIRECTION NOTE

Title: Set Zone Standards for Proposed Single Detached Dwelling – 661 Thorburn Road – DEV2200102

Date Prepared: April 1, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request for Council to set the Zone Standards for a Single Detached Dwelling in the Watershed Zone at 661 Thorburn Road.

Discussion – Background and Current Status:

An application was approved by Council in 2022 to rebuild an existing non-conforming, Single Detached Dwelling at 661 Thorburn Road. The house location had been set in January 2025, but the applicant has since decided to relocate the dwelling. Subject to **Section 10, Watershed (W) Zone** of the **Development Regulations**, the Zone Standards shall be in the discretion of Council.

The proposed Zone Standards area:

- Building Line – 40.74m
- Side Yard – West: 2.83m
- Side Yard - East: 24.12m

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

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5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Watershed (W) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed Zone Standards in the Watershed Zone to allow the rebuild of a Single Detached Dwelling at 661 Thorburn Road as follows:

- Building Line – 40.74m
- Side Yard – West: 2.83m
- Side Yard - East: 24.12m

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 - Zone Standards for Single Detached Dwelling – 661 Thorburn Road - DEV2200102.docx
Attachments:	- Aerial Map Zoom.pdf - 661 Thorburn plan.pdf
Final Approval Date:	Apr 3, 2025

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

Jason Sinyard - Apr 3, 2025 - 9:46 AM