

DECISION/DIRECTION NOTE

Title: Establish Building Line – 26 Cemetery Lane – INT2500045

Date Prepared: July 8, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley

Ward: Ward 5

Decision/Direction Required:

To approve the proposed Building Line Setback for 26 Cemetery Lane.

Discussion – Background and Current Status:

An application was received for an extension to an existing Dwelling at 26 Cemetery Lane. The property is zoned Residential 1 (R1) Zone, which has a building line setback of 6 meters. Notwithstanding **Section 10 Zone Standards** of the **St. John's Development Regulations**, Council can establish the Building Line at any point or place deemed appropriate for a Lot. The Building Line for the proposed extension is at 5.87 meters, which is not out of character with surrounding development.

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.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.

ST. JOHN'S

7. Legal or Policy Implications: **St. John's Development Regulations Section 7.2 "Building Lines and Sight Lines,"** and **Section 10 "Residential 1 (R1) 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 5.87 meter Building Line to accommodate the building extension at 26 Cemetery Lane.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	Development Committee- Establish Building Line Setback - 26 Cemetery Lane - INT2500045.docx
Attachments:	- 26CemeteryLn.png
Final Approval Date:	Jul 8, 2025

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

Lindsay Lyghtle Brushett - Jul 8, 2025 - 12:55 PM

Jason Sinyard - Jul 8, 2025 - 2:20 PM