

DECISION/DIRECTION NOTE

Title: Establish Building Line – 15 Beaumont Street - DEV2500121

Date Prepared: July 22, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To approve the proposed Building Line Setback for 15 Beaumont Street.

Discussion – Background and Current Status:

An application was received for the construction of a new dwelling at 15 Beaumont Street, which was recently demolished due to a fire. The property is zoned Residential 2 (R2) Zone, which has a building line setback of 6 meters. The original dwelling had a 0 metre building line. 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 new dwelling is 4.12 meters. Setbacks for dwellings along this street vary and the proposed setback provides landscaping and snow storage space.

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.

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7. Legal or Policy Implications: **St. John's Development Regulations Section 7.2 "Building Lines and Sight Lines,"** and **Section 10 "Residential 2 (R2) 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 4.12 meter Building Line setback to accommodate the construction of the new dwelling at 15 Beaumont Street.

Prepared by:

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Approved by:

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Report Approval Details

Document Title:	Development Committee- Establish Building Line - 15 Beaumont Street- DEV2500121.docx
Attachments:	- 15Beaumont.png
Final Approval Date:	Jul 23, 2025

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

Lindsay Lyghtle Brushett - Jul 23, 2025 - 9:49 AM

Jason Sinyard - Jul 23, 2025 - 10:14 AM