

DECISION/DIRECTION NOTE

Title: Establish the Building Line - 54 Welland Street- SUB2500002

Date Prepared: August 19, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 3

Decision/Direction Required:

To approve a Building Line Setback at 54 Welland Street.

Discussion – Background and Current Status:

An application was received for the construction of a new Dwelling at 54 Welland Street. The property is zoned Residential 3 (R3), which has a building line setback of 4.5 metres. Notwithstanding Zone Standards under **Section 10** of the **St. John's Development Regulations**, Council can establish the Building Line at any point or place deemed appropriate for a Lot. The proposed Building Line for the new dwelling is 4.05 metres. 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 3 (R3) 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 4.05 metre Building Line setback at 54 Welland Street to accommodate construction of a new dwelling.

Prepared by:

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Approved by:

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Report Approval Details

Document Title:	DEVELOPMENT COMMITTEE- 54 Welland Street- SUB2500002 - Establish Building Line.docx
Attachments:	- August 19 2025.pdf
Final Approval Date:	Aug 20, 2025

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

Lindsay Lyghtle Brushett - Aug 20, 2025 - 10:48 AM

Jason Sinyard - Aug 20, 2025 - 3:35 PM