

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
DEV1900240  
7 Waterford Heights South

**Date Prepared:** January 14, 2020

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

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

**Ward:** 5

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**Decision/Direction Required:**

To seek approval for a 10 meters Building Line setback at 7 Waterford Heights South to accommodate the construction of a new dwelling.

**Discussion – Background and Current Status:**

An application was submitted for a demo/rebuild for a single-family dwelling. 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 the new dwelling will be at 10 meters which is in line with the surrounding properties.

**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 8.4, 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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9. Information Technology Implications: Not applicable.

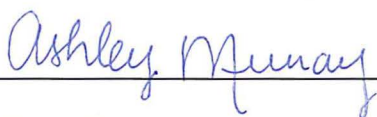
10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 10 metres Building Line setback for 7 Waterford Heights South.

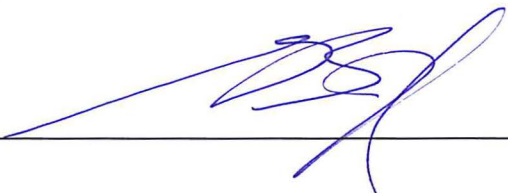
**Prepared by/Signature:**

Ashley Murray – Development Officer II

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

**Approved by/Date/Signature:**

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

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

AAM/dlm

**Attachments:** Location Map



