

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
DEV1900230
18 Long Pond Road

Date Prepared: December 17, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To seek approval for a 20.58-meter Building Line setback at 18 Long Pond Road to accommodate the construction of a new dwelling.

Discussion – Background and Current Status:

An application was submitted to demolish the existing property and construct a new dwelling on the building lot. 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 20.58 meters which is in line with the existing dwelling.

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.

ST. JOHN'S

9. Information Technology Implications: Not applicable.

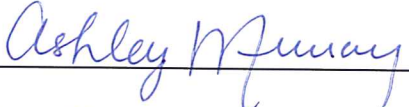
10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the 20.58 metre Building Line setback for 18 Long Pond Road.

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

