

# DECISION/DIRECTION NOTE

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**Title:** Establish Building line for proposed subdivide  
47 Bell's Turn  
SUB2000005

**Date Prepared:** March 10, 2020

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

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

**Ward:** 4

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**Decision/Direction Required:**

To seek approval to establish a 10.14 meters Building Line setback at 47 Bell's Turn to accommodate the subdivide and construction of a new dwelling.

**Discussion – Background and Current Status:**

An application was submitted to subdivide the property to develop and construct a single-family dwelling on the additional building lot requested. 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 setback of the new dwelling will be at 10.14 meters

**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:**

**THAT Council approve the proposed 10.14 meter building line at 47 Bell's Turn to allow for the subdivide of the building lot.**

### Report Approval Details

Document Title:	Establish Building Line for proposed subdivide at 47 Bell's Turn SUB2000005.docx
Attachments:	- 47 Bell's Turn.png
Final Approval Date:	Mar 12, 2020

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

**Gerard Doran - Mar 11, 2020 - 9:41 AM**

**Dave Wadden - Mar 11, 2020 - 1:44 PM**

**Jason Sinyard - Mar 12, 2020 - 1:53 PM**