

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback for Front Extension  
INT2000031  
14 Tunis Court

**Date Prepared:** April 22, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek approval for a 4.5 metre Building Line setback to accommodate the construction of a front porch at 14 Tunis Court.

**Discussion – Background and Current Status:**

An application was submitted to construct a 1.6m x 2.2m extension on the front of the dwelling to accommodate a front porch. 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 original setback is 6.1m, and the proposed reduced set back of 4.5m is consistent with varied pattern of development of the other properties on the street.

**Key Considerations/Implications:**

1. Budget/Financial Implications: NA
2. Partners or Other Stakeholders: NA
3. Alignment with Strategic Directions/Adopted Plans: NA
4. Legal or Policy Implications:  
Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: NA
6. Engagement and Communications Considerations: NA
7. Human Resource Implications: NA
8. Procurement Implications: NA

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9. Information Technology Implications: NA

10. Other Implications: NA

**Recommendation:**

That Council approve 4.5 metre Building Line setback at 14 Tunis Court in order to accommodate the 1.6m x 2.2m extension on the front of the property for a porch.

**Prepared by:**

Andrea Roberts – Senior Development Officer

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**Approved by:**

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

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**Report Approval Details**

Document Title:	Development Committee - Request for Building Line Setback for Front Extension - 14 Tunis Court - INT2000031.docx
Attachments:	- Tunis Court 14 Map.pdf - Tunis Court 14 Survey.pdf
Final Approval Date:	Apr 22, 2020

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

**Dave Wadden - Apr 22, 2020 - 1:31 PM**

**Jason Sinyard - Apr 22, 2020 - 3:54 PM**