

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback in the Residential Low Density (R1) Zone  
23 Chafe's Lane  
INT2000054

**Date Prepared:** June 30, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a 22.865 meter Building Line Setback at 23 Chafe's Lane to accommodate the construction of a new Single Detached Dwelling.

**Discussion – Background and Current Status:**

An application was submitted for the construction of a Single Detached Dwelling. The property is located 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 would be set at 22.865 meters in order to accommodate Government Services requirements for well and septic.

**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: St. John's Development Regulations Section 10.3.3 (c) (ii) and Section 8.3.1
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.



10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the 22.865 metre Building Line setback for 23 Chafe's Lane.

**Prepared by:**

Ashley Murray – Development Officer II

**Approved by:**

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

**Report Approval Details**

Document Title:	Request for Building Line Setback at 23 Chafe's Lane.docx
Attachments:	- 23Chafe'sLane.pdf
Final Approval Date:	Jul 3, 2020

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

**Lindsay Lyghtle Brushett - Jun 30, 2020 - 2:57 PM**

**Jason Sinyard - Jul 3, 2020 - 12:18 AM**