

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback for Reconstruction
DEV2000065
113 Rennie's Mill Road

Date Prepared: July 14, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a 6.73 metre Building Line Setback to accommodate the reconstruction of a Dwelling at 113 Rennie's Mill Road.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct the Dwelling at 113 Rennie's Mill Road. 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 for the Dwelling was 7.9 metres, while the new proposed Building Line Setback is 6.73 metres as measure from the front porch, which is consistent with the varied development pattern of other properties on the street.

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.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council approve a 6.73 metre Building Line Setback at 113 Rennie's Mill Road to accommodate the reconstruction of the Dwelling.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request for Building Line Setback - 113 Rennies Mill Road - DEV2000065.docx
Attachments:	- Location Map.pdf
Final Approval Date:	Jul 14, 2020

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

Lindsay Lyghtle Brushett - Jul 14, 2020 - 2:48 PM

Jason Sinyard - Jul 14, 2020 - 4:42 PM