

DECISION/DIRECTION NOTE

Title: Establish Building Line Setback
29 Beaver Brook Drive
INT2000076

Date Prepared: August 11, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a 6.0 meter Building Line setback at 29 Beaver Brook Drive to accommodate the construction of a new Dwelling.

Discussion – Background and Current Status:

An application was submitted for construction for a single-family dwelling. 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 would be at 6.0 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: 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.

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10. Other Implications: Not applicable.

Recommendation:

That Council approve the 6.0 metre Building Line setback for 29 Beaver Brook Drive.

Prepared by:

Ashley Murray, PTech – Development Officer II

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Establish building line at 29 Beaver Brooke Drive- INT2000076.docx
Attachments:	- INT2000076.png
Final Approval Date:	Aug 13, 2020

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

Lindsay Lyghtle Brushett - Aug 12, 2020 - 12:12 PM

Jason Sinyard - Aug 13, 2020 - 11:52 AM