

DECISION/DIRECTION NOTE

Title: Request to Set Building Line Setback
10 Carriage Lane
DEV2000090

Date Prepared: July 28, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek approval for a 6.36 metre Building Line Setback for a new Single Detached Dwelling at 10 Carriage Lane.

Discussion – Background and Current Status:

An application was submitted to develop a vacant property at 10 Carriage Lane. 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 6.36 metres is measured from the Dwelling to the edge of the condominium common area along Topsail Road and is consistent with the varied pattern of development 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(1)(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 6.36 metre Building Line setback at 10 Carriage Lane to accommodate the construction of a Single Detached 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 - 10 Carriage Lane - DEV2000090.docx
Attachments:	- House Location.pdf - Aerial Map.pdf
Final Approval Date:	Jul 29, 2020

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

Lindsay Lyghtle Brushett - Jul 28, 2020 - 4:45 PM

Jason Sinyard - Jul 29, 2020 - 8:13 PM