

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback for Single Detached Dwelling
10 Carriage Lane
DEV2000090

Date Prepared: August 11, 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 6.08 metre Building Line setback for a new dwelling at 10 Carriage Lane.

Discussion – Background and Current Status:

An application was submitted to develop the 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 6.08 metres from the Dwelling to the edge of the condominium area along Topsail Road is consistent with the varied pattern of development of the other properties on the street. A previous setback of 6.36 was approved by Council on August 4th; however, the applicant has since changed the location of the dwelling.

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 6.08 metre Building Line Setback at 10 Carriage Lane to accommodate the construction of a 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 - Revised Request for Building Line Setback - 10 Carriage Lane - DEV2000090.docx
Attachments:	- Aerial Map.pdf - House Location.pdf
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 - 9:14 AM

Jason Sinyard - Aug 13, 2020 - 9:58 AM