

# DECISION/DIRECTION NOTE

---

**Title:** Request to Establish the Building Line  
6 McLea Place SUB2

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

---

**Decision/Direction Required:**

To seek approval to establish the Building Line at 6 McLea Place to accommodate the construction of a Dwelling.

**Discussion – Background and Current Status:**

An application was submitted for the construction of a new Dwelling at 6 McLea Place. The property is located in the Residential-Special (RA) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback is requested at 8 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 10.1.3(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.

**ST. JOHN'S**

**Recommendation:**

That Council approve the 8 meter Building Line setback for 6 McLea Place.

**Prepared by:**

Ashley Murray, P. Tech, Development Officer II  
Planning, Engineering & Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Request to Establish Building Line - 6 McClea Place - DEV2000025.docx
Attachments:	- 6 MCLEA PLACE.pdf - 20180629 McLea Park Site Plan.pdf
Final Approval Date:	Aug 26, 2020

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

**Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:20 PM**

**Jason Sinyard - Aug 26, 2020 - 2:50 PM**