

# DECISION/DIRECTION NOTE

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**Title:** Request to Establish the Building Line Setback for Building Extension - 395 East White Hills Road - DEV2100049

**Date Prepared:** May 5, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:**

To seek approval from Council to establish a Building Line setback of 18.83 metres at 395 East White Hills Road.

**Discussion – Background and Current Status:**

An application was submitted to construct a 1161.6m<sup>2</sup> extension to the Building at 395 East White Hills Road, resulting in a Building Line setback of 18.83 metres from the front property line. Zoning for the property is Commercial Industrial (CI), where the minimum Building Line setback is 20 metres.

As per Section 8.3.1. of the Development Regulations, Council has the power to establish or reestablish the Building Line and shall require that any new Buildings constructed on Lots on existing Streets or Service Streets be built on or at any specific point behind the established Building Line. The proposed setback of 18.83 metres would allow the building extension to be in line with the existing building due to the orientation of the front property line, otherwise the extension would need to be stepped back.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans:  
*St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.27.5(f) 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

**Recommendation:**

That Council establish the Building Line at 18.83 metres to accommodate the building extension at 395 East White Hills Road.

**Prepared by:**

Andrea Roberts P.Tech – Senior Development Officer  
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 - Establish Building Line at 395 East White Hills Road - DEV2100049.docx
Attachments:	- Location Map - 395 East White Hills Road.pdf - PLAN - 395 East White Hills Road.pdf
Final Approval Date:	May 6, 2021

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

**Lindsay Lyghtle Brushett - May 5, 2021 - 6:33 PM**

**Jason Sinyard - May 6, 2021 - 11:57 AM**