

# DECISION/DIRECTION NOTE

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**Title:** Request to Re-establish Building Line  
INT1900070  
16 Halifax Street

**Date Prepared:** July 16, 2019

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 1

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**Decision/Direction Required:**

To seek approval to re-establish the building line at 16 Halifax Street in order to accommodate the construction of a front extension to the dwelling.

**Discussion – Background and Current Status:**

An application was submitted to construct an extension onto to the front of the existing dwelling. Council shall have the power to establish or re-establish the Building Line for any existing Street. The proposed set back of the dwelling will be at 4.5 metres.

**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:  
Section 8.4, Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
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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The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font, with a stylized circular emblem containing three curved lines representing a signal or a crest.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 4.5 metre Building Line setback for 16 Halifax Street.

**Prepared by/Signature:**

Ashley Murray – Development Officer II

Signature: \_\_\_\_\_

*Ashley Murray*

**Approved by/Date/Signature:**

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

Signature: \_\_\_\_\_

*Jason Sinyard*

AAM/dlm

**Attachments:** Location Map



