

DECISION/DIRECTION NOTE

Title: Establishment of the Building Line – 130 Shoal Bay Road – SUB2400067

Date Prepared: June 24, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To reject the proposed Building Line Setback for 130 Shoal Bay Road.

Discussion – Background and Current Status:

An application was received to subdivide 130 Shoal Bay Road to create a second Lot. The property is zoned Rural Residential Infill (RRI) Zone, while the rear half of the property is zoned Rural (RUR) where the existing dwelling is located. An RRI Lot requires 30 metres Frontage, which is measured at the minimum Building Line (6 metres in depth).

Notwithstanding **Section 10 Zone Standards** of the **St. John's Development Regulations**, Council can establish the Building Line at any point or place deemed appropriate for a Lot. The Building Line for the proposed second Lot cannot meet the required frontage at 6 metres; the applicant is proposing to set the building line at 50.14metres to have enough Lot Frontage for subdivision approval.

The property has limited frontage on Shoal Bay Road, and the proposed configuration creates a narrow, flag-like access that would make the existing dwelling a backlot development (a house behind another house). Backlot development is more common in older parts of the city, where development was done in a piecemeal way over the years. In newer neighbourhoods, development tends to be more uniform with regular lot sizes and a more standard streetscape. In 2021, Council provided direction to staff about backlot development and irregular shaped Lots; Council was not opposed to backlot development where the Lot being created had the required frontage at the minimum Building Line. Council did not wish to see the creation of long, narrow accesses for residential Lots where the Building Line was set back from the Street. Such a configuration can lead to problems with (future) municipal servicing, civic numbering, and finding a property in an emergency. Based on Council's previous direction, staff recommend not to establish a Building Line, therefore subdivision of the property would not be approved.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Not applicable.

3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 7.2 "Building Lines and Sight Lines" and Section 10 "Rural Residential Infill (RRI) Zone".**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council reject the Building Line Setback of 50.14 metres for a second Lot at 130 Shoal Bay Road due to the irregular shaped parcel of land created by the proposed subdivision of the land.

Prepared by:

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Approved by:

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Report Approval Details

Document Title:	Development Committee - Establishment of the Building Line - 130 Shoal Bay Road - SUB2400067.docx
Attachments:	- June 24 2025.pdf - 130 SHOAL BAY ROAD.pdf
Final Approval Date:	Jun 25, 2025

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

Jason Sinyard - Jun 25, 2025 - 9:52 AM