

# DECISION/DIRECTION NOTE

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**Title:** Set Agriculture Zone Standards for Single Detached Dwelling – 544 Foxtrap Access Road – DEV2400097

**Date Prepared:** March 4, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 5

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**Decision/Direction Required:**

Request for Council to set the zone standards for a Single Detached Dwelling associated with an existing Agricultural Use at 544 Foxtrap Access Road.

**Discussion – Background and Current Status:**

An application was submitted to construct a Single Detached Dwelling which is associated with an existing Agricultural Use at 544 Foxtrap Access Road, which is an unserviced lot. As per the Agriculture (AG) Zone, “zone standards for all other uses shall be in the discretion of Council.” The Land Development Advisory Authority, under the Provincial Department of Fisheries, Forestry and Agriculture gave approval for the proposed development.

The proposed development will have the following Zone Standards:

- Lot Area: 2.3 hectares
- Lot Frontage: 62.13 meters
- Building Line: 75.5 meters
- Building Height: 6 meters
- Side Yards: 9.5 meters & 26 meters
- Rear Yard: 269 meters

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
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 10 "Agriculture (AG) 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 approve the proposed Zone Standards for a Single Detached Dwelling associated with an existing Agricultural Use at 544 Foxtrap Access Road as follows:

Lot Area: 2.3 hectares

Lot Frontage: 62.13 meters

Building Line: 75.5 meters

Building Height: 6 meters

Side Yards: 9.5 meters & 26 meters

Rear Yard: 269 meters

**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 - 544 Foxtrap Access Road - DEV2400097.docx
Attachments:	- Zoning.pdf - 544 Foxtrap Site Plan.pdf
Final Approval Date:	Mar 4, 2025

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

**Lindsay Lyghtle Brushett - Mar 4, 2025 - 1:26 PM**

**Jason Sinyard - Mar 4, 2025 - 4:27 PM**