

# DECISION/DIRECTION NOTE

**Title:** Request for Rear Yard Variance – 94-96 Forest Pond Road – INT2500038

**Date Prepared:** June 24, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a 10% Variance on the Rear Yard Setback at 94-96 Forest Pond Road.

**Discussion – Background and Current Status:**

An application was submitted at 94-96 Forest Pond Road for a proposed extension to the Single Detached Dwelling. The applicant is requesting a Variance of 10% on the Rear Yard Setback, which would allow a setback of 5.4 metres for the extension. The minimum Rear Yard setback for a Single Detached Dwelling in the Residential Rural Infill (RRI) Zone is 6 metres.

**Section 7.4 of the St. John's Development Regulations** allows up to a 10% Variance from any applicable requirement to be considered. Notices were issued to all abutting properties; no submissions were received.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Notices sent to abutting property owners.
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.

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7. Legal or Policy Implications: **St. John's Development Regulations Section 7.4 "Variance" 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 approve a 10% Variance, which will result in a Rear Yard Setback of 5.4 metres at 94-96 Forest Pond Road for the proposed extension to the Single Detached Dwelling.

**Prepared by:**

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**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Variance on Rear Yard - 94-96 Forest Pond Road - INT2500038.docx
Attachments:	- 96 FOREST POND 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 - 9:50 AM**