

Decision Note

Title:	Request for Side Yard Variance – 23 Shoal Bay Road – SUB2600015
Date Prepared:	April 14, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	Ward 5

Decision/Direction Required:

To seek approval for a variance on the Side Yard setback at 23 Shoal Bay Road.

Discussion – Background and Current Status:

An application was submitted to subdivide 23 Shoal Bay Road to create an additional lot. The applicant is seeking a 0.83% variance to allow a side yard setback of 1.19m. The side yard for a Single Detached Dwelling in the Residential 1 (R1) Zone is 1.2 metres. **Section 7.4 of the St. John's Development Regulations** allows up to a 10% Variance from any applicable requirement, as long as the cumulative effect is not greater than 10%. Notices were issued to all abutting properties, and no submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Interested Parties: Abutting Property Owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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 7.4 "Variance" and Section 10 "Residential 1 (R1) 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. Information Management Implications: Not Applicable.
14. Other Implications: Not Applicable.

Recommendation:

That Council approve a 0.83% Variance at 23 Shoal Bay Road to allow a Side Yard setback of 1.19 metres.

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- Variance on Side Yard - 23 Shoal Bay Road - SUB2600015.docx
Attachments:	- 23ShoalBayRd.png
Final Approval Date:	Apr 14, 2026

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

Lindsay Lyghtle Brushett - Apr 14, 2026 - 12:09 PM

Jason Sinyard - Apr 14, 2026 - 4:35 PM