

DECISION/DIRECTION NOTE

Title: Request for Increased Height for an Accessory Building in the Watershed
88 Clarke's Hillview Road, Town of Paradise
INT2000088

Date Prepared: September 29, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required:

To reject the proposed increase in height for an Accessory Building located in the Watershed at 88 Clarke's Hillview Road, Town of Paradise.

Discussion – Background and Current Status:

A request has been submitted by the Town of Paradise for an increase in height for a residential Accessory Building, located in the Watershed at 88 Clarke's Hillview Road. The proposed Accessory Building would have a total floor area of 45m² and a total height of 4.4m.

The Watershed Agreement between the City of St. John's and the Town of Paradise allows the Town to process applications for Accessory Buildings with a maximum floor area of 45m² and a maximum height of 4m. There is no provision in the Agreement to allow a variance to increase height above 4m.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2019-2029: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Watershed Agreement between the City of St. John's and the Town of Paradise.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

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7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council reject the proposed height increase to 4.4m for an Accessory Building at 88 Clarke's Hillview Road, Town of Paradise, as it is contrary to the the Watershed Agreement between the City of St. John's and the Town of Paradise.

Prepared by:

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Approved by:

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Attachments: Location Map

Report Approval Details

Document Title:	Development Committee - Increased Height for Accessory Building - Watershed, Town of Paradise - INT2000088.docx
Attachments:	- Location Map - 88 Clarke's Hillview Road.pdf
Final Approval Date:	Sep 30, 2020

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

Lindsay Lyghtle Brushett - Sep 30, 2020 - 10:55 AM

Jason Sinyard - Sep 30, 2020 - 11:07 AM