

DECISION/DIRECTION NOTE

Title: Request for an Accessory Building in the Rural Zone
467 Thorburn Road
INT2000101

Date Prepared: October 28, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek approval to construct an Accessory Building in the Rural (R) Zone at 467 Thorburn Road.

Discussion – Background and Current Status:

An application was submitted to construct a 15.6m² Accessory Building at the rear of the existing Dwelling at 467 Thorburn Road. The property is situated in the Rural (R) Zone where an Accessory Building is neither a Permitted or Discretionary Use. However, Section 8.3.7. of the Development Regulations grants Council the Discretionary Power to allow an Accessory Building related to the existing Dwelling. The proposed Accessory Building will be compliant with the maximum size permitted as per Section 8.3.6 of the Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John'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: St. John's Development Regulations Section 8.3.6 and Section 8.3.7.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

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

Recommendation:

That Council approve the construction of a 15.6m² Accessory Building at 467 Thorburn Road.

Prepared by:

Andrea Roberts P.Tech – Senior Development Officer
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 - Request for Accessory Building in the Rural Zone - 467 Thorburn Road - INT2000101.docx
Attachments:	- Site Plan.pdf - Aerial Map - 467 THORBURN ROAD.pdf
Final Approval Date:	Oct 29, 2020

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

Lindsay Lyghtle Brushett - Oct 29, 2020 - 10:24 AM

Jason Sinyard - Oct 29, 2020 - 12:27 PM