

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Watershed - 81 Southern Shore Highway – INT2100033

Date Prepared: April 21, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for an Accessory Building in the Watershed at 81 Southern Shore Highway.

Discussion – Background and Current Status:

An application was submitted for a 20' x 20' (37.2m²) Accessory Building at 81 Southern Shore Highway, which is located within the Bay Bulls Big Pond protected watershed and is zoned Watershed (W). Accessory Buildings are not listed as a Use within the Watershed (W) Zone, but subject to Section 8.3.7 of the Development Regulations, Council has the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses.

Council has regularly allowed Accessory Buildings in the watershed when associated with long standing residential uses. However, Council has the discretion to set the size and number of Accessory Buildings allowed. Council has consistently limited the number of Accessory Buildings to only one per Lot and has limited the maximum floor area to 16' x 20' (30m²), which was determined to be an acceptable size to accommodate residential needs. Accessory Buildings must also conform to all other requirements (location and height) as indicated under 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: Not applicable.
4. Legal or Policy Implications: St. John's Development Regulations Section 8.3.6, Section 8.3.7 and Section 10.46.
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 approve the application for an Accessory Building in the Watershed (W) Zone at 81 Southern Shore Highway with the conditions that the size is limited to a 30m², any existing Accessory Buildings on the Lot must be removed and that the Accessory Building meets all other requirements under Section 8.3.6 of the Development Regulations.

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 - Request for Accessory Building in the Watershed Zone - INT2100033.docx
Attachments:	- Aerial Map -81 SOUTHERN SHORE HIGHWAY.pdf
Final Approval Date:	Apr 22, 2021

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

Lindsay Lyghtle Brushett - Apr 21, 2021 - 3:06 PM

Jason Sinyard - Apr 22, 2021 - 9:24 AM