

DECISION/DIRECTION NOTE

Title: Proposed Subdivide in the Watershed - 111-125 Dogberry Hill Road Extension – INT2100034

Date Prepared: June 30, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required:

Proposed subdivision to create three (3) additional Lots at 111-125 Dogberry Hill Road Extension in the Broad Cove River Watershed, Town of Portugal Cove - St. Phillip's.

Discussion – Background and Current Status:

An application has been referred from the Town of Portugal Cove - St. Phillip's requesting permission to subdivide a vacant Lot at 111-125 Dogberry Hill Road Extension to create 3 additional lots. No development approval has been requested.

The existing lot has an area of 3.92 hectares and is proposed to be subdivided to create 3 additional lots (Lot 1 - 1976.5m², Lot 2 -1950m², Lot 3 - 2010.2m² and 3.339 hectares will remain in the existing Lot). Majority of the land is located within the Little Powers Pond Watershed Boundary, which feeds into the Broad Cove River Watershed.

Lots 2 and 3 (shown on the attached plan) are situated solely within the Broad Cove River Watershed. By allowing subdivision of the new Lots, it implies the land could potentially be developed in the future. Under Section 104(4) of the City of St. John's Act, the construction of a new Dwelling on vacant land in the Watershed is not allowed. Lot 1 is outside the Watershed and is within the jurisdiction of the Town, and there are no concerns with this area.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Town of Portugal Cove- St. Phillip's
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: City of St. John's Act Section 104.
5. Privacy Implications: Not applicable.

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6. Engagement and Communications Considerations: Not applicable.
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 subdivision of Lots 2 and 3 as they are located solely within the Broad Cove Watershed. Lot 1 is located outside the Watershed and is in the jurisdiction of the Town of Portugal Cove- St. Phillip's.

Prepared by:

Ashley Murray, P. Tech – Development Officer II
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 Lot Subdivision in Watershed at 111-125 Dogberry Hill Road Ext- INT2100035.docx
Attachments:	- 111-125 DOGBERRY HILL ROAD EXT_2.pdf
Final Approval Date:	Jul 5, 2021

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

Lindsay Lyghtle Brushett - Jul 5, 2021 - 12:11 PM

Jason Sinyard - Jul 5, 2021 - 1:38 PM