

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building – 48 Barrows Road – INT2100054

Date Prepared: May 26, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval for an Accessory Building (swimming pool, deck and fence) in the Open Space (O) Zone at 48 Barrows Road.

Discussion – Background and Current Status:

An application was submitted to construct a swimming pool with surrounding deck and fence at 48 Barrows Road. Both a swimming pool and deck are classified as an Accessory Building within the Development Regulations. The proposed fence is required for safety purposes around the structure. The portion of the property where the proposed Uses are located is within the Open Space (O) Zone where an Accessory Building is neither a Permitted nor Discretionary Use. Section 8.3.7 of the Development Regulations grants Council the discretionary power to allow an Accessory Building related to an existing Use.

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 8.3.7.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

ST. JOHN'S

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed Accessory Building (swimming pool, deck and fence) in the Open Space (O) Zone at 48 Barrows Road.

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 Accessory Building in Open Space (O) Zone at 48 Barrow's Road- INT2100054.docx
Attachments:	- 48Barrow'sRoad.png
Final Approval Date:	May 26, 2021

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

Lindsay Lyghtle Brushett - May 26, 2021 - 2:32 PM

Jason Sinyard - May 26, 2021 - 2:48 PM