

DECISION/DIRECTION NOTE

Title: Proposed Demolition and Rebuild of Dwelling
26A King's Hill Road
Town of Portugal Cove-St. Philips – INT1700084

Date Prepared: July 31, 2019 (Date of Next Meeting: August 6, 2018)

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development Lead

Ward: Not applicable.

Decision/Direction Required:

To seek Council approval in regard to a referral to build a 100m² dwelling located in the Broad Cove Watershed under the Small Home Rebuilding Extension Policy.

Discussion – Background and current status:

The site is located in the Town of Portugal Cove-St. Philips and is also within the Broad Cove Watershed. Management of Development of the watershed zoned lands are controlled by the City of St. John's Act (the "Act").

The subject property is occupied by a dilapidated dwelling with a floor area of 39m². The owner is requesting to demolish the residence and build a new home with a floor area of 100m², including a basement.

At its Regular meeting on July 22, 2019 Council approved the Small Home Rebuilding/Extension policy. The proposed dwelling complies with the development standards set out in the aforementioned policy.

Consideration/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or other stakeholders:
Town of Portugal Cove St. Philips.
3. Alignment and Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 104 (4)(d) of The City of St. John's Act.
5. Privacy Implications: Not applicable.
6. Human Resource Implication: Not Applicable.

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- 7. Procurement Implications: Not Applicable.
- 8. Information Technology Implications: Not Applicable.
- 9. Other Implications: Not Applicable.

Recommendation:

It is recommended that Council approve the application for a Small Home at the subject location within the Broad Cove Watershed.

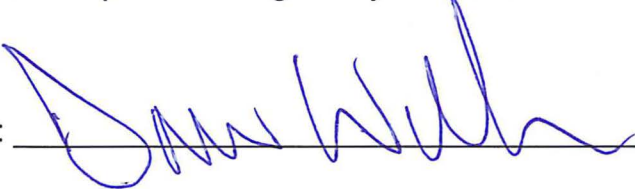
Prepared by/Signature:

Gerard Doran, Development Supervisor

Signature: 

Approved by/Signature:

For Jason Sinyard, P. Eng., MPA, Deputy City Manager
Planning, Development & Regulatory Services

Signature: 

GD/dlm

Attachment:
Location Map

