

# DECISION/DIRECTION NOTE

---

**Title:** Proposed Accessory Building in the Open Space Reserve (OR) Zone  
252 Groves Road  
INT1900076

**Date Prepared:** August 20, 2019

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 4

---

**Decision/Direction Required:**

To seek approval for a 20' by 28' Accessory Building located in the Open Space Reserve (OR) Zone.

**Discussion – Background and Current Status:**

An application was submitted to construct a 20' by 28' Accessory Building at 252 Groves Road. The property is situated in a split zone; Rural Residential Infill (RRI) where the existing dwelling is located and Open Space Reserve (OR) Zone at the rear of the property where Accessory Building is being proposed. Accessory Buildings are not permitted in the Open Space Reserve (OR) Zone, however, Section 8.3.7 of the Development Regulations, states that Council shall have the discretionary power to allow an Accessory Building. The intent of the Accessory Building must be used for personal use complimentary to the existing Residential Dwelling.

The property also has an existing water body that flows throughout the rear of the property. The proposed accessory building will maintain a 15-meter buffer from the highwater mark.

**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:

Section 8.3.7 of the Development Regulations provides that Council shall have the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses as set out in Section 10 of these Regulations.

# ST. JOHN'S

5. Privacy Implications: Not applicable.
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:**

It is recommended that Council approve the Accessory Building subject to meeting all the requirements outlined in Section 8.3.6 - Accessory Buildings of the Development Regulations and maintain a 15-meter buffer from the highwater mark of the existing creek.

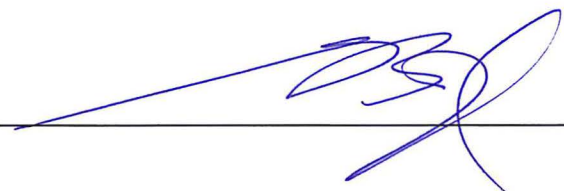
**Prepared by - Date/Signature:**

Ashley Murray, Development Officer II

Signature:  \_\_\_\_\_

**Approved by - Date/Signature:**

Jason Sinyard, P. Eng., MBA Deputy City Manager  
Planning, Engineering & Regulatory Services

Signature:  \_\_\_\_\_

AAM/dlm

**Attachments:**      Locaiton Map