

DECISION/DIRECTION NOTE

Title: Proposed Extension to Accessory Building in the Watershed
292 Southern Shore Highway – INT1900092

Date Prepared: September 4, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To reject the application for a proposed extension to an Accessory Building in the Bay Bulls Big Pond Watershed.

Discussion – Background and Current Status:

An application was submitted for approval for the extension of an Accessory Building at 292 Southern Shore Highway, which is located within the Bay Bulls Big Pond Protected Watershed. The maximum floor area which is considered for an accessory Building in the Watershed is 30m², as determined by Council. There is already an existing accessory building on the property that exceeds this floor area, and the applicant has proposed to extend a second existing accessory building from 17.8m² to 35.7m². As the existing accessory building already exceeds the maximum allowable, and there is already a second accessory building existing on the property, the extension of the second accessory building is not recommended.

As per Section 8.3.7 of the Development Regulations, Council has the discretionary power to allow (or not allow) Accessory Buildings related to Permitted Uses and Discretionary Uses.

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:
Sections 10.46 Watershed (W) Zone, 5.1.3 Discretionary Powers, & 8.3.7 Accessory Building (General) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized circular emblem containing a cross-like symbol.

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 the application for the extension of the second Accessory Building be rejected as the existing combined floor area already exceeds the maximum size for Accessory Buildings within a protected watershed, as determined by Council.

Prepared by/Signature:

Andrea Roberts – Development Officer

Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments: