

DECISION/DIRECTION NOTE

Title: Proposed Rebuild of Dwelling
62-92 King's Hill Road
Town of Portugal Cove-St. Philips
INT1800121

Date Prepared: September 18, 2019

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 140m² dwelling located in the Broad Cove Watershed.

Discussion – Background and current status:

The property 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 a single 15-acre lot consisting of mature landscaping and an unmarked boundary (no fence markers). It was previously occupied, however, once vacated the original dwellings on the land were abandoned and reduced to ruin. Ground evidence and aerial photography dated from 1941 to 1973, show two buildings occupied the site. Foundation material of the dwellings is still evident on the ground. The larger of the two homes on the property comprised a floor area of 195 m². Sworn affidavits by two persons having knowledge of the property's residential occupation have been supplied as part of the application. The new property owner is requesting to build a home with a floor area of 140m², including a basement.

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)(c) of The City of St. John's Act.

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5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implication: 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 application subject to the entire property boundary being marked by a fence and the mature landscaping being restored. Any areas of the property where clear cutting of trees has occurred, must be replaced with common tree types.

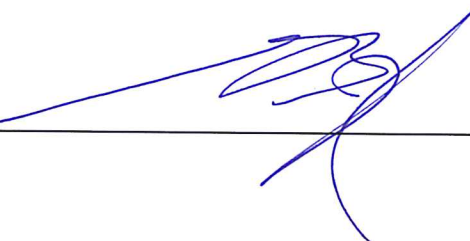
Prepared by/Signature:

Gerard Doran, Development Supervisor

Signature:  _____

Approved by/Signature:

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

Signature:  _____

GD/dlm

Attachment:
Location Map

