

# DECISION/DIRECTION NOTE

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**Title:** Proposed Third Accessory Building in the Watershed  
INT1900107  
961-963 Thorburn Road, Town of Portugal Cove – St. Philip's

**Date Prepared:** October 10, 2019

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

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

**Ward:** Town of Portugal Cove – St. Philip's

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**Decision/Direction Required:**

To reject the application for a proposed third Accessory Building (greenhouse) in the Watershed.

**Discussion – Background and Current Status:**

An application was submitted for approval of a greenhouse at 961-963 Thorburn Road, which is located within the Broad Cove Protected Watershed. Only 1 accessory building is recommended in the Watershed, and the maximum floor area which is considered for an accessory Building in the Watershed is 30m<sup>2</sup>, as determined by Council. There are already 2 existing accessory buildings on the property, and the applicant has proposed a third accessory building of 14.5m<sup>2</sup>. As there are already 2 accessory buildings on this lot, the third building is not recommended.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:  
Town of Portugal Cove – St. Philip's
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:  
Section 104 of the City of St. John's Act
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Not Applicable.
7. Human Resource Implications: Not Applicable.

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

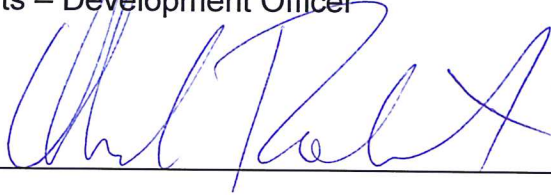
**Recommendation:**

It is recommended that the application for the third Accessory Building (greenhouse) be rejected as the combined floor area of all accessory buildings exceeds the maximum size and number for Accessory Buildings within a protected watershed, as determined by Council.

**Prepared by/Signature:**

Andrea Roberts – Development Officer

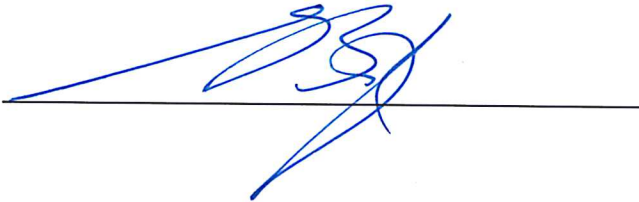
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**Approved by/Signature:**

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

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



AAR/dlm

**Attachments:** Map