

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Proposed Single Detached Dwelling in the Watershed – 66 King’s Hill Road (Town of Portugal Cove – St. Phillip’s) – INT2400044
<b>Date Prepared:</b>	July 2, 2024
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Carl Ridgeley, Development
<b>Ward:</b>	N/A

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**Decision/Direction Required:** That Council reject the proposed Single Detached Dwelling in the Watershed at 66 King’s Hill Road, Town of Portugal Cove - St. Phillip’s.

**Discussion – Background and Current Status:** The Town of Portugal Cove – St. Phillip’s has referred an application for the development of a Single Detached Dwelling at 66 King’s Hill Road. The applicant is proposing a second dwelling on the property based on purported historic records that showed two residential buildings previously occupied the property. A previous development approval was issued for this property, permitting one Dwelling on the Lot. This approval also stipulated that the applicant was to fence the site to prevent encroachment and was required to replant that portion of the Lot cleared without approval.

The subject property is within the Broad Cove Watershed. Development of lands within the Watershed and situated within the legal municipal boundary of the Town is subject to **Section 104(4)** of the **City of St. John’s Act**, which does not allow the construction of a new Dwelling on vacant land within the Watershed.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

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5. Alignment with Adopted Plans: Not applicable.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **City of St. John's Act Section 104.**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council reject the proposed development for a Single Detached Dwelling at 66 King's Hill Road, Town of Portugal Cove St. Phillips, as the Lot is located within the Broad Cove Watershed and a new Dwelling is not permitted on the Lot as per Section 104(4) of the City of St. John's Act.

**Prepared by:**

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Planning, Engineering and Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Proposed Single Detached Dwelling in the Watershed - 66 King's Hill Road (PCSP)- INT2400044.docx
Attachments:	- Site Plan.pdf
Final Approval Date:	Jul 3, 2024

This report and all of its attachments were approved and signed as outlined below:

**Jason Sinyard - Jul 3, 2024 - 11:18 AM**