

DECISION/DIRECTION NOTE

Title: Oversized Accessory Building in the Watershed
INT1900121
4 Venton Place, Town of Paradise

Date Prepared: November 20, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: Town of Paradise

Decision/Direction Required:

To reject the application for an oversized Accessory Building in the Watershed, approve a requirement to reduce the floor area, and approval for a Newfoundland Power Pole.

Discussion – Background and Current Status:

A request was submitted by the Town of Paradise to consider an application for an accessory building 55.7m², at 4 Venton Place, which is located within the Watershed.

The City of St. John's and Paradise Watershed Agreement states that a new accessory building may be permitted by the Town, subject to a maximum floor area of forty-five (45) square metres or a maximum lot coverage of seven (7) percent, whichever is less, and a maximum height of four (4) metres. The Town issued a permit in error for an accessory building 66.9m² in floor area, the final constructed building has a floor area of 55.7m², both which exceed the maximum permitted in the Agreement.

The applicant has also requested that an NL Power pole be installed to service the accessory building.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Town Paradise
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
St. John's and Paradise Watershed Agreement
5. Privacy Implications: Not Applicable.

The logo for St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" is replaced by a stylized circular emblem containing three curved lines, resembling a signal or a stylized 'S'.

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.

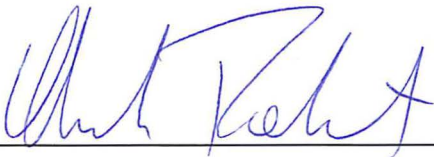
Recommendation:

It is recommended that Council:

1. Reject the 55.9m² accessory building as constructed;
2. Approve the requirement that the Town instruct the applicant to reduce the size of the building of no more than 45m² as per the agreement;
3. Approve the installation of a Newfoundland Power utility pole upon the confirmation of the reduction in size.


Prepared by/Signature:

Andrea Roberts, Development Officer

Signature: 

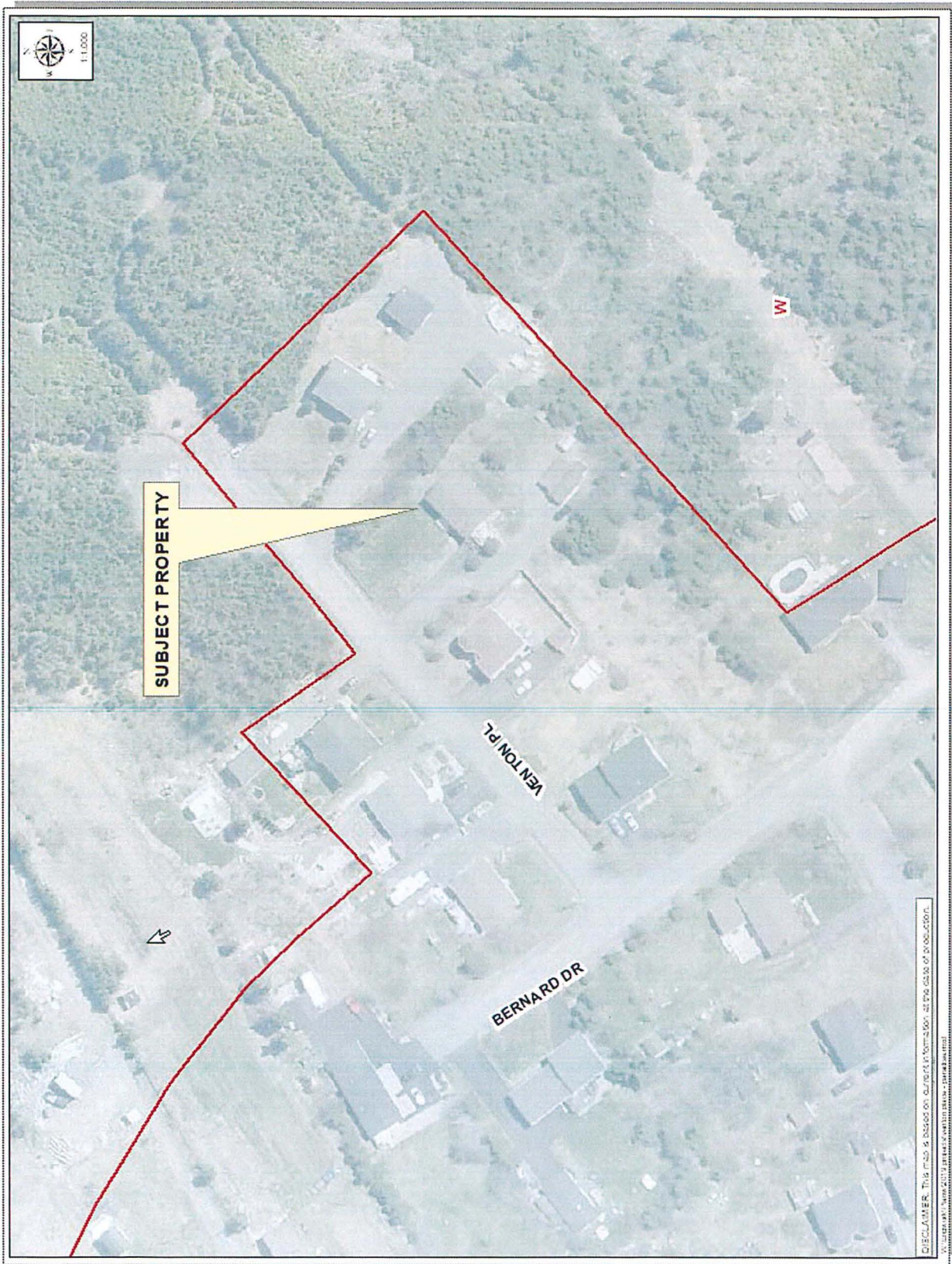
Approved by/Signature:

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

Signature: 

Attachments: Map

4 Venton Place, Paradise



DISCLAIMER: This map is based on current information at the date of production.
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