

DECISION/DIRECTION NOTE

Title: Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip’s) – 62-92 King’s Hill Road – INT2400076

Date Prepared: September 25, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required:

Request to develop an Accessory building in the Watershed at 62-92 King’s Hill Road, Town of Portugal Cove-St. Philip’s.

Discussion – Background and Current Status:

The Town of Portugal Cove-St. Philip’s referred an application to construct an Accessory Building at 62-92 King’s Hill Road, which is approximately 44.5 square metres in area and a height of 4 metres. The property is within the Broad Cove Watershed.

Section 104 (4)(a) of the **City of St. John’s Act** states that Council may permit an Accessory Building to an existing private family dwelling. This size requirement as outlined within the St. John’s - Paradise Watershed Agreement states that only one (1) Accessory Building for a residential use to a maximum size of 45 square metres and a maximum height of four (4) metres be considered within the Watershed. This policy is applied to all adjacent municipalities for equity purposes.

There is currently one other existing Accessory Building on the property, which appears to be a shipping container. Only one Accessory Building is allowed on a property within the Watershed. The applicant will need to remove the shipping container (existing Accessory Building), following construction of the new Accessory Building.

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.

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 approve an Accessory Building with an area of 44.5 square metres and a height of 4 metres in the Watershed at 62-92 King's Hill Road, Town of Portugal Cove-St. Philip's with the condition that the existing Accessory Building (shipping container) is removed following construction of the new Accessory Building within 30 days.

Prepared by:

Andrea Roberts P. Tech – Senior Development Officer
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 - Accessory Building in the Watershed
(Town of PCSP) – 62-92 King's Hill Rd– INT2400076.docx

Attachments: - LocationMap.jpg

Final Approval Date: Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 25, 2024 - 1:13 PM

Jason Sinyard - Sep 25, 2024 - 3:21 PM