

# DECISION/DIRECTION NOTE

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<b>Title:</b>	Proposed Expansion of Single Detached Dwelling in the Protected Broad Cove Watershed (Town of Portugal Cove-St. Philips) – 1005 Thorburn Road— INT2500009
<b>Date Prepared:</b>	March 4, 2025
<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:** Request to approve a 34 square metre expansion to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 1005 Thorburn Road, Town of Portugal Cove-St. Philip's.

**Discussion – Background and Current Status:** The Town of Portugal Cove-St. Philip's has referred an application to extend a Single Detached Dwelling at 1005 Thoburn Road. The property is within the Broad Cove Watershed.

Section 104 (4)(b) of the City of St. John's Act states that Council may consider "an extension to an existing private family dwelling where an extension is necessary to provide adequate living quarters for members of the household living in the dwelling, provided that the extensions shall not exceed in cubic content 1/2 the cubic content of the existing private family dwelling." It is proposed to extend the existing Single Detached Dwelling by 34m<sup>2</sup>, which is less than half the cubic content of the existing dwelling.

## **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:**

Council approve a 34 square metre expansion to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 1005 Thorburn Road, Town of Portugal Cove-St. Philip's.

**Prepared by:**

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**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Extension in the Watershed (PCSP) - 1005 Thorburn Road - INT2500009.docx
Attachments:	- THORBURN.pdf - Thorburn RD 1005.pdf
Final Approval Date:	Mar 4, 2025

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

**Jason Sinyard - Mar 4, 2025 - 4:26 PM**