

# DECISION/DIRECTION NOTE

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**Title:** Accessory Building and Variance on Height – 28 Autumn Drive – INT2500011

**Date Prepared:** March 19, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 1

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**Decision/Direction Required:** To seek approval for an Accessory Building and a Variance on Accessory Building Height at 28 Autumn Drive.

**Discussion – Background and Current Status:** An application was submitted at 28 Autumn Drive to construct an Accessory Building with a proposed height of 5.5 metres. The property is zoned Residential 1 (R1) and is located within the Windsor Lake 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. Under the St. John’s Development Regulations, for a Residential Use, Accessory Building height shall not exceed 5 meters. Subject to **Section 7.4 of the St. John’s Development Regulations**, Council can grant a variance from the application requirements up to a maximum of 10%. The proposed 10% Variance would allow the proposed Accessory Building Height of 5.5 metres.

Notices pertaining to the variance were issued to all adjacent properties. No submissions were received.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Written notices were sent to property owners whose land abuts the Development that is subject to the Variance.
3. Is this a New Plan or Strategy: No

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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.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **City of St. John's Act Section 104, and St. John's Development Regulations Section 6.2.3 "Accessory Building Height" and Section 7.4 "Variance."**

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 in the Windsor Lake Watershed at 28 Autumn Drive and a 10% variance to allow a maximum Accessory Building Height of 5.5 metres.

**Prepared by:**

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**Approved by:**

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Planning, Engineering and Regulatory Services

**Report Approval Details**

Document Title:	Development Committee - Variance on Accessory Building - 28 Autumn Drive - INT2500011.docx
Attachments:	- zoning.pdf
Final Approval Date:	Mar 19, 2025

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

**Jason Sinyard - Mar 19, 2025 - 2:32 PM**