

DECISION/DIRECTION NOTE

Title: Proposed Single Detached Dwelling in the Watershed – 5 King’s Hill Road (Town of Portugal Cove – St. Phillip’s) – INT2500021

Date Prepared: April 15, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: N/A

Decision/Direction Required: That Council reject the proposed Single Detached Dwelling at 5 King’s Hill Road, Town of Portugal Cove - St. Phillip’s, which is within the Broad Cove Watershed.

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 5 King’s Hill Road. The applicant is proposing a new single dwelling on the property. 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.

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 5 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:

Lindsay Lyghtle Brushett, MCIP Supervisor Planning & Development
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 - Single Detached Dwelling (PCSP) – 5 Kings Hill Road - INT2500021.docx
Attachments:	- Site location.pdf
Final Approval Date:	Apr 15, 2025

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

Jason Sinyard - Apr 15, 2025 - 1:22 PM