

# DECISION/DIRECTION NOTE

**Title:** Accessory Building in the Watershed (Town of Portugal Cove – St. Philip’s) – 11 Canon Smith Street – INT2500029

**Date Prepared:** May 13, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

---

**Decision/Direction Required:**

Request to build an Accessory Building in the Watershed at 11 Canon Smith Street, 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 build an Accessory Building at 11 Canon Smith Street. The property is within the Broad Cove Watershed. The Accessory Building proposed has an area of 53.4 m<sup>2</sup> and a height of 4.5metres.

**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.

**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.

# ST. JOHN’S

11 Canon Smith Street, Town of Portugal Cove-St. Philip's

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 request to build an Accessory Building in the Watershed at 11 Canon Smith Street Town of Portugal Cove-St. Philip's, as the proposed development exceeds the maximum area and height allowed.

**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 - Accessory Building in the Watershed - 11 Canon Smith Street (PCSP) - INT2500029.docx
Attachments:	- Area.png - Site Plan.png
Final Approval Date:	May 14, 2025

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

**Jason Sinyard - May 14, 2025 - 10:13 AM**