

Decision Note

Title:	Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip's) – 264 Oliver's Pond Road – INT2500041
Date Prepared:	July 8, 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 264 Oliver's Pond 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 build an Accessory Building at 264 Oliver's Pond Road, which is within the Broad Cove Watershed. The Accessory Building proposed has an area of 30.03 square metres and a height of 3.6 metres.

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 maximum height of four (4) metres be considered within the Watershed. This policy is applied to all adjacent municipalities for equity purposes. This accessory building will replace an existing accessory building on the property and meets allowable size and height requirements.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: 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. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve the Accessory Building in the Watershed at 264 Oliver's Pond 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 - Accessory Building in the Watershed (PCSP) - 264 Olivers Pond Road - INT2500041.docx
Attachments:	- Siteplan.pdf
Final Approval Date:	Jul 8, 2025

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

Jason Sinyard - Jul 8, 2025 - 2:43 PM