

Decision Note

Title:	Extension to a Single Detached Dwelling in the Watershed – 86 Paradise Road (Town of Paradise) – INT2600015
Date Prepared:	March 31, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	N/A

Decision/Direction Required:

To consider approval of an extension to a Single Detached Dwelling in the protected Broad Cove River Watershed at 86 Paradise Road, Town of Paradise.

Discussion – Background and Current Status:

The Town of Paradise has referred an application to extend a Single Detached Dwelling at 86 Paradise Road. The property is within the Broad Cove River Watershed and falls under the Watershed Agreement between the City of St. John's and Paradise. This agreement recognizes existing development; however, any additions, extensions, or replacements are subject to the provisions of the City of St. John's Act.

Section 104(4) of the **City of St. John's Act** states 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 extension shall not exceed in cubic content 1/2 the cubic content of the existing private family dwelling” and “shall be subject to the written recommendation of the city manager.”

The existing Dwelling has a cubic content of approximately 710m³ and is proposed to be extended by 342m³, which is less than half the cubic content of the existing dwelling. The application and subsequent information were provided to the City Manager for review, who had no concern with the proposal.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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 a 342m³ extension to the existing Single Detached Dwelling in the Protected Broad Cove Watershed at 86 Paradise Road, Paradise.

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:	Extension to a Single Detached Dwelling in the Watershed – 86 Paradise Road (Town of Paradise) – INT26000015.docx
Attachments:	- site plan.png
Final Approval Date:	Mar 31, 2026

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

Jason Sinyard - Mar 31, 2026 - 4:30 PM