

DECISION/DIRECTION NOTE

Title: Request for Accessory Building in the Rural Zone
INT2000030
161 Sugarloaf Road

Date Prepared: April 22, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval to construct a 64m² Accessory Building accessory to an existing non-conforming dwelling in the Rural (R) Zone located at 161 Sugarloaf Road.

Discussion – Background and Current Status:

An application was submitted to construct a 7m x 9.14m accessory building adjacent to the existing dwelling on the lot. The property is situated in the Rural (R) Zone where an accessory building is neither a permitted nor a discretionary use. However, Section 8.3.7. of the Development Regulations grants Council the Discretionary Power to allow an accessory building related to the existing dwelling.

The dwelling on the property has been approved for an extension for a total floor area of 87m². The proposed Accessory building will be 74% of the footprint of the proposed dwelling after the dwelling has been extended, which is in compliance with the maximum size permitted as per Section 8.3.6 of the Development Regulations. The permit for the Accessory Building is not to be released until the dwelling extension has been completed.

Key Considerations/Implications:

1. Budget/Financial Implications: NA
2. Partners or Other Stakeholders: NA
3. Alignment with Strategic Directions/Adopted Plans: NA
4. Legal or Policy Implications: Section 8.3.6 and Section 8.3.7 of the St. John's Development Regulations

ST. JOHN'S

- 5. Privacy Implications: NA
- 6. Engagement and Communications Considerations: NA
- 7. Human Resource Implications: NA
- 8. Procurement Implications: NA
- 9. Information Technology Implications: NA
- 10. Other Implications: NA

Recommendation:

That Council approve the construction of a 64m² Accessory Building in the Rural Zone at 161 Sugarloaf Road, subject to the condition that the permit for the Accessory Building is not to be released until the dwelling extension has been completed.

Prepared by:

Andrea Roberts – Senior Development Officer

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager-
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Request for Accessory Building in the Rural Zone - 161 Sugarloaf Road - INT2000030.docx
Attachments:	- SugarloafRd161 Map.pdf
Final Approval Date:	Apr 22, 2020

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

Dave Wadden - Apr 22, 2020 - 1:32 PM

Jason Sinyard - Apr 22, 2020 - 3:53 PM