



City of St. John's Corporate and Operational Policy

Policy: 06-02-01 Small Home Rebuilding/Extension in a City Watershed

Status:

Issued By: Engineering and Planning

Revision No: 2

Revision Date: 2019/07/22

Date of Original Council

Approval: 1994/03/15

Rescind Date:

Index: 06 Development

Section: 02 Watershed

Title: 01 Small Home Rebuilding/Extension in a City Watershed

Purpose

To provide guidance to the City Manager when making a recommendation to Council under Sections 104(4)(d) and 106(2)(d) of the City of St. John's Act with respect to the rebuilding or extension of an existing Small Home in a City Watershed.

Policy Statement

Policy Requirements

Sections 104(4)(d) and 106(2)(d) of the City of St. John's Act provide that Council may permit a building or extension to an existing building, subject to the written recommendation of the City Manager. In making a recommendation to rebuild or extend an existing Small Home, the City Manager may consider that a total floor area of 100 square metres provides adequate living quarters.

Application

This policy applies to the City Manager in the exercise of their authority under Sections 104(4)(d) and 106(2)(d) of the City of St. John's Act.

Responsibilities

The City Manager is responsible for:

- Making written recommendations to Council with respect to rebuilding or extension of existing Small Homes in a City Watershed.

Definitions

“Dwelling” shall have the same meaning as defined by section 2(i) of the City of St. John’s Act, that is “a house or building, or portion of a house or building, which is occupied in whole or in part, as the home, residence, or sleeping place of one or more persons.”

“Small Home” means a Dwelling that has less than 66.7 square metres in total floor area.

References/Appendix

[City of St. John’s Act](#)

Monitoring and Contravention

The Development Supervisor and Deputy City Manager, Planning, Engineering and Regulatory Services will monitor the application of this policy.

Approvals

- Policy Sponsor: DCM, Planning, Engineering and Regulatory Services
- Policy Writer: Policy Analyst; Development Supervisor
- Date of Approval from
 - Corporate Policy Committee: April 26, 2019
 - Senior Executive Committee: July 5, 2019
 - Committee of the Whole: July 10, 2019
- Date of Approval from Council: July 22, 2019

Review Period

Every 5 years.

Available to Public

- ☒ Yes
- ☐ No

