

# DECISION/DIRECTION NOTE

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**Title:** Request for Accessory Building in the Flood Plain Buffer  
27 Bonnie Drive  
INT2000092

**Date Prepared:** October 6, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for an Accessory Building in the flood plain buffer at 27 Bonnie Drive.

**Discussion – Background and Current Status:**

An application was submitted to construct a 71.34 m<sup>2</sup> Accessory Building in the Rear Yard of 27 Bonnie Drive. The property is zoned Residential Low Density (R1), where an Accessory Building is a Permitted Use under Section 10.3.1 of the St. John's Development Regulations.

As per Section 11.2.4(2) Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the construction of residential Accessory Building. The portion of the property where the proposed development will occur is within the fifteen (15) metre buffer of the floodplain. No part of the development will encroach into the floodplain.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2019-2029: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 11.2.4(2).
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Not Applicable.
7. Human Resource Implications: Not Applicable.

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8. Procurement Implications: Not Applicable.
9. Information Technology Implications: Not Applicable.
10. Other Implications: Not Applicable.

**Recommendation:**

That Council approve the proposed 71.34 m<sup>2</sup> Accessory Building in the Rear Yard of 27 Bonnie Drive in accordance with Section 11.2.4(2) of the St. John's Development Regulations.

**Prepared by:**

Ashley Murray, PTech –Development Officer II  
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- Request for Accessory Building in Floodplain Buffer at 27 Bonnie Drive- INT2000092.docx
Attachments:	- 27 Bonnie Dr.pdf
Final Approval Date:	Oct 7, 2020

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

**Lindsay Lyghtle Brushett - Oct 6, 2020 - 5:05 PM**

**Jason Sinyard - Oct 7, 2020 - 10:37 AM**