

DECISION/DIRECTION NOTE

Title: Request for Service Connection in the Floodplain Buffer and Establish the Building Line – 185 Waterford Bridge Road - DEV2100026

Date Prepared: April 20, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek approval for the connection of services in the floodplain buffer and to establish the Building Line setback for a Single Detached Dwelling at 185 Waterford Bridge Road.

Discussion – Background and Current Status:

An application was submitted to construct a Single Detached Dwelling at 185 Waterford Bridge Road, which is zoned Residential Low Density (R1). The minimum Building Line for existing streets or service streets in the R1 Zone is to be established by Council. A Building Line setback of 13.11 metres is proposed, which is consistent with the varied pattern of development along the Street.

Connection to the water, storm and sanitary services for the new Dwelling is proposed for Waterford Lane, where a portion of the Street is in the floodplain buffer. Under Section 11.2.4(2) of the St. John's Development Regulations, Council may permit services associated with a private development within the 15 metre buffer of the 100 year high water mark of designated bodies of water. No part of the development shall encroach into the floodplain.

The proposed application was referred to the Environmental Sustainability Experts Panel. The panel reviewed the proposal and advised they supported the proposed connection of the services in Waterford Lane, which is within the floodplain buffer.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.

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4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(c)(ii); Section 8.3.1 and Section 11.2.4(2).
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the Building Line setback at 13.11 metres for the proposed Single Detached Dwelling at 185 Waterford Bridge Road and approve the connection of private services for the Dwelling in Waterford Lane, which is within the floodplain buffer.

Prepared by:

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Approved by:

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

Report Approval Details

Document Title:	Development Committee-Services in the Floodplain Buffer, Establish Building Line-185 Waterford Bridge Rd-DEV2100026.docx
Attachments:	- Aerial Map 185 Waterford Bridge Road.pdf - Servicing Plan.pdf
Final Approval Date:	Apr 22, 2021

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

Lindsay Lyghtle Brushett - Apr 21, 2021 - 11:59 AM

Jason Sinyard - Apr 22, 2021 - 9:25 AM