

# DECISION/DIRECTION NOTE

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**Title:** Request for Accessory Building and Fence in the Floodplain Buffer  
- 42 Gallipoli Street – INT2100039

**Date Prepared:** April 28, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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## **Decision/Direction Required:**

To seek approval for the construction of an Accessory Building and Fence, which are partially located in the Floodplain Buffer, at 42 Gallipoli Street.

## **Discussion – Background and Current Status:**

An application was submitted to construct of an Accessory Building and Fence at 42 Gallipoli Street, which is zoned Residential Low Density (R1). A portion of the Accessory Building and Fence is located within the Floodplain Buffer at the rear of the property. Under Section 11.2.4(2) of the St. John's Development Regulations, Council may permit construction of residential patios, residential fencing, and residential accessory buildings 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.

## **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.*
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.
8. Procurement Implications: Not applicable.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the construction of the proposed Accessory Building and Fence at 42 Gallipoli Street, which is within the Floodplain Buffer.

**Prepared by:**

Ashley Murray, P. Tech, Development Officer II  
Planning, Engineering & Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee- Request for Accessory Building and Fence in Floodplain Buffer at 42 Gallipoli Street-INT2100039.docx
Attachments:	- 42 GALLIPOLI STREET.pdf
Final Approval Date:	Apr 29, 2021

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

**Lindsay Lyghtle Brushett - Apr 28, 2021 - 1:01 PM**

**Jason Sinyard - Apr 29, 2021 - 11:15 AM**