

# DECISION/DIRECTION NOTE

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**Title:** Proposed Driveway Extension – 2 Barrows Road – DEV2100117

**Date Prepared:** September 8, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:** To seek approval for an extension to a driveway at 2 Barrows Road.

**Discussion – Background and Current Status:** An application was submitted for the extension of a driveway at 2 Barrows Road. The location of the proposed driveway is in an area which is currently identified as a protected wetland and associated buffer. The property is within the area which is the subject of the 2021 Wetlands Study – Phase 2, therefore any development in the study area would be premature until the study is completed. Subject to Section 5.1.3(4) Planning Studies – Deferral of Applications, “Council may defer decisions on development applications and/or applications for an amendment to these Regulations within a specified area where Council has directed that a planning study or other similar study, pertaining to the future use and development of the specified area, be undertaken”.

**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 5.1.3(4) Deferral of Applications.
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 defer the proposed driveway extension at 2 Barrows Road until such time as the 2021 Wetland Study – Phase 2 has been completed, subject to Section 5.1.3(4) Deferral of Applications.

**Prepared by:**

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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 - Proposed Driveway Extension - 2 Barrows Road - DEV2100117.docx
Attachments:	- DEV2100117-2 BARROWS ROAD.pdf - 2 BARROWS ROAD WETLANDS.pdf
Final Approval Date:	Sep 9, 2021

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

**Lindsay Lyghtle Brushett - Sep 8, 2021 - 10:05 AM**

**Jason Sinyard - Sep 9, 2021 - 12:17 PM**