

DECISION/DIRECTION NOTE

Title: Request to build Patio in Flood Plain Buffer
INT1900095
320 Waterford Bridge Road

Date: September 4, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 3

Decision/Direction Required:

To seek approval for the installation of a patio the floodplain buffer in the yard at 320 Waterford Bridge Road.

Discussion – Background and Current Status:

An application was submitted to construct a patio in the side yard of the subject property to complement the existing features on the lot. The mature lot bounds the Waterford River and maintains much of the natural landscape features and is currently occupied by a single-detached dwelling.

The property is situated in the Residential Low Density (R1) Zone where a patio is one of permitted uses under the St. John's Development Regulations. A patio also falls under a list of uses Council may allow in a flood plain buffer. The portion of the property where the proposed work will occur is within the fifteen (15) metre buffer of the floodplain of the Waterford River. 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: Not Applicable.

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4. Legal or Policy Implications:
Section 2 Definitions for Deck; and, Section 11.2.4(3) of the St. John's Development Regulations
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:

It is recommended that Council approve the proposed development in accordance with Section 11.2.4(3) of the St. John's Development Regulations.

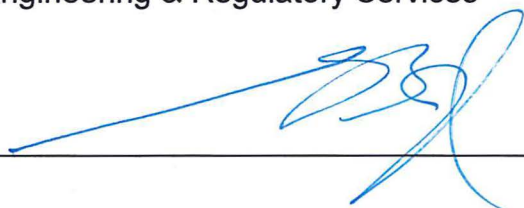
Prepared by/Date:

Gerard Doran, Development Supervisor

Signature: _____

Approved by/Date:

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

Signature: _____

GD/dlm

Attachments: