

DECISION/DIRECTION NOTE

Title: Proposed Fence in the Floodplain Buffer – 12 Gallipoli Street – INT2200068

Date Prepared: November 21, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

To seek approval for a fence in the Floodplain Buffer at 12 Gallipoli Street.

Discussion – Background and Current Status:

An application was submitted to construct a fence at 12 Gallipoli Street. A portion of the fence located at the rear of the Lot will be located within the Floodplain Buffer. As per Section 4.10(4)(a) of the Envision St. John's Development Regulations, Council may permit the development of a residential fence within the Floodplain Buffer. As per Section 4.10(6), consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations Sections 4.10 "Waterways, Wetlands, Ponds or Lakes."

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- 7. Privacy Implications: Not applicable.
- 8. Engagement and Communications Considerations: Not applicable.
- 9. Human Resource Implications: Not applicable.
- 10. Procurement Implications: Not applicable.
- 11. Information Technology Implications: Not applicable.
- 12. Other Implications: Not applicable.

Recommendation:

That Council approve the construction of a residential fence in the Floodplain Buffer at 12 Gallipoli Street, with the condition that no additional clearing of the land is permitted except what is required for construction of the fence.

Prepared by:

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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 - Proposed Fence in the Floodplain Buffer – 12 Gallipoli Street – INT2200068.docx
Attachments:	- Location Map.pdf - Fence Location.pdf
Final Approval Date:	Nov 22, 2023

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

Lindsay Lyghtle Brushett - Nov 21, 2023 - 4:18 PM

Jason Sinyard - Nov 22, 2023 - 4:15 PM