

DECISION/DIRECTION NOTE

Title: Proposed Decks in the Wetland Buffer – 49, 55 & 57 Leonard J. Cowley Street – INT2400047, INT2400048 and INT2400049

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a Deck in the Wetland Buffer at 49, 55 and 57 Leonard J. Cowley Street.

Discussion – Background and Current Status:

A 9.61m² (3.1m x 3.1m) deck was proposed for each new Dwelling at 49, 55 and 57 Leonard J. Cowley Street. A portion of the rear yard for each Lot is located within the Wetland Buffer. As per **Section 4.10(4)(a)** of the **Envision St. John’s Development Regulations**, Council may permit the development of a residential Deck within a Wetland 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. Is this a New Plan or Strategy: No
4. 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.

5. Alignment with Adopted Plans: **Envision St. John’s Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not Applicable.



7. Legal or Policy Implications: **St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes."**
8. Privacy Implications: Not Applicable.
9. Engagement and Communications Considerations: Not Applicable.
10. Human Resource Implications: Not Applicable.
11. Procurement Implications: Not Applicable.
12. Information Technology Implications: Not Applicable.
13. Other Implications: Not Applicable.

Recommendation:

That Council approve a residential Deck in the Wetland Buffer at 49, 55 and 57 Leonard J. Cowley Street.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager-
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Report Approval Details

Document Title:	Development Committee - Decks in the Wetland Buffer – 49, 55, 57 Leonard J. Cowley Street – INT2400048-47-49.docx
Attachments:	- Location Map 49 55 57.pdf
Final Approval Date:	Jul 3, 2024

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

Lindsay Lyghtle Brushett - Jul 3, 2024 - 10:45 AM

Jason Sinyard - Jul 3, 2024 - 10:46 AM