

DECISION/DIRECTION NOTE

Title: Proposed Fence in the Wetland Buffer – 49 Leonard J. Cowley Street – INT2400079

Date Prepared: September 25, 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 fence in the Wetland Buffer at 49 Leonard J. Cowley Street.

Discussion – Background and Current Status:

An application was submitted to construct a fence in the rear yard at 49 Leonard J. Cowley Street, a portion of which will be 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 fence within a Wetland Buffer. As per **Section 4.10 (6)**, consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required for a residential fence.

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.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

7. Legal or Policy Implications: **Envision 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 the construction of a fence in the Wetland Buffer at 49 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-
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Proposed Fence in the Wetland Buffer – 49 Leonard J. Cowley Street – INT2400079.docx
Attachments:	- Location Map 49 55 57.pdf
Final Approval Date:	Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 25, 2024 - 12:54 PM

Jason Sinyard - Sep 25, 2024 - 3:21 PM