

DECISION/DIRECTION NOTE

Title: Proposed Deck in the Wetland Buffer – 45 Leonard J. Cowley Street – INT2400074

Date Prepared: September 10, 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 45 Leonard J. Cowley Street.

Discussion – Background and Current Status:

A 19.8m² (4.3m x 4.6m) deck is proposed for the Dwelling at 45 Leonard J. Cowley Street. A portion of the rear yard of the Lot is located within the Wetland Buffer. On September 3, 2024, Council approved a 9.61m² deck for this property, but the applicant has since submitted a new application for an increase in size.

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.**

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6. Accessibility and Inclusion: Not Applicable.
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 a 19.8m² residential Deck in the Wetland Buffer at 45 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 deck in the Wetland Buffer – 45 Leonard J. Cowley Street – INT2400074.docx
Attachments:	- 45 LEONARD J COWLEY.pdf
Final Approval Date:	Sep 11, 2024

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

Lindsay Lyghtle Brushett - Sep 11, 2024 - 2:47 PM

Jason Sinyard - Sep 11, 2024 - 3:16 PM