

DECISION/DIRECTION NOTE

Title: Landscaping in the Floodplain Buffer - 560 Back Line – DEV2400121

Date Prepared: May 9, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for Landscaping and a Driveway in the Floodplain Buffer at 560 Back Line.

Discussion – Background and Current Status:

An application was submitted to construct a new Singled Detached Dwelling at 560 Back Line. A portion of the rear yard is located within the Floodplain Buffer. Council previously approved an Accessory Building within the Floodplain Buffer for this site. The applicant has since submitted new plans, which now show grading and landscaping in the buffer for the rear yard and a portion of the driveway also extends into the buffer, to provide access to the Accessory Building.

As per **Section 4.10(6)** of the **St. John's Development Regulations**, Council may permit Landscaping and Driveways within the Floodplain Buffer. As per **Section 4.10 (8)**, prior to Council's consideration the application was referred to the Environment and Sustainability Experts Panel for their consideration. The panel had no concern with the proposed work.

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.

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5. Alignment with Adopted Plans: **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, Pond 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 Landscaping and a Driveway in the Floodplain Buffer at 560 Back Line.

Prepared by:

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Approved by:

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

Report Approval Details

Document Title:	Development Committee - Landscaping in the Floodplain Buffer - 560 Back Line - DEV2400121.docx
Attachments:	- Lot Grading Plan Rev.1- Civic 560 Back Line March 25 addressing comments.pdf
Final Approval Date:	May 13, 2025

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

Jason Sinyard - May 13, 2025 - 9:43 AM