

DECISION/DIRECTION NOTE

Title: Request for Residential Fence in Floodplain Buffer – 42 Beauford Place – INT2500037

Date Prepared: June 11, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

To seek approval for a residential fence at 42 Beauford Place which is located in the Floodplain Buffer.

Discussion – Background and Current Status: An application was received to construct a residential fence at 42 Beauford Place, which will be located within the floodplain buffer at the rear of the property. As per Section 4.10(6)(a) of the St. John's Development Regulations, Council may permit the development of a residential Fence within the buffer, and such residential uses do not require referral to the City's Environmental and Sustainability Experts Panel (ESEP) prior to Council's consideration, subject to Section 4.10(8).

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: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.

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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 the residential fence in the floodplain buffer at 42 Beauford Place.

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- Request for Fence in Floodplain Buffer - 42 Beauford Place - INT2500037.docx
Attachments:	- 42BeaufordPl.jpg
Final Approval Date:	Jun 12, 2025

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

Jason Sinyard - Jun 12, 2025 - 2:34 PM