

## Decision Note

<b>Title:</b>	Request for Residential Fence in Floodplain Buffer – 236 Green Acre Drive – INT2500061
<b>Date Prepared:</b>	August 19, 2025
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Carl Ridgeley, Development
<b>Ward:</b>	Ward 5

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### Decision/Direction Required:

To seek approval for a residential fence at 236 Green Acre Drive, which is in the Floodplain Buffer.

### Discussion – Background and Current Status:

An application was received to construct a residential fence at 236 Green Acre Drive, 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 Floodplain 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 Interested Parties: 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.
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. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the residential fence in the floodplain buffer at 236 Green Acre Drive.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP, Supervisor Planning & Development  
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 - Fence in the Buffer - 236 Green Acre Drive - INT2500061.docx
Attachments:	- August 19 2025.pdf
Final Approval Date:	Aug 19, 2025

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

**Jason Sinyard - Aug 19, 2025 - 11:45 AM**