

# DECISION/DIRECTION NOTE

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**Title:** Request for Accessory Building in the Flood Plain Buffer  
INT2000038  
14 Kilkenny Street

**Date Prepared:** May 20, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 1

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**Decision/Direction Required:**

To seek approval for the construction of a 30m<sup>2</sup> Accessory Building in the floodplain buffer at the rear of 14 Kilkenny Street.

**Discussion – Background and Current Status:**

An application was submitted to construct a 30m<sup>2</sup> Accessory Building to replace 2 existing Accessory Buildings (6m<sup>2</sup> & 11m<sup>2</sup>) in the rear yard of the subject property.

The property is situated in the Residential Low Density (R1) Zone where an Accessory Buildings is a Permitted Use under Section 10.3.1 of the St. John's Development Regulations. Under Section 11.2.4(2) Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the construction of residential accessory buildings.

The portion of the property where the proposed work will occur is within the fifteen (15) metre buffer of the floodplain. No part of the development will encroach into the floodplain.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Alignment with Strategic Directions/Adopted Plans: Not applicable
4. Legal or Policy Implications: Section 11.2.4(3) of the St. John's Development Regulations
5. Privacy Implications: Not applicable

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6. Engagement and Communications Considerations: Not applicable
7. Human Resource Implications: Not applicable
8. Procurement Implications: Not applicable
9. Information Technology Implications: Not applicable
10. Other Implications: Not applicable

**Recommendation:**

That Council approve the proposed 30m<sup>2</sup> Accessory Building at the rear of 14 Kilkenny Street in accordance with Section 11.2.4(3) of the St. John's Development Regulations, and subject to the removal of the existing Accessory Buildings on the property.

**Prepared by:**

Andrea Roberts P.Tech, Senior Development Officer

Signature: \_\_\_\_\_

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager-PERS

Signature: \_\_\_\_\_

**Report Approval Details**

Document Title:	Development Committee - Request for Accessory Building in the Flood Plain Buffer - 14 Kilkenny St - INT2000038.docx
Attachments:	- AERIAL MAP - 14 Kilkenny.pdf - 14 Kilkenny lot plan showing accesory bldgs.pdf
Final Approval Date:	May 21, 2020

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

**Lindsay Lyghtle Brushett - May 20, 2020 - 11:32 AM**

**Jason Sinyard - May 21, 2020 - 10:45 AM**