

DECISION/DIRECTION NOTE

Title: Request for Accessory Building in the Floodplain Buffer
INT2000061
21 Bonnie Drive

Date Prepared: July 14, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for the construction of a 45m² Accessory Building in the floodplain buffer at the rear of 21 Bonnie Drive.

Discussion – Background and Current Status:

An application was submitted to construct a 45m² accessory building in the rear yard of the property at 21 Bonnie Drive.

The property is situated in the Residential Low Density (R1) Zone where an Accessory Building is a Permitted Use under Section 10.3.1 of the St. John's Development Regulations, and as per 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: St. John's Development Regulations Section 11.2.4(2)
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

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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 45 m² Accessory Building at the rear of 21 Bonnie Drive in accordance with Section 11.2.4(2) of the St. John's Development Regulations.

Prepared by:

Andrea Roberts P.Tech, Senior Development Officer

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request for Accessory Building in the Flood Plain Buffer- 21 Bonnie Drive - INT2000061.docx
Attachments:	- Location Map.pdf - Shed Location.pdf
Final Approval Date:	Jul 14, 2020

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

Lindsay Lyghtle Brushett - Jul 14, 2020 - 2:19 PM

Jason Sinyard - Jul 14, 2020 - 4:44 PM