

DECISION/DIRECTION NOTE

Title: Request for Accessory Building in the Flood Plain Buffer
9 Valleyview Road
INT2000065

Date Prepared: August 12, 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 an Accessory Building in the floodplain buffer at 9 Valleyview Road.

Discussion – Background and Current Status:

An application was submitted to construct an accessory building in the Side Yard of 9 Valleyview Road. The property is situated in the Residential Low Density (R1) Zone where an Accessory Building is a Permitted Use but the proposed location is within the floodplain buffer. Subject to Section 11.2.4(2) of the St. John's Development Regulations 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 floodplain buffer. No part of the development shall 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) and Section 11.2.4(3).
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Not Applicable.
7. Human Resource Implications: Not Applicable.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

8. Procurement Implications: Not Applicable.
9. Information Technology Implications: Not Applicable.
10. Other Implications: Not Applicable.

Recommendation:

That Council approve the proposed Accessory Building at 9 Valleyview Road in accordance with St. John's Development Regulations Section 11.2.4 (2) and the applicable Accessory Building regulations under Section 8.3.6.

Prepared by:

Ashley Murray, PTech, Development Officer II

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Request for Accessory Building in Floodplain Buffer at 9 Valleyview Road- INT2000065.docx
Attachments:	- INT2000065.png
Final Approval Date:	Aug 13, 2020

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

Lindsay Lyghtle Brushett - Aug 12, 2020 - 1:52 PM

Jason Sinyard - Aug 13, 2020 - 11:42 AM