

DECISION/DIRECTION NOTE

Title: Accessory Building in Floodplain Buffer – 560 Back Line – DEV2400121

Date Prepared: October 22, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required: To seek approval for an Accessory Building in the Floodplain Buffer at 560 Back Line.

Discussion – Background and Current Status: An application was submitted to construct a 70.81m² (9.7 meters x 7.30 meters) Accessory Building at 560 Back Line, a portion of which will be located within a Floodplain Buffer. As per **Section 4.10(4)(a)** of the **Envision St. John’s Development Regulations**, Council may permit the development of an Accessory Building within the Floodplain Buffer. As per **Section 4.10 (6)**, consultation with the City’s Environmental and Sustainability Experts Panel (ESEP) is not required for a residential Accessory Building.

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.



7. Legal or Policy Implications: **Envision St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Pond 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 an Accessory Building in the Floodplain Buffer at 560 Back Line, subject to meeting the conditions of the St. John's Development Regulations.

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 - Accessory Building in the Floodplain Buffer- 560 Back Line - DEV2400121.docx
Attachments:	- Shed - Back Line.jpg
Final Approval Date:	Oct 23, 2024

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

Lindsay Lyghtle Brushett - Oct 22, 2024 - 3:15 PM

Jason Sinyard - Oct 23, 2024 - 3:47 PM