

# DECISION/DIRECTION NOTE

---

**Title:** Accessory Building in the Floodplain Buffer – 61 Seaborn Street – INT2400083

**Date Prepared:** October 22, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

---

**Decision/Direction Required:** To seek approval for an Accessory Building in the Floodplain Buffer at 61 Seaborn Street.

**Discussion – Background and Current Status:** An application was submitted to construct a 7.4m<sup>2</sup> (8 feet x 10 feet) Accessory Building at 61 Seaborn Street, 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.

---

# ST. JOHN’S

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 61 Seaborn Street, subject to meeting the conditions of the St. John's Development Regulations.

**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 - Accessory Building in the Floodplain Buffer - 61 Seaborn Street - INT2400083.docx
Attachments:	- 61 Seaborn Street.pdf
Final Approval Date:	Oct 22, 2024

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

**Jason Sinyard - Oct 22, 2024 - 1:08 PM**