

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Floodplain Buffer – 8 Reddy Place – INT2400089

Date Prepared: November 6, 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 8 Reddy Place.

Discussion – Background and Current Status:

A 53.3m² (7.3m x 7.3m) Accessory Building was proposed at 8 Reddy Place. A portion of the rear yard of the Lot is located within the Floodplain and Floodplain Buffer. As per **Section 4.10(4)(a)** of the **St. John’s Development Regulations**, Council may permit the development of a residential Accessory Building within a Floodplain Buffer. As per **Section 4.10(6)**, consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required. The existing Accessory Building located in the front yard has been removed.

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.

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.

7. Legal or Policy Implications: **St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes"** and **Section 6.2 "Accessory Buildings."**
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 a residential Accessory Building in the Floodplain Buffer at 8 Reddy Place subject to the Accessory Building requirements of the St. John's Development Regulations.

Andrea Roberts P. Tech – Senior Development Officer
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 - Proposed Accessory Building in the Floodplain Buffer – 8 Reddy Place – INT2400089.docx
Attachments:	- 8 REDDY PLACE.pdf
Final Approval Date:	Nov 6, 2024

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

Lindsay Lyghtle Brushett - Nov 6, 2024 - 8:40 AM

Jason Sinyard - Nov 6, 2024 - 10:07 AM