

# DECISION/DIRECTION NOTE

**Title:** Proposed Accessory Building in the Floodplain Buffer - 248 Green Acre Drive – INT2500049

**Date Prepared:** July 22, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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## Decision/Direction Required:

To seek approval for an Accessory Building in the Floodplain Buffer at 248 Green Acre Drive.

## Discussion – Background and Current Status:

A 4.3m<sup>2</sup> (1.8m x 2.4m) Accessory Building was proposed at 248 Green Acre Drive. A portion of the rear yard of the Lot is located within the Floodplain Buffer. As per **Section 4.10(6)(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(8)**, consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required.

## 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.

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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 248 Green Acre Drive subject to the Accessory Building requirements of the St. John's Development Regulations.

**Prepared by:**

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**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 - 248 Green Acre Drive - INT2500049.docx
Attachments:	- Location map.pdf
Final Approval Date:	Jul 22, 2025

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

**Jason Sinyard - Jul 22, 2025 - 3:54 PM**