

# DECISION/DIRECTION NOTE

**Title:** Proposed Accessory Building in the Floodplain Buffer – 8-10 Doyle’s Road – INT2500042

**Date Prepared:** July 22, 2025

**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 8-10 Doyle’s Road.

## Discussion – Background and Current Status:

A 29.65m<sup>2</sup> (6.09m x 4.87m) Accessory Building was proposed at 8-10 Doyle’s Road. A portion of the rear yard of the Lot is located within the Floodplain and 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.

# ST. JOHN’S

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 8-10 Doyle's Road subject to the Accessory Building requirements 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 - 8-10 Doyels Road - INT2500042.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 - 3:55 PM**