

Decision Note

| | |
|-----------------------------|--|
| Title: | Proposed Accessory Building in the Floodplain Buffer – 62 Old Bay Bulls Road- INT2600018 |
| Date Prepared: | April 8, 2026 |
| Report To: | Regular Meeting of Council |
| Councillor and Role: | Councillor Nikita Ryall, Development |
| Ward: | Ward 5 |

Decision/Direction Required:

To seek approval for an Accessory Building in the Floodplain Buffer at 62 Old Bay Bulls Road.

Discussion – Background and Current Status:

An 80.3m² residential Accessory Building is proposed at 62 Old Bay Bulls Road. The Accessory Building will be located at the rear of the property where a portion 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 Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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: **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. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve a residential Accessory Building in the Floodplain Buffer at 62 Old Bay Bulls Road.

Prepared by:

Ashley Murray, 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- Accessory Building in Floodplain Buffer - 62 Old Bay Bulls Road - INT2600018.docx |
| Attachments: | - 62oldbaybullsrd.png |
| Final Approval Date: | Apr 8, 2026 |

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

Lindsay Lyghtle Brushett - Apr 8, 2026 - 2:05 PM

Jason Sinyard - Apr 8, 2026 - 3:25 PM