

DECISION/DIRECTION NOTE

Title: Request for Accessory Building in the Wetland Buffer
62 Old Bay Bulls Road
INT2000080

Date Prepared: September 4, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

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

Discussion – Background and Current Status:

An application was submitted to construct an 89 metre² Accessory Building in the Rear Yard at 62 Old Bay Bulls Road. The property is situated in the Residential Low Density (R1) Zone where an Accessory Building is a Permitted Use but the proposed location is within the wetland buffer. Subject to Section 11.2.4(2) of the St. John's Development Regulations Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the construction of residential Accessory Buildings. The portion of the property where the proposed work will occur is within the fifteen (15) metre wetland buffer. No part of the development shall encroach into the wetland or adjacent floodplain and buffer.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 11.2.4(2) and Section 8.3.6
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

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7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the proposed 89sqm Accessory Building at 62 Old Bay Bulls Road in accordance with St. John's Development Regulations Section 11.2.4(2) and the applicable Accessory Building regulations under Section 8.3.6.

Prepared by:

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Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	Development Committee - Request for Accessory Building in the Wetland Buffer - 62 Old Bay Bulls Road - INT2000080.docx
Attachments:	- 62 OLD BAY BULLS ROAD Aerial Wetland Buffer.pdf
Final Approval Date:	Sep 4, 2020

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

Lindsay Lyghtle Brushett - Sep 4, 2020 - 9:08 AM

Jason Sinyard - Sep 4, 2020 - 10:19 AM