1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA
   3.1. Adoption of Agenda

4. ADOPTION OF THE MINUTES
   4.1. Approval of Minutes - January 31, 2022

5. BUSINESS ARISING FROM THE MINUTES
   5.1. Amendment to the St. John’s Electrical By-Law

      Amendment to the St. John’s Electrical By-Law to adopt the 2021
      Canadian Electrical Code

6. DEVELOPMENT APPLICATIONS
   6.1. Crown Land License for Agricultural Use – Pasture Land Road -
       CRW2200002

   6.2. Subdivide of Land in the Watershed - 731 Thorburn Road – SUB2200004

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)
   9.1. Development Permits List January 27 to February 2, 2022

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)
10.1. Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1. Weekly Payment Vouchers for the Week Ending February 2, 2022

12. TENDERS/RFPS

12.1. 2021182 – Twin Steer Tandem Tandem

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

13.1. Notice of Motion - Deferral of Planning and Development Applications in Wetland Buffers

14. OTHER BUSINESS

14.1. Deferral of Development in Wetlands – Exclusion for Open Water

14.2. Roof Sign Approval

15. ACTION ITEMS RAISED BY COUNCIL

16. ADJOURNMENT
Minutes of Regular Meeting - City Council
Virtual

January 31, 2022, 3:00 p.m.

Present:
Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Staff:
Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Susan Bonnell, Manager, Communications & Office Services
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Christine Carter, Legislative Assistant

Land Acknowledgement
The following statement was read into the record:
“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”
1. **CALL TO ORDER**

   Mayor Breen called the meeting to order at 3:03 pm.

2. **PROCLAMATIONS/PRESENTATIONS**

   2.1 **Proclamation - Black History Month - Black Lives Matter NL**

3. **APPROVAL OF THE AGENDA**

   3.1 **Adoption of Agenda**

   SJMC-R-2022-01-31/31

   **Moved By** Deputy Mayor O'Leary

   **Seconded By** Councillor Bruce

   That the Agenda be adopted as presented.

   For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

   **MOTION CARRIED (10 to 0)**

4. **ADOPTION OF THE MINUTES**

   4.1 **Adoption of Minutes - January 24, 2022**

   SJMC-R-2022-01-31/32

   **Moved By** Councillor Ravencroft

   **Seconded By** Councillor Hanlon

   That the minutes of January 24, 2022, be adopted as presented.

   For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

   **MOTION CARRIED (11 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

   6.1 **Notices Published – 1 Campbell Avenue - DEV2200001**

   Councillor Korab asked whether the change of Non-Conforming Use at 1 Campbell Avenue had been recirculated to the area residents.
He was advised by the Deputy City Manager of Planning, Engineering and Regulatory Services, Jason Sinyard, that it had been recirculated to the residents.

SJMC-R-2022-01-31/33
Moved By Councillor Korab
Seconded By Councillor Burton

That Council approve the change of Non-Conforming Use at 1 Campbell Avenue to allow the new hours of operation and additional employees for the Clinic Use.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)
   9.1 Development Permits List January 20 to 26, 2022

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)
   10.1 Building Permits List for week ending January 26, 2022

11. REQUISITIONS, PAYROLLS AND ACCOUNTS
   11.1 Weekly Payment Vouchers Ending Week of January 26, 2022

SJMC-R-2022-01-31/34
Moved By Councillor Ellsworth
Seconded By Councillor Froude

The weekly payment vouchers for the week ending January 26, 2022, in the amount of $5,397,825.52, be approved as presented.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)
12. **TENDERS/RFPS**

12.1 **Windsor Lake UV 1, 2 and 3 Replacement**

SJMC-R-2022-01-31/35

**Moved By** Councillor Hickman

**Seconded By** Councillor Ridgeley

That Council award this procurement to the sole source supplier, Trojan Technologies Inc., for $851,000.00 (HST excluded) as per the Public Procurement Act.

For (11): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**

13. **NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

13.1 **Notice of Motion - St. John's Electrical By-Law**

Notice of Motion for Amendment to St. John's Electrical By-Law to adopt the 2021 Canadian Electrical Code

Councillor Froude gave notice that he will, at the next regular meeting of the St. John’s Municipal Council, move to enact an amendment to the St. John’s Electrical By-Law so as to adopt the 2021 Canadian Electrical Code.

14. **OTHER BUSINESS**

14.1 **150 New Gower Street, Adoption-in-Principle, MPA1800003**

SJMC-R-2022-01-31/36

**Moved By** Councillor Froude

**Seconded By** Councillor Hickman


For (11): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (11 to 0)**
14.2  **350 Kenmount Road and 9 Kiwanis Street, Approval, MPA2000011**

SJMC-R-2022-01-31/37

Moved By Councillor Froude

Seconded By Councillor Ridgeley

That Council approve the attached resolutions for St. John’s Municipal Plan Amendment Number 5, 2022 and St. John’s Development Regulations Amendment Number 7, 2022, as adopted, regarding an existing Car Sales Lot at 350 Kenmount Road/9 Kiwanis Street.

For (11): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (11 to 0)

15. **ACTION ITEMS RAISED BY COUNCIL**

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 3:40 pm.

_________________________________________

MAYOR

_________________________________________

CITY CLERK
BY-LAW NO.

ST. JOHN'S ELECTRICAL (AMENDMENT NO. 1 – 2022) BY-LAW

PASSED BY COUNCIL ON FEBRUARY ______, 2022

Pursuant to the powers vested in it under the City of St. John’s Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John’s enacts the following By-Law.

BY-LAW

1. This By-Law may be cited as the St. John’s Electrical (Amendment No. 1 – 2022) By-Law.

2. Section 13 of the St. John’s Electrical By-Law is repealed and the following substituted:

“13. The 2021 Canadian Electrical Code of the Canadian Standards Association and all amendments thereto adopted by the said Association are hereby declared to be and shall be taken as part and parcel of this By-Law as if same were repeated herein, in full, and all provisions of the said code shall apply to all electrical work and installations.”

IN WITNESS WHEREOF the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this ______ day of February, 2022.

______________________________
MAYOR

______________________________
CITY CLERK
DECISION/DIRECTION NOTE

Title: Crown Land License for Agricultural Use – Pasture Land Road - CRW2200002

Date Prepared: February 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:
To seek rejection for a Crown Land License for an Agricultural Use near Pasture Land Road.

Discussion – Background and Current Status:
The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land License near Pasture Land Road for 1028 hectares of land. The land is proposed to be used for Agricultural Use for pastureland and livestock. The land is zoned Watershed (W), where all Uses and Zone Standards are at the Discretion of Council. As this parcel is in a protected Watershed, an Agricultural Use is not considered to be an appropriate or compatible Use, as outlined Under in Exercise of Discretion – Compatibility with the Municipal Plan under Section 4.3.1.

The area is also dotted with various Wetlands, where development is currently deferred until the completion of Phase 2 of the Wetland Study.

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 Envision Development Regulations Section 10 Watershed Zone (W) and Section 4.3.1 Exercise of Discretion - Compatibility with the Municipal Plan.

5. Privacy Implications: Not applicable.

6. Engagement and Communications Considerations: Not applicable.

8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**
That Council reject the proposed Crown Land License for 1028 hectares of land near Pasture Land Road for an Agricultural Use as it is not appropriate Use within a protected Watershed.

**Prepared by:**
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

<table>
<thead>
<tr>
<th>Document Title:</th>
<th>Crown Land License for Agricultural Use – Pasture Land Road - CRW2200002.docx</th>
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<tr>
<td>Attachments:</td>
<td>- FOXTRAP PASTURE LAND.pdf</td>
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<tr>
<td>Final Approval Date:</td>
<td>Feb 2, 2022</td>
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This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Feb 2, 2022 - 3:28 PM

Jason Sinyard - Feb 2, 2022 - 3:34 PM
DECISION/DIRECTION NOTE

Title: Subdivide of Land in the Watershed - 731 Thorburn Road – SUB2200004

Date Prepared: February 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required:
To seek approval for the subdivide of land to create a new parcel at 731 Thorburn Road, which is in the Watershed.

Discussion – Background and Current Status:
An application has been submitted to subdivide an existing Lot to create a second parcel of land. The property is zoned Watershed (W), where all Uses and Zone Standards shall be at the discretion of Council. Each of the properties will have a Lot Frontage of 51.6 metres and a Lot Area of 2.35 hectares. This application is for the subdivide of land only.

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 Envision Development Regulations Section Watershed (W) Zone and Section 4.3.1 Exercise of Discretion.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**
That Council approve the proposed subdivision of land at 731 Thorburn Road to create an additional parcel of land and set the Zone Standards for both properties with a Lot Frontage of 51.6 metres and a Lot Area of 2.35 hectares.

**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

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<th>Document Title:</th>
<th>Development Committee- Proposed Subdivide of Land in Watershed at 731 Thorburn Road- SUB2200004.docx</th>
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<tr>
<td>Attachments:</td>
<td>- Map.pdf</td>
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<td>Final Approval Date:</td>
<td>Feb 2, 2022</td>
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</table>

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

Lindsay Lyghtle Brushett - Feb 2, 2022 - 3:48 PM

Jason Sinyard - Feb 2, 2022 - 3:50 PM
## Development Permits List

For the Period of January 27 to February 2, 2022

<table>
<thead>
<tr>
<th>Code</th>
<th>Applicant</th>
<th>Application</th>
<th>Location</th>
<th>Ward</th>
<th>Development Officer’s Decision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>OT</td>
<td></td>
<td>Subdivide &amp; Reconfiguration of Land</td>
<td>446 &amp; 448 Bay Bulls Road</td>
<td>5</td>
<td>Approved</td>
<td>2022-01-27</td>
</tr>
</tbody>
</table>

**Code Classification:**
- RES - Residential
- COM - Commercial
- AG  - Agriculture
- OT  - Other

- INST - Institutional
- IND - Industrial

---

This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer’s decision and of their right to appeal any decision to the St. John’s Local Board of Appeal.

---

Lindsay Lyghtle Brushett
Supervisor - Planning and Development
# Building Permits List

**Council's February 7, 2022 Regular Meeting**

Permits Issued: 2022/01/27 to 2022/02/02

## Class: Residential

<table>
<thead>
<tr>
<th>Address</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 Lancaster St</td>
<td>Renovations</td>
<td>Single Detached w/ apt.</td>
</tr>
<tr>
<td>117 Diamond Marsh Dr</td>
<td>New Construction</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>119 Waterford Bridge Rd</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>14 Baker St</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>170 Pleasant St</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
<tr>
<td>21 Fairwood St</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>26 Mckay St</td>
<td>Renovations</td>
<td>Semi Detached Dwelling</td>
</tr>
<tr>
<td>41 Dunkerry Cres</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>45 Prince OF Wales St</td>
<td>Renovations</td>
<td>Semi Detached Dwelling</td>
</tr>
<tr>
<td>5 Diamond Marsh Dr</td>
<td>Accessory Building</td>
<td>Accessory Building</td>
</tr>
<tr>
<td>58 Parsonage Dr</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>6 Abraham St</td>
<td>Renovations</td>
<td>Single Detached Dwelling</td>
</tr>
<tr>
<td>6 Ridgemount St</td>
<td>Renovations</td>
<td>Single Detached w/ apt.</td>
</tr>
<tr>
<td>8 Bannerman St</td>
<td>Renovations</td>
<td>Townhousing</td>
</tr>
</tbody>
</table>

This Week: $610,980.02

## Class: Commercial

<table>
<thead>
<tr>
<th>Address</th>
<th>Type</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Church Hill</td>
<td>Change of Occupancy</td>
<td>Office</td>
</tr>
<tr>
<td>100 Brookfield Rd</td>
<td>Change of Occupancy/Renovations</td>
<td>Clinic</td>
</tr>
<tr>
<td>135 Cabot St</td>
<td>New Construction</td>
<td>Apartment Building</td>
</tr>
<tr>
<td>30 Kelsey Dr</td>
<td>Sign</td>
<td>Bank</td>
</tr>
<tr>
<td>342 Freshwater Rd</td>
<td>Sign</td>
<td>Retail Store</td>
</tr>
<tr>
<td>357 Main Rd</td>
<td>Change of Occupancy/Renovations</td>
<td>Retail Store</td>
</tr>
<tr>
<td>585 Torbay Rd</td>
<td>Sign</td>
<td>Restaurant</td>
</tr>
</tbody>
</table>

This Week: $1,078,000.00

## Class: Government/Institutional

This Week: $0.00

## Class: Industrial

This Week: $0.00
This Week: $0.00

Class: Demolition
133 Groves Rd Demolition Accessory Building

This Week: $2,500.00
This Week’s Total: $1,691,480.02

Repair Permits Issued 2022/01/27 to 2022/02/02: $119,999.99

<table>
<thead>
<tr>
<th>TYPE</th>
<th>2021</th>
<th>2022</th>
<th>% VARIANCE (+/-)</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>$2,448,949.62</td>
<td>$3,212,997.10</td>
<td>31</td>
</tr>
<tr>
<td>Commercial</td>
<td>$2,247,142.75</td>
<td>$4,675,556.50</td>
<td>108</td>
</tr>
<tr>
<td>Government/Institutional</td>
<td>$193,449.00</td>
<td>$301,788.00</td>
<td>56</td>
</tr>
<tr>
<td>Industrial</td>
<td>$4,000,000.00</td>
<td>$0.00</td>
<td>-100</td>
</tr>
<tr>
<td>Repairs</td>
<td>$265,000.00</td>
<td>$120,499.99</td>
<td>-55</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$9,154,541.37</td>
<td>$8,310,841.59</td>
<td>-9</td>
</tr>
<tr>
<td>Housing Units (1 &amp; 2 Family Dwelling)</td>
<td>4</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services
Weekly Payment Vouchers
For The
Week Ending February 2, 2022

Payroll

Public Works $ 557,119.53
Bi-Weekly Administration $ 782,559.35
Bi-Weekly Management $ 868,072.03
Bi-Weekly Fire Department $ 870,365.41

Accounts Payable $ 3,145,563.29

(A detailed breakdown available here)

Total: $ 6,223,679.61
Bid # and Name: 2021182 – Twin Steer Tandem Tandem
Date Prepared: Wednesday, February 2, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Fleet
Quotes Obtained By: Sherry Kieley
Budget Code: 4131-52626
Source of Funding: Operating

Purpose:
This open call was issued as part of the fleet regular replacement plan, with an option to purchase the truck at the end of the 60-month lease with a $50,000.00 residual.

Results:
☐ As attached ☒ As noted below

<table>
<thead>
<tr>
<th>Vendor Name</th>
<th>Bid Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Western Star and Freightliner Trucks of Newfoundland</td>
<td>Disqualified</td>
</tr>
<tr>
<td>Harvey &amp; Company Ltd</td>
<td>$268,450.80</td>
</tr>
<tr>
<td>Reefer Repair Services Ltd</td>
<td>$317,700.00</td>
</tr>
</tbody>
</table>

Expected Value: ☒ As above

☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: Delivery 12-18 months from purchase order date. The City reserves the right to lease a second truck for the same price.

Bid Exception: None

Recommendation:
That Council approve for award open call 2021182 – Twin Steer Tandem Tandem to the lowest bidder meeting specification, Harvey & Company Ltd., for $268,450.80 plus HST, as per the Public Procurement Act.

Attachments:
Report Approval Details

<table>
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<tr>
<th>Document Title:</th>
<th>2021182 - Twin Steer Tandem Tandem.docx</th>
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<td>Final Approval Date:</td>
<td>Feb 2, 2022</td>
</tr>
</tbody>
</table>

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

**Rick Squires - Feb 2, 2022 - 2:33 PM**

**Derek Coffey - Feb 2, 2022 - 3:31 PM**
NOTICE OF MOTION

TAKE NOTICE that I will at a future Regular Meeting of Council, move a motion to rescind the following motion approved at the October 4, 2021, Regular Meeting of Council:

Deferral of Planning and Development Applications in a Wetland Buffers

SJMC-R-2021-10-04/467
Moved By Councillor Burton
Seconded By Councillor Skinner

That Council defer all planning and development applications on sites located within a wetland buffer as delineated under the City’s 2019 Wetlands Delineation Study, Phase 1, until the 2021 Wetlands Study Phase 2A is completed and implemented, in accordance with Section 5.1.3(4) “Planning Studies - Deferral of Applications”.

For (10): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, Councillor Froude, Councillor Collins, and Councillor Skinner

DATED at St. John’s, NL, this 7th day of February, 2022.

__________________________________________
Councillor
DECISION/DIRECTION NOTE

Title: Deferral of Development in Wetlands – Exclusion for Open Water

Date Prepared: January 28, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: N/A

Decision/Direction Required:
Exclusion of wetlands classified as Wetland, Open Water in the previous decision of Council to defer all planning and development applications located within a wetland buffer until the Wetland Study Phase 2 is completed.

Discussion – Background and Current Status:
The 2019 Wetlands Delineation Study Phase 1 used high resolution satellite imagery to define and classify wetlands in the City larger than 100m². The wetlands were classified per the Canadian Wetlands Classification System as: Bog, Fen, Marsh, Swamp, or Open Water. The Open Water classification includes shallow bodies of water that have a depth of less than 2m. The technique used to identify the wetlands in the Phase 1 study could not distinguish shallow water from deep water, therefore all bodies of water in the City that exceed 100m² were labelled as Open Water in the final report. Development along these bodies of water would also be subject to a floodplain and floodplain buffer, which would extend farther than wetland boundary as identified in the Phase 1 study. Further, floodplains have the same development restrictions as wetlands as per Section 4.10 of the Envision St. John’s Development Regulations.

Council previously made the decision to defer all planning and development applications on sites located within a wetland buffer delineated under the Phase 1 study until the 2021 Wetlands Study Phase 2 is completed and implemented. There was no distinction in the decision between the classifications of wetlands, meaning it includes deferral of any application within the buffer of an open body of water. This was not the intention in the Council recommendation and there is currently at least one development file on hold due to this issue.

Since these open water wetlands are protected by the floodplain and floodplain buffer, Staff are recommending that the decision of Council to defer all applications on sites in Wetland Buffers be revised to remove the classification Open Water so that these applications can proceed in a timely manner.
Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: Aligns with the Strategic Direction for A Sustainable City by preserving natural environments but also allowing for development to drive the economy and not unnecessarily delay development.
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: 

Recommendation:
That Council defer all planning and development applications on sites located within the buffer of wetlands classified as bog, fen, swamp, and marsh as delineated under the 2019 Wetlands Delineation Study Phase 1 until the 2021 Wetlands Study Phase 2 is completed and implemented. It is also recommended that staff be given the authority to defer these applications. It is further recommended that Council rescind previous resolution number SJMC-R-2021-10-04/467.

Prepared by: Tracy-Lynn Goosney, P.Eng., Manager of Development - Engineering
Approved by: Jason Sinyard, P.Eng., DCM, Planning, Engineering, and Regulatory Services
Report Approval Details

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<th>Document Title:</th>
<th>Deferral of Development in Wetlands - Exclusion for Open Water.docx</th>
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<td>Final Approval Date:</td>
<td>Jan 28, 2022</td>
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This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - Jan 28, 2022 - 1:29 PM
DECISION/DIRECTION NOTE

Title: Roof Sign Approval
Date Prepared: February 2, 2022
Report To: Regular Meeting of Council
Councillor and Role: Councillor Maggie Burton, Transportation & Regulatory Services
Ward: Ward 1

Decision/Direction Required: For consideration of Council to approve four roof signs under the Sign By-Law.

Discussion – Background and Current Status: An application was made to Inspection Services for the installation of four roof signs to be installed at 330 Torbay Road which will advertise the business: “CashMoney”.

A review of the submitted plans was conducted, and all other requirements of the Sign By-Law have been satisfied. A Professional Engineer has stamped the design drawings and will be certifying the installation of the sign.

Section 21 of the St. John’s Sign By-Law permits Council discretion to approve roof signs which include their size, design, and location.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable
4. Legal or Policy Implications: Not Applicable
5. Privacy Implications: Not Applicable
6. Engagement and Communications Considerations: Not Applicable
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 request to install the four roof signs as proposed under their discretion as stipulated in the Sign By-Law.

**Prepared by:**
Susan Kane, P Tech, Supervisor, Inspection Services

**Approved by:**
Jason Sinyard, P. Eng., MBA, Deputy City Manager, Planning, Engineering & Regulatory Services
## Report Approval Details

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

**Randy Carew - Feb 2, 2022 - 11:08 AM**

**Jason Sinyard - Feb 2, 2022 - 3:46 PM**
These will be roof mounted signs with a dibond backer. The non lit shaped letters will be mounted to the backer and there will LED lighting behind the letters.