

DECISION/DIRECTION NOTE

Title: Private Development in the Floodplain Buffer – 145 Aberdeen Avenue – DEV2100076

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

To consider approval for Servicing of a Private Development within the Floodplain Buffer at 145 Aberdeen Avenue.

Discussion – Background and Current Status:

In reviewing the as-builts for Stage 1 for 145 Aberdeen Avenue, it was noted that channeling from a private stormwater headwall was done in the Floodplain Buffer. This work is considered as Servicing of a Private Development. Subject to **Section 4.10(4)** and **(5)** of the **Development Regulations**, Council may permit the Servicing of a Private Development within the Floodplain Buffer. Subject to **Section 4.10(6)**, prior to Council's consideration the application was referred to the Environment and Sustainability Experts Panel for their consideration. The panel had no concerns with the work.

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.**

ST. JOHN'S

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes."**
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 the Servicing for Private Development within the Floodplain Buffer at 145 Aberdeen Avenue.

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 - Private Development in the Floodplain Buffer - 145 Aberdeen Avenue - DEV2100076.docx
Attachments:	- Zone.png - Site work.png
Final Approval Date:	Mar 4, 2025

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

Jason Sinyard - Mar 4, 2025 - 9:57 AM