

DECISION/DIRECTION NOTE

Title: Public Works and Infrastructure in the Floodplain and Floodplain Buffer – 275 Southside Road – INT2500007

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To consider approval of Public Works and Infrastructure within the Floodplain and Floodplain Buffer at 275 Southside Road.

Discussion – Background and Current Status:

An internal application was received to install new stormwater infrastructure on Southside Road. This new infrastructure will alleviate existing flooding issues by redirecting overland drainage from existing undersized sewers to new sewers, and discharge into the Waterford River. The proposed stormwater infrastructure is located in the Floodplain and Floodplain Buffer.

Subject to **Section 4.10(4)** and **(5)** of the **Development Regulations**, Council may permit Public Works and Infrastructure within the Floodplain and 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 proposed application.

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.
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 installation of new stormwater infrastructure (Public Works and Infrastructure) within the Floodplain and Floodplain Buffer at 275 Southside Road.

Prepared by:

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Approved by:

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Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Public Works and Infrastructure in the Floodplain and Buffer - 275 Southside Road - INT2500007.docx
Attachments:	- Untitled1.pdf
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 - 9:55 AM