

DECISION/DIRECTION NOTE

Title: Public Utility in the Floodplain, Wetland and Associated Buffers – Petty Harbour Road – DEV2500022 & DEV2500028

Date Prepared: March 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To consider approval of the replacement of a Public Utility within the Floodplain, Wetland and associated Buffers along Petty Harbour Road.

Discussion – Background and Current Status:

Two applications were received from Newfoundland Power for a three-phase utility line upgrade along Petty Harbour Road; phase one is from the intersection of Main Road to Donovan's Road and phase 2 from Donovan's Road to the Petty Harbour Road power plant. The work includes the replacement of poles along the roadway, some of which are located in various areas of the floodplain, wetland or associated buffers.

Subject to **Section 4.10(6) and (7) of the Development Regulations**, Council may permit a Public Utility within the Floodplain, Wetland or associated Buffer. Subject to **Section 4.10(8)**, 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.

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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 replacement of a Public Utility within the Floodplain, Wetland and associated Buffer along Petty Harbour Road.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
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 - Public Utility in the Floodplain - Petty Harbour Road - DEV2500022 and DEV2500028.docx
Attachments:	
Final Approval Date:	Apr 1, 2025

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

Jason Sinyard - Apr 1, 2025 - 9:22 AM