

# DECISION/DIRECTION NOTE

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**Title:** Public Works and Infrastructure in the Floodplain Buffer – 158 Ruby Line (Silas Road) – SUB2400013

**Date Prepared:** May 9, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 5

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**Decision/Direction Required:**

To consider approval for Public Works and Infrastructure in the Floodplain Buffer at 158 Ruby Line (Silas Road).

**Discussion – Background and Current Status:**

An application was submitted for 158 Ruby Line to subdivide the property for a new Lot to allow a Single Detached Dwelling. The application was approved by the Land Development Advisory Authority, under the Department of Fishers, Forestry and Agriculture, as the land is zoned Agriculture. As the proposed development is beyond the limits of the current City infrastructure and snow clearing operations, a new turnaround must be provided. The proposed turn around (public works and infrastructure) is located within the Floodplain Buffer.

Subject to **Section 4.10(6)** of the **Development Regulations**, Council may permit Public Works and Infrastructure within the Floodplain 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 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.**
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 Public Works and Infrastructure in the Floodplain Buffer at 158 Ruby Line for a new turn around on Silas 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 works and Infrastructure in the Floodplain Buffer - 158 Ruby Line - SUB2400013.docx
Attachments:	- 158 Ruby Line - Overlay.pdf
Final Approval Date:	May 13, 2025

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

**Jason Sinyard - May 13, 2025 - 9:42 AM**