

# DECISION/DIRECTION NOTE

**Title:** Public Utility in the Floodplain Buffer – Southlands Boulevard - INT2400081

**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 of a Public Utility within the Floodplain Buffer along Southlands Boulevard.

## Discussion – Background and Current Status:

An application was received from Newfoundland Power for a new three phase line continuing along Southlands Boulevard. The work includes the placement of new poles along the roadway, with some being located in the floodplain buffer.

Subject to **Section 4.10(6)** of the **Development Regulations**, Council may permit a Public Utility 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 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.**

# 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 a Public Utility within the Floodplain Buffer along Southlands Boulevard.

**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 - Southlands Boulevard – Public utility in the Floodplain Buffer – INT2400081.docx
Attachments:	- Site Plan.png - Floodplain.png
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 - 9:49 AM**