

# INFORMATION NOTE

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**Title:** CDA 8 Zone line interpretation Southlands

**Date Prepared:** April 1, 2025

**Report To:** Regular Council Meeting

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 5

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**Issue:** To interpret zone lines affecting a strip of land at the northern end of the Southlands development, bordering the Galway development, so as to remove a map anomaly.

**Discussion – Background and Current Status:**

Southlands has been under development since the late 1990s in phases. City staff noticed recently that a long strip of land at its northern end remains in the Comprehensive Development Area (CDA) Zone, as part of CDA 8. This is an anomaly.

CDAs are large areas of land that are suitable for future development. Under the Envision St. John's Municipal Plan, they are shown in the Urban Expansion Area. Instead of seeing properties developed in a piecemeal manner, with individual property owners doing their own developments, and perhaps not taking into account how the various developments can link together, and what other land uses are needed, the City uses the CDA mechanism. The large area is zoned CDA, and no development can take place until there is a plan for the whole area. That way, the land is put to efficient use, individual properties and developments link together in an overall pattern, and land uses such as parks, commercial areas, and institutional areas are identified and suitably located.

CDA 8 is used in the Southlands and Galway areas. Several years ago, when large areas in Southlands, and later in Galway, were rezoned to their current zones, some property boundaries and zone lines did not match. The result was the long strip of land, which makes no sense as CDA, as it was not intended to be a future road or trail or buffer. It is approximately 1.2 kilometres long and varies from 40 metres to 55 metres wide. The land is owned by Fairview Investments, the main developer for Southlands, who would like to see it rezoned for residential development where appropriate.

The other factor here is the 190-metre contour elevation, which was the original municipal servicing limit. Before Galway was approved for development, Council raised the servicing limit here to a higher elevation, and then the developer of Galway installed municipal water and sewage systems to service above 190 metres. Fairview now proposes to connect to those systems so that their lands which are slightly above 190 metres can be serviced.

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# ST. JOHN'S

Where the CDA Zone borders the Residential 1 (R1) Zone, the R1 Zone will be extended up to the edge of Galway; under the Municipal Plan, the designation will change from Urban Expansion to Residential District.

Where the CDA Zone is a small section left over near Pitts Memorial Drive, just south of Galway Boulevard, bordered on 2 sides by the R1 Zone, to the north by the Commercial Regional (CR) Zone, and to the east by the Open Space Reserve (OR) Zone along Pitts Memorial, it will become R1 Zone and Residential District.

Where the CDA Zone borders Open Space (O) Zone, we propose to extend the O Zone to reflect the presence of wetlands and waterways, according to the best maps and information available. We have adjusted the lines to follow those natural features, moving the boundary of the R1 Zone to border them, as originally intended.

The Envision St. John's Development Regulations include section 10.3 "Interpretation of Zone Boundaries":

*"Where the boundary of a Zone ... (b) is shown on the Zoning Map as substantially following Lot Lines of an approved Subdivision or other acceptable base map, the Lot Lines shall be deemed to be the boundary."*

Therefore, the Chief Municipal Planner interprets the zone lines at the north end of the Southlands development, bordering the Galway development, so that the CDA 8 Zone is removed, becoming either Residential 1 (R1) or Open Space (O) Zone, as appropriate. This removes an anomaly left over from the original rezonings in this area. Corresponding changes will be made to the Municipal Plan map to remove the Urban Expansion District on these lands.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: Property owner; nearby property owners and residents.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: In accordance with the Envision St. John's Municipal Plan policies.
5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: In accordance with section 10.3 “Interpretation of Zone Boundaries” in the Development Regulations.
7. Privacy Implications: None.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: None.
10. Procurement Implications: None.
11. Information Technology Implications: None.
12. Other Implications: None.

**Conclusion/Next Steps:**

At the northern end of the Southlands development, bordering the Galway development, the zone boundary showing the Comprehensive Development Area (CDA-8) Zone is removed, becoming either Residential 1 (R1) or Open Space (O) Zone, as appropriate. Corresponding changes are made to the Municipal Plan map to remove the Urban Expansion District on these lands. This accords with the rules of zone interpretation in section 10.3 of the Envision St. John’s Development Regulations.

**Ken O’Brien, MCIP**, Chief Municipal Planner

**Jason Sinyard, P.Eng., MBA**, Deputy City Manager – Planning, Engineering and Regulatory Services

### Report Approval Details

Document Title:	CDA 8 Zone line interpretation Southlands.docx
Attachments:	- SOUTHLANDS CDA ZONE INTERPRETATION 2025.pdf - SOUTHLANDS UEX DISTRICT INTERPRETATION 2025.pdf
Final Approval Date:	Apr 3, 2025

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

**Jason Sinyard - Apr 3, 2025 - 11:41 AM**