

DECISION/DIRECTION NOTE

Title: Wetlands Map Amendment – Southlands (SL1)

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider a map amendment to Appendix C, Map 4 of the Envision St. John's Development Regulations to reflect mapped changes to the Southlands SL1 wetland.

Discussion – Background and Current Status:

The Southlands SL1 wetland was mapped along its southern portion several years ago, bordering the future extension of Great Southern Drive and west of Pitts Memorial Drive. The wetland is shown as a protected wetland on Map 4 “Waterways and Wetlands” (attached); however, this map does not show the full extent of the wetland.

Further residential development is expected in this part of the Southlands neighbourhood once Southlands Boulevard is extended north to intersect Galway Boulevard. Anticipating this future development, it was essential to examine the rest of this area for additional wetland that might need to be protected.

The City engaged an environmental consultant to carry out further study of SL1 and they have produced a map showing the wetland area (see attached map Southlands – Proposed SL1). Wetland SL1 has been extended further north. On the attached map, the pink line shows where the wetland was previously delineated, and the area north of that pink line, the upper left portion, is the area to be added to wetland SL1. This area meets the Wetland Ecosystems Services Protocol-Atlantic Canada (WESP-AC) criteria set by Council for wetland protection.

Now that the rest of the wetland has been delineated, this amendment is put forward to add this area to Map 4 “Waterways and Wetlands” of the Envision St. John's Development Regulations. A Municipal Plan amendment is not required to consider this amendment.

Should Council decide to proceed, staff recommend public notification (not a public meeting) in accordance with Section 4.8 of the Envision St. John's Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Property owners with land in or near the SL1 wetland.
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.

An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A map amendment to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public notification will be carried out as required by the Development Regulations.
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 consider a map amendment to the Envision St. John's Development Regulations to update Appendix C, Map 4 to reflect the full extent of the Southlands SL1 wetland.

Further, that the proposed amendment be advertised in accordance with the Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	Wetlands Map Amendment - Southlands (SL1) .docx
Attachments:	- Proposed SL1 - Southlands.pdf - Appendix C - Map 4 - October 2024 (Current).pdf
Final Approval Date:	Apr 9, 2025

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

Ken O'Brien - Apr 9, 2025 - 3:28 PM

Jason Sinyard - Apr 9, 2025 - 3:49 PM