

DECISION/DIRECTION NOTE

Title: Servicing of a Private Development in the Wetland and Wetland Buffer - Southlands Area 9 Stage 2C – SUB2400028

Date Prepared: May 9, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

To consider approval for Servicing of a Private Development within the Wetland and Wetland Buffer for Southlands Area 9 Stage 2C.

Discussion – Background and Current Status:

The City received an application for Southlands Area 9 Stage 2C, a 25-lot residential subdivision off Great Southern Drive. Part of the work includes construction of a ditch in the Wetland and Wetland Buffer to direct drainage from the undeveloped section of Great Southern Drive away from the proposed lots. This work is considered as Servicing of a Private Development and subject to **Section 4.10(6) and (7) of the Development Regulations**, Council may permit this use within the Wetland and Wetland 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 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.**

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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 Servicing of a Private Development within the Wetland and Wetland Buffer for Southlands Area 9 Stage 2C.

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 - Servicing of a Private Development in the Wetland and Wetland Buffer - Southlands - SUB2400028.docx
Attachments:	- Site Plan.png - wetland.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 - 9:40 AM