

# DECISION/DIRECTION NOTE

**Title:** Wetlands Map Amendment – Southlands SL1 – Adoption

**Date Prepared:** June 11, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

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## **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment Number 53, 2025 to update Appendix C, Map 4 of the Development Regulations.

## **Discussion – Background and Current Status:**

The Southlands SL1 wetland, located west of Pitts Memorial Drive and north of Great Southern Boulevard, is a protected wetland shown on Map 4 “Waterways and Wetlands”. The current map shows the southern portion of the Southlands SL1 wetland, which was mapped several years ago. Anticipating future development in this area of Southlands, the City engaged SEM Inc. to carry out further study of the SL1 wetland. The study identified additional wetland area in the SL1 wetland that meets the Wetland Ecosystems Services Protocol-Atlantic Canada (WESP-AC) criteria set by Council for wetland protection.

The attached map shows the boundaries of the SL1 wetland. The area north of the pink line on the map is the area to be added to wetland SL1. This newly delineated area is not currently shown on Map 4 of the Development Regulations, so an amendment is needed. A Municipal Plan amendment is not required. The proposed amendment is to update Map 4 “Waterways and Wetlands” of the Development Regulations to show the full extent of the SL1 wetland.

## Public Consultation

The proposed amendment was advertised in *The Telegram* on three occasions, mailed to property owners within 150 metres of the Southlands SL1 wetland, advertised on digital boards in the City's community centres, and posted on the City's website and Planning Engage web page. The City received two written submissions and nine submissions on the Engage page, which included a mix of questions and survey responses. The submissions were generally supportive of the amendment. Both the submissions received and an Engage-page report are attached for Council's review.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owners with land in or near the SL1 wetland.

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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 was carried out in accordance with Section 4.8 of 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 adopt Envision St. John's Development Regulations Amendment Number 53, 2025 to update Appendix C, Map 4 of the Development Regulations to reflect changes to the area of the Southlands SL1 wetland.

**Prepared by: Faith Ford, MCIP, Planner III**

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

**Report Approval Details**

Document Title:	Wetlands Map Amendment - REZ2500014 - Adoption.docx
Attachments:	- SOUTHLANDS SL1.pdf - DR Amend No. 53, 2025 - Map 4 Waterways and Wetlands - MAP (ff).pdf
Final Approval Date:	Jun 12, 2025

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

**Ken O'Brien - Jun 11, 2025 - 11:51 AM**

**Jason Sinyard - Jun 12, 2025 - 2:30 PM**