

# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 53, 2025**

### **Wetlands Map Amendment**

**June 2025**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 53, 2025**

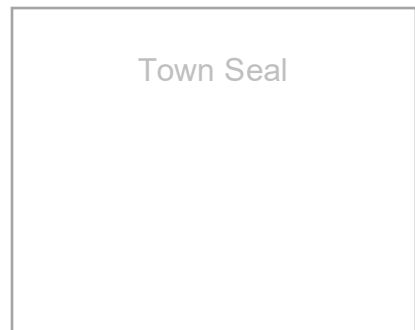
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 53, 2025.

Adopted by the City Council of St. John's on the 17th day of June, 2025.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 53, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	_____
Date	_____
Signature	_____

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 53, 2025**

#### **BACKGROUND**

The City wishes to amend Appendix C, Map 4 “Waterways and Wetlands” of the Envisions St. John’s Development Regulations to reflect mapped changes to the Southlands SL1 wetland.

The proposed amendment is to update the map to include a new area of the Southlands SL1 wetland. The wetland borders the future extension of Great Southern Drive and is west of Pitts Memorial Drive. The City commissioned a study of the Southlands SL1 wetland, which found the SL1 wetland has extended north. This newly identified wetland area meets the criteria set by Council for wetland protection, so an amendment is needed to update Map 4 to include this wetland area as a protected wetland.

#### **ANALYSIS**

The proposed amendment aligns with the Municipal Plan policies to identify and protect wetlands. Policy 3.1.1 of the Municipal Plan encourages the protection, identification, maintenance and enhancement ecologically vulnerable lands and waters, such as wetlands. A Municipal Plan amendment is not required for this map amendment.

#### **PUBLIC CONSULTATION**

The proposed amendment was advertised on three occasions in The Telegram newspaper on May 23, May 30, and June 6, 2025, and on the City’s website. A notice of the proposed amendment was mailed to property owners within 150 metres of the Southlands SL1 wetland and posted on digital boards in the City’s community centres. The City received one written submission and nine submissions on the Engage page, all of which were generally supportive of the amendment.

#### **ST. JOHN’S URBAN REGION REGIONAL PLAN**

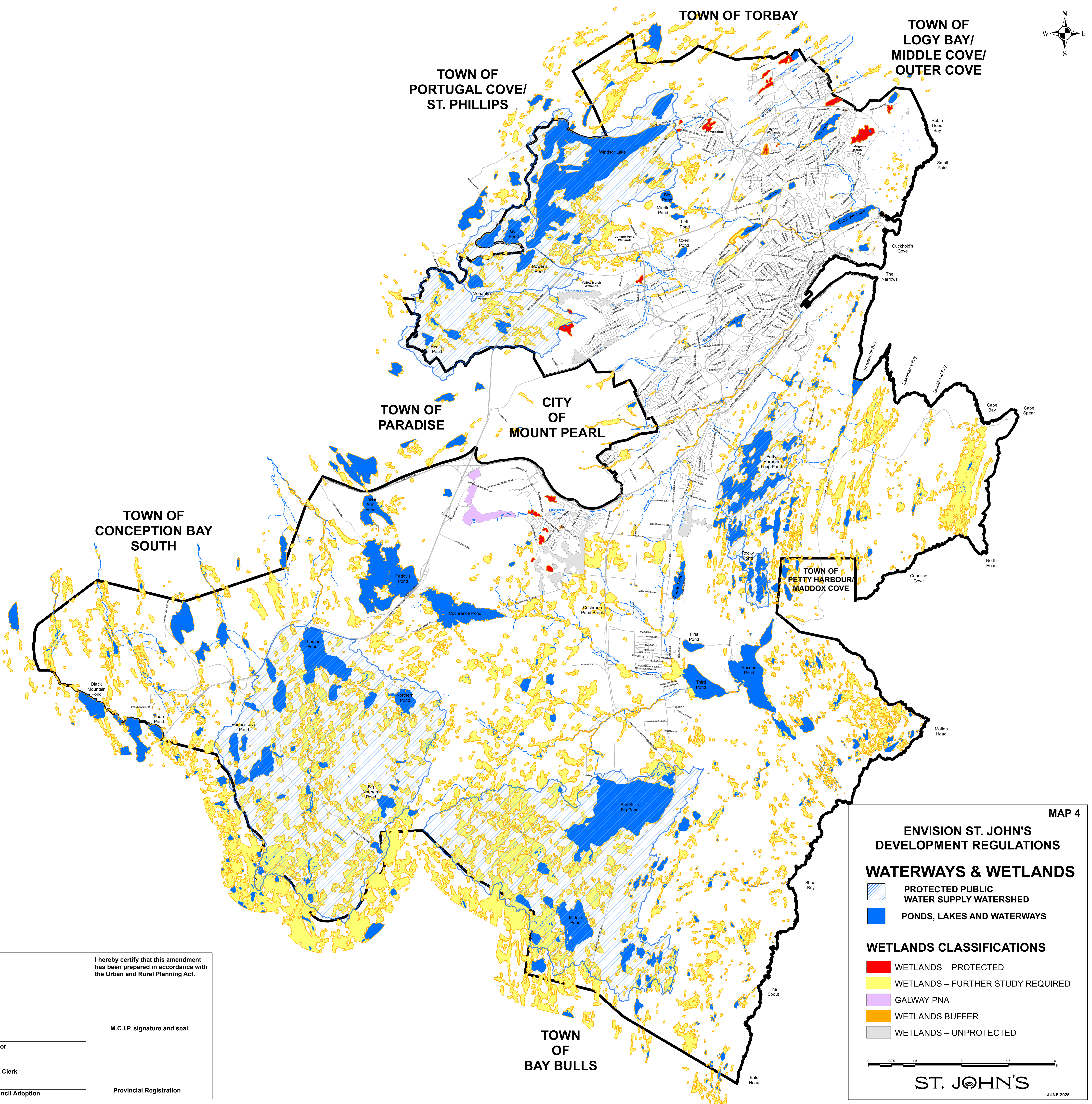
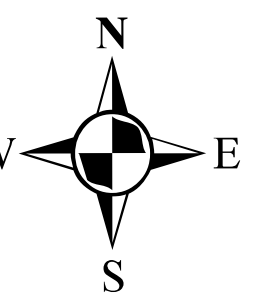
The proposed amendment is in line with the St. John’s Urban Region Regional Plan and an amendment to the Regional Plan is not required.

#### **ST. JOHN’S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 53, 2025**

The City of St. John’s Development Regulations, 2021 is amended by:

**Repealing Appendix C, Map 4 “Waterways and Wetlands” and replacing it with the following Map 4.**





I hereby certify that this amendment has been prepared in accordance with the Urban and Rural Planning Act.

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

MAP 4

ENVISION ST. JOHN'S  
DEVELOPMENT REGULATIONS

WATERWAYS & WETLANDS

PROTECTED PUBLIC  
WATER SUPPLY WATERSHED

PONDS, LAKES AND WATERWAYS

WETLANDS CLASSIFICATIONS

WETLANDS – PROTECTED

WETLANDS – FURTHER STUDY REQUIRED

GALWAY PNA

WETLANDS BUFFER

WETLANDS – UNPROTECTED

00.751.534.56

km

ST. JOHN'S

JUNE 2025