

DECISION/DIRECTION NOTE

Title: Map Amendment – Floodplains

Date Prepared: June 17, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: N/A

Decision/Direction Required:

To consider a map amendment to Appendix C, Map 5 “Waterways and Flood Hazards” of the Envision St. John’s Development Regulations.

Discussion – Background and Current Status:

On May 20, 2025, Council approved the 2023 Flood Risk Mapping Study prepared for the City by Stantec Consulting Limited. Now that Council has approved the study and its maps, the 100-Year Climate Change Flood Risk Maps need to be incorporated into the Development Regulations as Floodplains. To do this, the City is proposing a map amendment to Appendix C, Map 5 “Waterways and Flood Hazards” of the Development Regulations.

The proposed map amendment reflects the new and revised floodplains and floodplain buffers identified in the study. No changes are proposed to the text of the Development Regulations. Both the existing Map 5 and the proposed new Map 5 are attached for Council’s information.

Should Council decide to consider this amendment, staff recommend public notification as per Section 4.8 of the Development Regulations. A public meeting is not required for this amendment, as the changes proposed to Map 5 reflect the new flood risk mapping as adopted by Council.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owners with land in or near a floodplain or floodplain buffer may be affected.
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.

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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 and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Consultation (public notification) will be carried out in accordance with 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 5 in response to Council's May 20, 2025 resolution to approve the 2023 Flood Risk Mapping Study and adopt the flood risk mapping.

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:	Floodplain Map Amendment - REZ2500016.docx
Attachments:	- Appendix C - Map 5 - CURRENT.pdf - Appendix C- Map 5 - PROPOSED.pdf
Final Approval Date:	Jun 18, 2025

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

Ken O'Brien - Jun 17, 2025 - 2:35 PM

Jason Sinyard - Jun 18, 2025 - 3:27 PM