

# DECISION/DIRECTION NOTE

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**Title:** Request for Crown Land Lease in the Agriculture (AG) Zone  
529 Power's Road  
CRW2000017

**Date Prepared:** January 5, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a Crown Land Lease for 3.1 hectares of land.

**Discussion – Background and Current Status:**

The Provincial Department of Fisheries, Forestry and Agriculture has referred an application to the City requesting a lease for a parcel of land with an area of 3.1 hectares to be used for growing vegetables and blueberries. This property is in the Agriculture (AG) Zone and the proposed use is considered a Permitted Use in this Zone. The property is located within the Gould's Environmentally Valuable Area (EVA) and a small portion of the property is within an identified wetland, which could not be developed. Should the applicant be successful in obtaining the Crown Land Lease, a development application is required, and a Land Use Assessment Report (LUAR) must be completed.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Section 10.34 and Section 11.3 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

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8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Development application is required along with a LUAR for the Gould's EVA subject to the lease being granted.

**Recommendation:**

That Council approve the Crown Land lease for 3.1 hectares of land at 529 Power's Road.

**Prepared by:**

Ashley Murray- PTech, Development Officer II

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

**Report Approval Details**

Document Title:	Development Committee- Proposed Crown Land Lease for Agriculture Use at 529 Power's Pond Road.docx
Attachments:	- SHEEHAN PROPERTY (CROWN LAND) 529 Power's Road.pdf
Final Approval Date:	Jan 6, 2021

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

**Lindsay Lyghtle Brushett - Jan 6, 2021 - 10:42 AM**

**Jason Sinyard - Jan 6, 2021 - 11:33 AM**