

DECISION/DIRECTION NOTE

Title: Crown Land Grant for Residential Use - 1040 Main Road - CRW2100111

Date Prepared: September 1, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek rejection for a Crown Land Grant for a Residential Use at 1040 Main Road.

Discussion – Background and Current Status:

The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant at 1040 Main Road for 0.19 hectares. The land is proposed to be used for a Residential Use and is zoned Rural Residential Infill (RRI), Rural (R) and Watershed (W). This area is located outside the Gould's Ultimate Service Area, therefore no development, whether serviced or unserved, may be permitted except for infill development consistent with existing zoning. As there is no surrounding development, this area does not meet the criteria for infill development. A portion of the proposed grant is also located within the Watershed Zone, where residential development is not a Permitted or Discretionary Use.

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: St. John's Development Regulations Section 10.38, 10.41 and 10.46 and policy for Development Control Within the Goulds.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

ST. JOHN'S

8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council reject the proposed Crown Land Grant for 0.19 hectares at 1040 Main Road.

Prepared by:

Ashley Murray P.Tech – Development Officer II
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- Proposed Crown Land Grant at 1040 Main Road- CRW2100011.docx
Attachments:	- 158506_Map_2000.pdf - 1040MainRd.png
Final Approval Date:	Sep 2, 2021

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

Lindsay Lyghtle Brushett - Sep 1, 2021 - 12:16 PM

Jason Sinyard - Sep 2, 2021 - 3:55 PM