

# DECISION/DIRECTION NOTE

---

**Title:** Development Committee – Crown Land Grants – 46 and 50 Shoal Bay Road – CRW2300003 & CRW2300004

**Date Prepared:** March 15, 2023

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 5

---

**Decision/Direction Required:** To approve two Crown Land Grants for 46 and 50 Shoal Bay Road.

**Discussion – Background and Current Status:** The Provincial Department of Fisheries, Forestry and Agriculture has referred two applications for Crown Land Grants at 46 and 50 Shoal Bay Road. The grants are for an 1869.2m<sup>2</sup> parcel of land at 46 Shoal Bay Road and a 2411m<sup>2</sup> parcel of land at 50 Shoal Bay Road. Both properties are proposed for residential use, which is permitted in the Rural Residential Infill (RRI) Zone.

In 2022, civic 46 and 50 Shoal Bay Road were reconfigured and civic 46 was granted a variance on Lot Area; both Lots were given Development Approval. The Applicant subsequently identified a defect in his title and is seeking Crown Grants to perfect his title to the previously approved Lots.

City Staff wish to request that the Crown reserve a strip from the Grant for 50 Shoal Bay Road along Mill Road, to be Granted to the City for potential future public infrastructure. The strip of land is estimated to be 6.5metre wide and would extend the entire length of the property along Mill Road.

## Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

# ST. JOHN'S

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 10 "Rural Residential Infill (RRI) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the two Crown Land Grants for 46 and 50 Shoal Bay Road and request for the Crown to reserve a strip of land approximately 6.5 metres in width from the Grant for 50 Shoal Bay Road along Mill Road, to be granted to the City for potential future public infrastructure.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
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 - Crown Land Grant - 46 and 50 Shoal Bay Road - CRW2300003 CRW2300004.docx
Attachments:	- 46-50 SHOAL BAY ROAD.pdf
Final Approval Date:	Mar 15, 2023

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

**Jason Sinyard - Mar 15, 2023 - 12:46 PM**