

DECISION/DIRECTION NOTE

Title: Crown Land Referral – George’s Pond Road – CRW2400017

Date Prepared: November 19, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 3

Decision/Direction Required: To reject a Crown Land License to Occupy for George’s Pond Road.

Discussion – Background and Current Status: The NL Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land License to Occupy land in the vicinity of George’s Pond Road. The area of land is approximately 25.8 hectares and is zoned Comprehensive Development Area 9 (CDA 9). The future use of the land is not specified, and this is not an application for development.

The **Development Regulations** specify that no Development is permitted in a CDA until Council has approved a Development Plan for the entire area, and the area is available for serviced Development and has been suitably rezoned. This land is within the draft Kenmount Concept Plan for development above the 190-metre contour (see attachment). This draft plan includes lands north and south of Kenmount Road and sets out future zoning, land uses and municipal servicing. The release of Crown land here is premature at this time due to the recent announcement of a new provincial hospital site, and the requirements for further design work to determine a servicing plan for this area, which includes the noted CDA.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, nearby owners, and residents.
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.

Choose an item.

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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: **St. John's Development Regulations Section 10 "Comprehensive Development Area (CDA) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 reject the Crown Land License to Occupy land in the area of George's Pond Road as the proposal is premature at this time and is located in a Comprehensive Development Area (CDA) Zone.

Prepared by:

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Approved by:

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Report Approval Details

Document Title:	Development Committee - Crown Land Referral - Georges Pond Road - CRW2400017.docx
Attachments:	- Location Map.pdf
Final Approval Date:	Nov 20, 2024

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

Jason Sinyard - Nov 20, 2024 - 3:49 PM