

DECISION/DIRECTION NOTE

Title: Notices Published - Pasture Land Road – DEV2400150, CRW2400002 and CRW2400009

Date Prepared: January 7, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To approve a Discretionary Use application submitted by Clarke’s Trucking and Excavating Limited for the expansion and remediation of a Mineral Working Use and approve the related referrals from Mineral Lands for a quarry permit and Crown Lands for a License to Occupy, located on Pasture Land Road.

Discussion – Background and Current Status:

The proposed Discretionary Use application is for an extension to an existing quarry (Mineral Working Use), which is a discretionary use in the Forestry Zone. The existing quarry is 3.14 hectares and is located off Pasture Land Road, near the Foxtrap Access Road interchange for the Trans-Canada Highway. The proposed quarry extension covers an area of approximately 2.7 hectares and is for the removal and processing of material on-site and no buildings are proposed. A referral from the Mineral Lands Division, Department of Industry, Energy and Technology, was also received for this area in relation to a new quarry permit. No development is permitted within the nearby wetlands or wetland buffers as outlined on the proposed plan.

Remediation work has been proposed for the land within the Watershed, as the existing quarry exceeded its approved boundary and clearing occurred. Uses within the Watershed Zone are at the discretion of Council. The reclamation will include the spreading of preserved topsoil/mineral soil and organic layer/grubbing over the cleared area to allow natural revegetation/tree growth to occur. The application was reviewed by Regional Water who have no concerns.

The Provincial Department of Fisheries, Forestry and Agriculture also referred an application for a Crown Land License to Occupy for an area of land approximately 2,400m². The area is for the realignment of the existing quarry access road, which extends from Pasture Land Road to the quarry site.



No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
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.

5. Alignment with Adopted Plans: **St. John's Envision Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: St. John's Development Regulations **Section 10.5 "Discretionary Uses", Section 10 "Watershed (W)" and Section 10 "Forestry (F) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations.** The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
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 approve the Discretionary Use application for the expansion of a Mineral Working Use (quarry) in the Forestry Zone and remediation of land in the Watershed Zone, and approve the related Mineral Lands Division referral for a 2.7 hectare new quarry permit (expansion), and Crown Lands License to Occupy an area of land approximately 2,400 square metres for the realignment of the existing quarry access, which is located on Pasture Land Road.

Prepared by:

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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:	Notices Published - Pasture Land Road - DEV2400150.docx
Attachments:	- PASTURELAND ROAD.pdf - Map 2 Reinstatement Plan Map_medium.pdf - E-162348_Crown_Lands_Map_2500.pdf
Final Approval Date:	Jan 8, 2025

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

Lindsay Lyghtle Brushett - Jan 8, 2025 - 2:22 PM

Jason Sinyard - Jan 8, 2025 - 4:04 PM