

# DECISION/DIRECTION NOTE

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**Title:** Crown Land Grant – 870 Kenmount Road – CRW2500001

**Date Prepared:** February 11, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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**Decision/Direction Required:** To reject a Crown Land Grant at 870 Kenmount Road.

**Discussion – Background and Current Status:** The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant at 870 Kenmount Road for a residential use. The land is approximately 2589 square metres and is zoned Comprehensive Development Area 9 (CDA9). 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. The proposed residential use is premature at this time. The parcel of land also does not have frontage on a public street, which is a requirement for development.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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 Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: Not applicable.

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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 Grant at 870 Kenmount Road for a Residential Use, as the property is zoned Comprehensive Development Area 9, where development is premature, and the parcel of land has no frontage on a public street.

**Prepared by:**

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**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 - 870 Kenmount Road - CRW2500001.docx
Attachments:	- 163577_zoning.pdf
Final Approval Date:	Feb 12, 2025

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

**Jason Sinyard - Feb 12, 2025 - 11:20 AM**