

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 112 Camrose Drive - DEV2300136

**Date Prepared:** March 31, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

A Discretionary Use application has been submitted for 112 Camrose Drive.

**Discussion – Background and Current Status:**

The proposed application is for remediation of an abandoned quarry at 112 Camrose Drive. The remediation will involve filling, regrading, and landscaping in the Watershed. The proposed remediation covers an area of approximately 18,976 square metres. No buildings are proposed. The proposed application site is in the Watershed (W) Zone.

One submission was received which expressed concern on heavy equipment and impact to the existing road. The Town of Paradise was notified of the application as the property has frontage within the Town of Paradise, while remediation is occurring on land within the city's municipal boundary. The property is zoned Watershed and is also located within Little Powers Pond Watershed. The proposed remediation will fill in and regrade to naturalize the area.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, neighboring property owners and Town of Paradise.
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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# ST. JOHN'S

5. Alignment with Adopted Plans: **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 10.5 "Discretionary Use" and Section 10 "Watershed (W) 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 at 112 Camrose Drive to allow the remediation of an abandoned quarry in the Watershed.

**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**

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|----------------------|--|
| Document Title:      | Notices Published - 112 Camrose Drive.docx |
| Attachments:         | - 112 CAMROSE DRIVE_2.pdf                  |
| Final Approval Date: | Apr 1, 2025                                |

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

**Lindsay Lyghtle Brushett - Apr 1, 2025 - 9:02 AM**

**Jason Sinyard - Apr 1, 2025 - 9:21 AM**