

# DECISION/DIRECTION NOTE

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**Title:** Crown Land Grant – Petty Harbour Road – CRW2500004  
**Date Prepared:** April 15, 2025  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Carl Ridgeley, Development  
**Ward:** Ward 5

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**Decision/Direction Required:** To reject a Crown Land Grant along Petty Harbour Road.

**Discussion – Background and Current Status:** The Provincial Department of Fisheries, Forestry and Agriculture has referred an application for a Crown Land Grant along Petty Harbour Road (near Crockers Road) for a Cemetery Use. The land is approximately 160 square metres and is zoned Open Space Reserve (OR). The OR Zone does not allow a Cemetery Use in the Zone; therefore, a rezoning application would be required. The adjacent land is owned by the same applicant and is currently also used for a cemetery (non-conforming). The parcel of land does not have frontage on a public street, which is a requirement for development. The nearby access is a privately owned right-of-way under a different owner.

**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.

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7. Legal or Policy Implications: **St. John's Development Regulations Section 10 "Open Space Reserve (OR) 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 Grant along Petty Harbour Road for a Cemetery Use, as the property is zoned Open Space Reserve (OR), which does not allow the proposed use, and the parcel of land has no frontage on a public street.

**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 - Petty Harbour Road - CRW2500004.docx
Attachments:	- E-163874 2500 Map.pdf
Final Approval Date:	Apr 15, 2025

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

**Jason Sinyard - Apr 15, 2025 - 1:23 PM**