

## Decision Note

<b>Title:</b>	Crown Land Grant – 150 Howlett's Line – CRW2600003
<b>Date Prepared:</b>	April 8, 2026
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Nikita Ryall, Development
<b>Ward:</b>	Ward 5

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**Decision/Direction Required:** To consider approval of a Crown Land Grant in the area of 150 Howlett's Line.

**Discussion – Background and Current Status:** The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Grant in the area of 150 Howlett's Line. The land is approximately 2023m<sup>2</sup> and is zoned Rural Residential Infill (RRI). The proposed use is for a residential dwelling which is permitted in the Zone.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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: **St. John's Development Regulations Section 10 "Rural Residential Infill (RRI) 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. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Crown Land Grant for 2023m<sup>2</sup> in the area of 150 Howlett's Line.

**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:	Crown Land Grant - 150 Howletts Line - CRW2600003.docx
Attachments:	- E-165120_Crown_Lands_Map_2500_2.pdf
Final Approval Date:	Apr 14, 2026

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

**Jason Sinyard - Apr 14, 2026 - 4:34 PM**