

Decision Note

Title: Crown Land Grant – 150 Howlett's Line – CRW2600004

Date Prepared: April 13, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Nikita Ryall, Development

Ward: Ward 5

Decision/Direction Required: To consider rejection 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 referred an application for a Crown Land Grant in the area of 150 Howlett's Line. The land is approximately 3035m² and is zoned Rural (R). The Rural Zone does not allow residential development and the minimum Lot Area required is 8000m².

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 (R) 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 reject the Crown Land Grant for 3035m² in the area of 150 Howlett's Line as the proposed use is not allowed in the Rural Zone and it does not meet the minimum required Lot Area.

Prepared by:

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Approved by:

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Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Crown Land Grant - 150 Howletts Line - CRW2600004.docx
Attachments:	- E-165143_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 - 4:39 PM