

Decision Note

Title:	Crown Land Grant – 899 Northern Pond Road – CRW2600001
Date Prepared:	April 14, 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 at 899 Northern Pond Road.

Discussion – Background and Current Status:

The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Grant at 899 Northern Pond Road. The grant is for an area of land approximately 3 hectares in size, which is zoned Agriculture (AG). The proposed use is for the bioremediation of petroleum contaminated soil and non-hazardous drilling mud solids, which is not a permitted or discretionary use in the Agriculture 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 "Agriculture (AG) 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 at 899 Northern Pond Road as the proposed use is not allowed in the Agriculture Zone.

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 Referral - 899 Northern Pond Road - CRW26000001.docx
Attachments:	- E-163463 Map 2500.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 - 4:40 PM