

Decision Note

Title:	Crown Land Lease – Northern Pond Road – CRW2600002
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 approval of a Crown Land Lease on Northern Pond Road.

Discussion – Background and Current Status:

The Provincial Department of Forestry, Agriculture and Lands has referred an application for a Crown Land Lease along Northern Pond Road. The land is approximately 32.37 hectares and is zoned Agriculture (AG). The proposed use is for the clearing and forage of land (Agriculture Use) for a sheep and beef operation in Goulds. There is a small area of land that may be in the Watershed Zone; this area should be excluded from leased area should it be approved by the province.

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 approve the Crown Land Lease along Northern Pond Road for an Agriculture Use.

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 - Northern Pond Road - CRW2600002.docx
Attachments:	- E-165268 Crown Lands Map 8000.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 - 4:41 PM