

PUBLIC WORKS MEETING
March 12, 2008

Meeting called to order at 2:20 pm by Councillor Bailey.

<u>IN ATTENDANCE</u>	Councillor	B. Bailey
	Councillor	E. Müller
	Councillor	B. Strong
	CAO	B. Hiscock
	Director of Public Works	R. Smith
	Recording Clerk	T. Patey

BUSINESS ARISING

CROWN LAND Development plan drawings were presented to the Committee for crown land applications off the Trans Canada Highway applied for by both Mac-Court Holdings and Newfoundland Helicopters. These applications were previously deferred until submission of development plans with firm time lines to the satisfaction of the Town.

RECOMMENDATION: Approval in principle be granted subject to the following: submission of time lines for development plans, no clear cutting unless permit is approved from Council as well as approvals from Crown Lands and Department of Transportation must be received.

HHW PROGRAM Invitation received for the Town to participate in the Household Hazardous Waste program again this year, at a cost of \$2,373.30 to the Town.

RECOMMENDATION: To participate in the event for 2008 if it can be held in Clarendville on a weekday instead of the weekend.

SERVICE HOOK UPS
MUNICIPAL SQUARE

Issues surrounding the service hook ups in Municipal Square were discussed with the Committee. When exploration was done, it was found that the service hook up in front of the vacant lot directly adjacent to 36 Municipal Square is actually used for the dwelling currently assessed as 36A Municipal Square.

RECOMMENDATION: Stop Work Order to be issued for dwelling being constructed without an approved permit from Council, however permission will be granted to excavate and install a sewer line to the main line using the straightest way possible, for the existing dwelling at 36A Municipal Square; new dwelling must have new separate service installed; new dwelling not to be hooked to services until 36A Municipal Square has it's own separate service hook up; required work to be at the developer's expense and developer is to provide to the Town a professional engineer cost to complete the work as well as securities to be put in place for required work before

commencement.

LORI ANN PLACE

PHASE II

Design drawings were presented for Phase II Residential Development of Lori Ann Place for the Committee's review and approval.

RECOMMENDATION: Approval be granted for the development subject to compliance with all Town Development Regulations as well as a subdivision agreement and securities to be put in place and other applicable approvals received prior to any construction.

SHOPPING CENTRE

PARKING LOT

Director of Public Works gave report to the Committee that to date Council has still not received the cost for the Shopping Centre parking lot.

RECOMMENDATION: That a meeting be arranged with the Shopping Centre Association.

NEW BUSINESS

LUMBER STORAGE

HOME HARDWARE

Request received from Home Hardware for permission to store lumber in the adjacent parking lot of their store at 214 Memorial Drive.

RECOMMENDATION: Permission to be granted for storage in a specific location and for this building season only; area is to be kept clean and to be kept at a limited amount of storage at all times.

PROPOSED DEVELOP.

HIGH BIRCHY CRES.

Concept Development plans were presented to the Committee for proposed housing development for age 50+, located off of High Birchy Crescent.

RECOMMENDATION: Approval in principle be granted for the proposed development subject to submission of engineered drawings and compliance with all Town Development Regulations as well as approvals from any applicable Government bodies. All approvals will have to be received before the commencement of any construction.

APPLICATIONS

PROPOSAL: CAR WASH

6 SHOAL HARBOUR DR.

A proposal was received to allow a car wash with additional rental bays to operate from 6 Shoal Harbour Drive.

RECOMMENDATION: Approval in principle be granted. Detailed plans in accordance to all Town Development Regulations and approval from Government Services would have to be

submitted for Council's approval prior to the commencement of any construction on the site.

SITE APPROVAL

19 BARNES ROAD

Request received to erect a dwelling on 19 Barnes Road. Two options for house plans were submitted, one requiring a 10% variance to fit on the lot.

RECOMMENDATION: Site approval be granted subject to all Town Development Regulations; an application to build will have to be submitted for approval along with chosen building plans and a legal survey of the land prior to any construction.

COMMERCIAL EXT.

7 BLACKMORE AVE.

Application received to add an extension to the commercial building at 7 Blackmore Avenue.

RECOMMENDATION: Application be deferred until further information is received regarding the size of the building.

COMM. RENOVATIONS

CORNER MALL

Application received to do renovations to accommodate a new retail business in the Corner Mall, Clarendville Shopping Centre.

RECOMMENDATION: Application be approved subject to the approval of Government Services and all work completed in accordance to the Town's Development Regulations.

COMM. RENOVATIONS

22 VARDY'S AVENUE

Application received to do renovations to accommodate a new retail sports business at 22 Vardy's Avenue.

RECOMMENDATION: Application be approved subject to the approval of Government Services and all work completed in accordance to the Town's Development Regulations.

ACCESSORY BUILDING

29-31 FOREST ROAD

Application received to erect a barn style shed at the front of the property at 29-31 Forest Road.

RECOMMENDATION: Application be denied as it does not comply with the Town's Development Regulations as it pertains to setbacks for accessory buildings.

NEW DWELLING

26 CREWE PLACE

Application received for a new dwelling at 26 Crewe Place.

RECOMMENDATION: Application be approved subject to compliance with all Town Development Regulations, the placement of dwelling as approved by the Director of Public Works, a minimum of 6" of topsoil to be used on any grassed area and landscaping to be completed within twelve months of occupancy.

NEW DWELLING

57 CORMACK DRIVE

Application received for a new single family dwelling at 57 Cormack Drive.

RECOMMENDATION: Application be approved subject to compliance with all Town Development Regulations, the

placement of dwelling as approved by the Director of Public Works, a minimum of 6" of topsoil to be used on any grassed area and landscaping to be completed within twelve months of occupancy.

NEW DWELLING

23 CLEARWATER DRIVE Application received for a new dwelling at 23 Clearwater Drive. RECOMMENDATION: Application be approved subject to compliance with all Town Development Regulations, the placement of dwelling as approved by the Director of Public Works, a minimum of 6" of topsoil to be used on any grassed area and landscaping to be completed within twelve months of occupancy.

NEW DWELLING

8 CREWE PLACE Application received for a dwelling with subsidiary apartment at 8 Crewe Place. RECOMMENDATION: Application be approved subject to compliance with all Town Development Regulations, the placement of dwelling as approved by the Director of Public Works, a minimum of 6" of topsoil to be used on any grassed area and landscaping to be completed within twelve months of occupancy.

NEW DWELLING

9 CLEARWATER DRIVE Application received for a new single family dwelling at 9 Clearwater Drive. RECOMMENDATION: Application be approved subject to compliance with all Town Development Regulations, the placement of dwelling as approved by the Director of Public Works, a minimum of 6" of topsoil to be used on any grassed area and landscaping to be completed within twelve months of occupancy.

ADJOURN

Meeting adjourned at 3:55 pm.

Respectfully Submitted
Bill Bailey, Chairperson