

PUBLIC WORKS MEETING

April 1, 2009

Meeting called to order at 2:00 pm by Councillor Strong.

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

BUSINESS ARISING

CLARENVILLE ESSO REQUEST FOR LAND

Three proposals received from Clarenville Esso illustrating different options for entrances should they be able to proceed with the purchase of the requested Town land to accommodate an Express Coffee window at their existing business.

RECOMMENDATION: Reject proposals as the new extension will decrease the number of available parking spaces for the Clarenville Shopping Centre, giving them less than what would be required under the Town's Development Regulations for this size operation.

CAO Hiscock joined the meeting.

DISC. NOTICE

70 MEMORIAL DRIVE

No objections were received in response to a discretionary notice to permit a lounge to operate from 70 Memorial Drive. Applicant has also provided the required information:

- i) the seating capacity for the business = 64; therefore the required amount of parking spaces would be 21;
- ii) the proposed use(s) for the remainder of the building: one office in association with the restaurant and storage;
- iii) the proposed use(s) for the accessory building on the lot: storage only.

RECOMMENDATION: Approval to operate business from 70 Memorial Drive be granted subject to the approval of Government Services and compliance with all Town Development Regulations.

PROPOSED SUBDIVISION

SOS CONSTRUCTION

Director of Public Works advised the Committee that a proposed subdivision off Islandview Drive may proceed soon. To accommodate future upgrading of Islandview Drive, the storm sewer in the new subdivision should be increased.

RECOMMENDATION: Council will pay to increase the storm sewer outlet from a 300mm to a 600mm, as well as complete the extension to the existing outlet and install a manhole.

NEW BUSINESS

PROPOSED DEVELOP.

INGLEWOOD HOLDINGS Concept plan was presented for Inglewood Holdings Inc's residential development at 162-172 Trans Canada Highway, in the area of 40 and 42 High Birchy Crescent. Access to this site would be from High Birchy Crescent.

RECOMMENDATION: Committee agrees with the concept for the development, accessing from High Birchy Crescent, subject to compliance with all Town Development Regulations. Proof of ownership, legal survey, engineer drawings, as well as approvals from all applicable Government bodies will have to be submitted for approval **prior to the commencement of any construction.**

RESIDENTIAL DEVELOP.

CLEARVIEW TERR. PH II Drawings were presented for Phase II of the Clearview Terrace residential subdivision off Bare Mountain Drive. Issues were raised regarding drainage for the development.

RECOMMENDATION: Development be deferred until the storm drainage issue is resolved by Engineers.

APPLICATIONS

USED CAR SALES&RENTALS

2 SHOAL HARBOUR DR. Application received to operate a used car sales and rentals business from 2 Shoal Harbour Drive. It was noted that the business would have an average of fifteen cars on the lot at one time. As well, application for interior renovations to accommodate this new tenant would have to be submitted for approval.

RECOMMENDATION: Application be approved subject to the approval of Government Services and all work completed in accordance to the Town's Development Regulations, most importantly ensuring adequate parking spaces for all businesses operating from 2 Shoal Harbour Drive.

SITE APPROVAL

10 ELLIOTT PLACE Request received to reconsider site approval to construct a dwelling on what would be considered 10 Elliott Place. This was previously denied as the potential civic property at 10 Elliott Place could not be considered for development until the connecting of the two adjoining streets is completed.

RECOMMENDATION: In order to develop land, applicant would be responsible to complete the connection of the two adjoining streets in compliance with the Town's Development Regulations (i.e. pavement and curb). Site approval be granted for one year only subject to compliance with all Town Development Regulations. Appropriate application for the new dwelling, along with a copy of desired house plans and an updated legal survey would have to be submitted for approval prior to the commencement of any construction on the lots.

SITE APPROVAL

11A JACQUELINE AVE.

Site plan received to subdivide the parcel of land at 11A Jacqueline Avenue into four separate building lots for new dwellings, including the required cul-de-sac for access off Jacqueline Avenue. As this would involve more than two building lots, it would be considered a subdivision development and have to comply with all Subdivision Regulations. It was also noted that re-zoning of this property was applied for, from Residential Mobile Home to Residential.

However, the re-zoning is now being considered as part of the new Town Plan process.

RECOMMENDATION: Request to subdivide be granted. Site approval be granted for one year only subject to compliance with all Town Development Regulations, specifically subdivisions. Prior to the commencement of any construction on the lots, all conditions of the Subdivision Regulations must be met, as well as the successful completion of the re-zoning.

NEW DWELLING

57 BAYVIEW ROAD

Application received for a single family dwelling on 57 Bayview Road.

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 DWELLINGS

358-360 MEMORIAL DR

Applications received for two new dwellings on 358-360 Memorial Drive, and to subdivide the property in three building lots. It was noted that re-zoning of this property was applied for, from Commercial General to Mixed Residential/Commercial. However, the re-zoning is now being considered as part of the new Town Plan process.

RECOMMENDATION: Applications be approved subject to the following:

- i) Upon successful completion of the re-zoning;
- ii) Submission of proper updated legal surveys of each lot;
- iii) Compliance with all Town Development Regulations;
- iv) Placement of dwelling as approved by the Director of Public Works;
- v) Minimum of 6" of topsoil to be used on any grassed area;
- vi) Landscaping to be completed within twelve months of occupancy.

ADJOURN

Meeting adjourned at 3:20 pm.

Respectfully Submitted,
Bruce Strong, Acting Chairperson