

PUBLIC WORKS MEETING
April 15, 2009

Meeting called to order at 2:10 pm by Councillor Bailey.

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

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| <u>ABSENT</u> | Councillor | E. Müller |
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DELEGATION

PROPOSAL - 30 MARINE The owner of the property at 30 Marine Drive met with the Committee to discuss a proposal to convert the existing building into a six-unit apartment building. It was noted as per the submitted survey of the property that it does not meet the required rearyard measurements under Mixed Residential-Commercial zone.

RECOMMENDATION: That this application be processed as a change of “non-conforming use” under Section 108 (3) (d) of the Urban & Rural Planning Act, which allows a legal non-conforming use to be varied.

BUSINESS ARISING

CLARENVILLE ESSO

REQUEST FOR LAND An additional request received from Clarenville Esso to purchase the necessary amount of land from the Town to accommodate a twelve-foot extension on both sides of the existing building for additional retail space, only with no parking spaces from the Shopping Centre to be affected. This would result in the creation of a substandard lot, by not having the required rearyard and sideyards. The Development Regulations prohibit the creation of a substandard lot.

RECOMMENDATION: Not to sell the requested land to Clarenville Esso and refuse the application to extend the building.

REQUEST TO PURCHASE

TOWN PROPERTY Request received again from the property owner at 47 Cormack Drive to purchase a portion of Town land in the playground, adjacent to 47 Cormack Drive. This request was previously approved subject to the resolving of the issue on the land exchange off Cormack Drive with the Town and the resident. Once the final steps of this exchange are complete, applicant can proceed with the sale of the request land as previously approved.

PROPOSED DEVELOP.

INGLEWOOD HOLDINGS Request received from the developer of the proposed subdivision in the area of 40 and 42 High Birchy Crescent for permission to proceed with cutting of brush and grubbing of the road for the development. It was noted that the development is only at the concept stage at this point.

RECOMMENDATION: Permission be granted to developer to proceed with the **cutting of brush for the road right-of-way only. Prior to commencement of any other construction,** engineered drawings must be submitted and approved by Council, followed by a Subdivision Agreement, proof of insurance and financial securities.

NEW BUSINESS

SPRING CLEAN UP The Committee discussed the designation of weeks for the Annual Spring Clean Up. It was felt that it should be done the same as last year, the first two weeks of May (4th and 11th), as this seemed to work fine.

SHOAL HARBOUR
COLLECTOR ROAD

CAO informed the Committee that the boundaries were now determined for the Shoal Harbour Collector Road and that it was time to proceed with the cutting of brush for the road.

RECOMMENDATION: Town to advertise in the Packet that residents are permitted to cut wood on the right-of-way of the new Shoal Harbour Collector Road. Anyone wishing to do so must obtain a permit from the Town, free of charge, prior to doing so.

GAS TAX ALLOCATION Since the recommendation was made in January to allocate all available gas tax funding in the amount of \$366,671.86 to developing Blackmore Avenue and Blackmore Extension, a more precise cost for the work has been determined to be \$630,900.
RECOMMENDATION: To allocate the full amount of gas tax and develop as much as can be done with this amount.

APPLICATIONS

HOME-BASED BUSINESS

75 CLEARWATER DR. Proposal received to operate a Day Care from a residential home at 75 Clearwater Drive. It was noted that the business would have its own entrance and driveway.

RECOMMENDATION: Application be approved subject to a discretionary notice being published with no objections received, compliance with all Town Development Regulations as well as all other applicable governing regulations pertaining to day care.

HOME-BASED BUSINESS

42 CLEARWATER DR. Application received for an office for a construction company to operate as a home-based business at 42 Clearwater Drive.
RECOMMENDATION: Application be approved subject to a discretionary notice being published with no objections received, compliance with all Town Development Regulations and the conditions that there will be no vehicular traffic associated with the

business or no equipment and materials stored on site.

INTERIOR RENOVATIONS

178 MEMORIAL DRIVE Application received for interior renovations to St. Mary's Anglican Church at 178 Memorial Drive.

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

COMM. INT. RENOS.

2 SHOAL HARBOUR DR. Application received for interior renovations to accommodate Rod's Restaurant as a new tenant in Felix Place, 2 Shoal Harbour Drive.

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

NEW DWELLING

11 CREWE PLACE Application received for a dwelling with subsidiary apartment on 11 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.

ADJOURN Meeting adjourned at 3:35 pm.

Respectfully Submitted
Bill Bailey, Chairperson