

PUBLIC WORKS MEETING
April 7, 2010

Meeting called to order at 8:40 am by Deputy Mayor Russell.

<u>IN ATTENDANCE</u>	Deputy Mayor	F. Russell
	Councillor	B. Bailey
	Councillor	K. Rodway
	CAO	B. Hiscock
	Director of Public Works	R. Smith
	Recording Clerk	M. Alexander

BUSINESS ARISING HOUSEHOLD

HAZARD WASTE CAO reported that he had contacted MMSB re the Town holding an Household Hazard Waste Day Collection. He stated that the only date available is June 13, 2010. The cost will be \$2,373.30
RECOMMENDATION: To hold a Hazard Waste Day on June 13, 2010 and to include on the Spring Clean-Up Schedule.

3 SEAWARD'S LANE Discussion followed re the request of the owner of 3 Seward's Lane to have his garbage box replaced as a result of snow clearing
RECOMMENDATION: That the garbage box be replaced and the property owner be advised of an acceptable location beyond the property line for the garbage box.

ATV USE OF RIGHT-OF-WAY

TAVERNER PLACE Discussion held regarding concerns that ATVs are still using the right-of-way between Taverner Place and Palmer's Lane even though posts had been erected on both ends of the right-of way.
RECOMMENDATION: Director of Public Works to determine what can be done to alleviate the ATVs using the right-of-way but allow pedestrian use.

NEW BUSINESS

WATER/SEWER SERVICES

110 MANITOBA DR. Letter received from owner of 210-212 Manitoba Drive inquiring if any plans were in place to upgrade Manitoba Drive and if so if water and sewer services can be made available to his property. It is noted that in order to provide this service the sewer connection will have to come from the other side of Manitoba Drive.
RECOMMENDATION: To inform the property owner that an application for funding has been submitted to the Province under the Building Canada Fund. A decision cannot be made until Council is advised of the outcome of the application

ROCK REMOVAL

PLEASANT STREET

It was brought to the Committee's attention by the Director of Public Works that there may be a need by the developer of land on Manitoba Drive for rock fill. It was noted that the Town owns the land between the Town Hall and the College of the North Atlantic. This land has a considerable amount of rock on it. If the rock was removed, the land would be a good location for a new Town Hall or an extension to the existing one. It was felt that offering the rock to the developer in exchange for having it removed would be beneficial for the Town.

RECOMMENDATION: To proceed to investigate the rock removal as outlined above.

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 (3rd and 10th), as this seemed to work fine with the Public Works Department.

SECOND ACCESS FOR
EVENTS CENTRE

Discussion took place on a drawing that was presented showing a second access on the back of the parking lot of the Events Centre that could be constructed from Myers Avenue.

RECOMMENDATION: To proceed to investigate the possibility and cost of having this access constructed.

SHOAL HARBOUR
WHARF

It was brought to the Committee's attention that the Shoal Harbour Wharf is in a bad state of disrepair and could pose a safety hazard.

RECOMMENDATION: To contact the owner of the wharf to see what his plans are for upgrading the wharf.

APPLICATIONS

CROWN LAND
CLUB POND

Crown land application received for purpose of a cabin in the Club Pond area.

RECOMMENDATION: Application be deferred until the new Town Plan has been implemented.

SITE APPROVAL
203 MARINE DRIVE

Request received to remove the present building at 203 Marine Drive and construct five condominium units.

RECOMMENDATION: That site approval be deferred. Director of Public Works to have a report for next meeting re the water and sewer services to the site.

CAR WASH
O'MAHONEY DRIVE

Request and land diagram received for a car wash on a section of Town Land on O'Mahoney Drive. It is noted that in order to accommodate the car wash, as located on the drawing, a portion of Crown Land is required.

RECOMMENDATION: To inform the developer that the Committee supports his proposal for the car wash, however, if the building could be placed closer to the front boundary line it would alleviate having to apply for Crown Land. The Committee will wait to hear from the developer of his intention re the front setback location of the building. The application will be further assessed when the new information is received.

SITE APPROVAL
COMMERCIAL EXT.
8 WELLS PLACE

Request received from property owner to build an extension to the Commercial Building at 8 Wells Place.

RECOMMENDATION: Site approval for the extension be granted for one year, subject to all Town Development Regulations, in particular acquiring land to accommodate the rearyard requirement. Application for the extension with building plans would have to be submitted for approval, as well as Government Services approval prior to the start of any construction. The permit will not be issued until the Town receives confirmation of the land acquisition.

INTERIOR RENOVS
224-232 MEMORIAL DR

Application received for interior renovations to 224-232 Memorial Drive for warehouse space.

RECOMMENDATION: Application be approved subject to the approval of Government Services and all work completed in accordance to the Town's Development Regulations. Also, the applicant must have legal ownership of the property prior to a permit being issued or work commencing.

SITE APPROVAL
SUB-DIVIDING
33 VALLEY ROAD

Request received from property owner of 33 Valley Road to have his property subdivided to accommodate three new dwellings as in-fill lots.

RECOMMENDATION: Site approval, as in-fill lots, be granted for one year, subject to compliance with all Town Development Regulations. Applications for the new dwellings, with house plans and updated legal surveys will have to be submitted for approval prior to the start of any construction. Also, if new civic numbers are required to accommodate the dwellings, the cost of postal address change would be at the developer's expense.

Deputy Mayor Russell left the meeting due to Conflict of Interest regarding the property at 35-39 Tilley's Road.

PERMIT

35-39 TILLEY'S RD

Letter received from the property owner of 35-39 Tilley's Road re the issue of acquiring additional land at the rear of the building to satisfy the rearyard requirements of the Town's Development Regulations.

RECOMMENDATION: Defer for further investigation.

ADJOURN

Meeting adjourned at 10:30 am.

Respectfully Submitted
Fraser Russell, Chairperson