

PUBLIC WORKS MEETING
August 29, 2007

Meeting called to order at 1:08 pm by Councillor Bailey.

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

BUSINESS ARISING

DEVELOPMENT ACCESS

25 MOORES ROAD Correspondence received on the Town's position on residential development access to vacant land at 25 Moores Road.
RECOMMENDATION: This land cannot be considered a building lot until access is found because it is land locked. As for the value of the vacant land, a re-assessment can be requested.

RUN-OFF FROM
CORMACK DRIVE

Resident of Municipal Square has questioned what can be done to prevent more damage to landscaping on properties on the street resulting from run-off on Cormack Drive. A site visit has taken place by the Director of Public Works and a Councillor. The option to fix the elevation of Cormack Drive was discussed.
RECOMMENDATION: The Town is prepared to modify the elevation of Cormack Drive providing that the Town receives a written agreement from the resident stating that the Town would not be liable for any past or future damage after work is complete.

PURCHASE TOWN LAND
SWAN AVENUE

A request was received to purchase a portion of Town land on Swan Avenue, adjacent to Toddler's Corner, in order to install a required fence for the day care. It was noted that this request was received before to do an extension to the building, but the owners did not proceed with the extension.
RECOMMENDATION: To sell the land required to do the fence so that it would meet all Town regulations.

BRIDGEMOUNT

CRESCENT PROPOSAL Proposal drawings reviewed for development in the Bridgemount Crescent area. The developer was looking for Council to bring the water and sewer up to the existing road to accommodate the development. It was noted that subdivision regulations would come in to play if the development would be extended further.
RECOMMENDATION: Water and sewer to be at the developer's own expense as well as a cul-de-sac would be required and provisions for an extension to the development.

DISCRETIONARY NOTICE

83 HARBOUR DRIVE No objections were received from a discretionary notice that was published to permit a vacation home to operate from 83 Harbour Drive.

RECOMMENDATION: Approve application subject to meeting all Town Development Regulations as well as other applicable regulatory bodies.

165 MEMORIAL DRIVE
ACCESSORY BUILDING

A registered letter was sent to the property owner of 165 Memorial Drive stating that the temporary shed on the property did not meet Town regulations and they were given fourteen days from the date of the letter to have the shed removed. To date, the temporary shed is still on the property.

RECOMMENDATION: To issue an Order of Council to have the temporary shed removed for reason that it does not meet the Town Development Regulations.

TRIPLE BAY EAGLES
PROPOSAL

A proposal was received from Triple Bay Eagles to erect a new equipment storage building on Stanley's Crescent.

RECOMMENDATION: Approval in principle to be granted for the equipment storage building subject to submission of detailed plans, meeting all Town Development Regulations as well as approval from Government Services.

EAST COAST SNOWMOBILE
ASSOC. PROPOSAL

A proposal was received from the East Coast Snowmobile Association to erect a quanset hut on Stanley's Crescent adjacent to the storage building for Triple Bay Eagles.

RECOMMENDATION: Reject proposal for the quanset hut in that area but still grant approval for the association's original proposal for the hut, subject to the conditions outlined in their January 8, 2007 letter from Council.

MOORES ROAD PHASE III
PROVIDENCE REALTY

Concept development plans were reviewed by the Committee for the Moores Road Phase III development. Changes were made from the original proposal to adhere to Council's request to develop row housing dispersed throughout single family dwellings with a road connecting to Moores Road. It was brought to the Committee's attention that row housing would still be at the discretion of Council.

RECOMMENDATION: Approval for concept plans be granted on the condition that the six unit housing are changed to four units, pavement is to be done on the gravel road which was originally temporary, as well as subject to the discretion of Council.

NEW BUSINESS

TAVERNER PLACE
RIGHT-OF-WAY

A resident of Taverner Place voiced his concerns about ATVs and other motorized vehicles using the right-of-way in the Taverner Place area as a regular trail. The resident felt that this posed many dangers for the residents in the area, most especially children.
RECOMMENDATION: RCMP to be contacted and asked to patrol the area.

MONUMENT AT
MANITOBA DRIVE

The Beautification Committee has put forward a suggestion that the Public Works Committee move the monument at the Manitoba/Memorial Drive intersection. It was discussed moving the monument further along Manitoba Drive, to the adopt-a-spot area around the Forestry building.
RECOMMENDATION: That the Public Works Department move the monument to the desired location by the Beautification committee.

GLADNEY ST/HIBERNIA
DR GREENSPACE

Discussion ensued around what can be done for the designated greenspace in the area of Gladney Street and Hibernia Drive.
RECOMMENDATION: To have a local architect draw up concept development plans within the next six weeks or so that the Town would gradually work on it.

CAR WASH PROPOSAL
14 SHOAL HARBOUR DR

A proposal was presented for the Committee's review to allow a car wash at 14 Shoal Harbour Drive.
RECOMMENDATION: Approval in principle be granted subject to submission of detailed plans, approval from Government Services and meeting all Town Development Regulations.

APPLICATIONS

SITE APPROVAL
91-93 BALBO DRIVE

Request received for site approval to erect a dwelling at 91-93 Balbo Drive.
RECOMMENDATION: Site approval be deferred until a site visit takes place by the Director of Public Works.

COMM. RENOVATIONS
58H MANITOBA DRIVE

Applications received for minor renovations to accommodate a new business at 58H Manitoba Drive.
RECOMMENDATIONS: Application be approved subject to approval from Government Services and meeting all Town Development Regulations.

RELOCATION OF BUS.

VARDY VILLA GARAGE Application received to relocate Vardy Villa Garage from its current location at 15 Myers Avenue to 5 Blackmore Avenue. Discussion ensued surrounding the type of business and regulations in the new location, which is currently zoned as Industrial Light. RECOMMENDATION: Application be deferred until more information is reviewed by Director of Public Works.

ACCESSORY BLDG.

5 BOURNE PLACE Application received to erect an accessory building at 5 Bourne Place. It was noted that placing the building at the rear of the property would result in it backing on to Marine Drive. RECOMMENDATION: Application be approved subject to meeting all Town Development Regulations.

NEW DWELLING

10 CREWE PLACE Application received for a new dwelling at 10 Crewe Place. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

12 CREWE PLACE Application received for a new dwelling at 12 Crewe Place. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

14 CREWE PLACE Application received for a new dwelling at 14 Crewe Place. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

135 TERRA NOVA DRIVE Application received for a new dwelling at 135 Terra Nova Drive. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

127 TERRA NOVA DRIVE Application received for a new dwelling at 127 Terra Nova Drive. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

115 TERRA NOVA DRIVE Application received for a new dwelling at 115 Terra Nova Drive. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

125 TERRA NOVA DRIVE Application received for a new dwelling at 125 Terra Nova Drive. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

3 CLEARWATER DRIVE Application received for a new dwelling at 3 Clearwater Drive. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

57 CLEARWATER DRIVE Application received for a new dwelling at 57 Clearwater Drive. RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

DIRECTOR OF

OPERATIONS POSITION Discussion took place regarding the need for a Director of Operations and Development to be hired. RECOMMENDATION: To begin the exploration for this position as per CAO's guidelines. Refer to Finance for recommendation.

ADJOURN Meeting adjourned at 2:49 pm.

Respectfully Submitted,
Bill Bailey, Chairperson