

PUBLIC WORKS MEETING
AUGUST 25, 2010

Meeting called to order at 8:30 am by Councillor Bill Bailey.

<u>IN ATTENDANCE</u>	Councillor	B. Bailey
	Councillor	K. Rodway
	CAO	B. Hiscock
	Director of Public Works	R. Smith
	Recording Clerk	C.A.Strong

<u>REGRETS</u>	Deputy Mayor	F. Russell
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BUSINESS ARISING

REALIGNMENT MEMORIAL
DRIVE DEVELOPMENT
PROPOSAL

The Committee reviewed an application to develop land at the intersection of the Trans Canada Highway and Memorial Drive. The proposal involves the construction of a Gas Bar and Convenience Store.

RECOMMENDATION: The Concept Plan be approved in principal subject to the following conditions:

- (1) All development must comply with the Town's Development regulations.
- (2) All approvals must be obtained from Government Services Centre.
- (3) Satisfactory realignment of the Memorial Drive/Trans Canada Highway Intersection.
- (4) All land transactions between the parties involved be completed within 90 days.

SNOWMOBILE
FEDERATION

Correspondence received from the NL Snowmobile Federation advising the Committee that they wish to confirm their intention to obtain land from the Town at the intersection of Harbour Drive and Hunt's Hill for groomer storage.

RECOMMENDATION: This has been previously approved by Council.

WATER ISSUES
BAYVIEW AREA

As a follow up to water issues in the Bayview Road area, the Director of Public Works reported that work has started to replace a valve on Bayview Road & inspect the water line.

WASTE MANAGEMENT
CONTRACTS

Discussion re the present waste management contracts. Director of Public Works advised that he has been talking to the Garbage Contractor and he will have a proposal in within the next couple of weeks. CAO advised the Committee that the Landfill Contractor is in agreement with proposal.

RECOMMENDATION: Discuss again when we receive info from the Garbage Contractor in a couple of weeks.

CANADA POST

CAO advised Committee that Mr. David Frances will be attending the Council Meeting on Monday, August 30, 2010, to discuss the placement of Community Mailboxes.
RECOMMENDATION: Discuss further with full Council.

34-38 WISEMAN'S ROAD

Application approved previously for site approval to build two dwellings at 34-38 Wiseman's Road, with stipulations that the applicant had some concerns about.
RECOMMENDATION: The applicant to provide proposal drawings showing driveway location, lot size, services etc. to Council. Director of Public Works to speak to applicant.

PROPOSAL TO ACQUIRE & DEVELOP CROWN LAND SHOAL HR.DR.

Discussion concerning the application to develop Crown Land for residential development off Shoal Harbour Drive.
RECOMMENDATION: CAO to contact Hatch Mott McDonald and Town Planner re Concept Plan for that area of Town.

INCINERATOR

Director of Public Works advised the Committee that he had an offer from a company to remove the incinerator free of charge in exchange for materials.
RECOMMENDATION: To grant approval to have the incinerator removed in exchange for the materials.

NEW BUSINESS

74 HARBOUR DRIVE

Request to purchase a portion of right-of-way 74 Harbour Drive.
RECOMMENDATION: To accept the request with a revision to provide access to the river. Director of Public Works to have changes done on drawing where by the Town retains enough land.

TENDER FOR WINTER ROAD SAND

Request to order winter sand.
RECOMMENDATION: To call tender for 2500 tonnes of road sand for 2010-2011 winter season.

APPLICATIONS

NEW DWELLINGS

Applications received for new dwellings as follows:
(i) 9 Hebron Place, single family dwelling
(ii) 12 Sunset Drive, single family dwelling
(iii) 23-31 Huntley Drive, Lots 1 & 2 dwellings with basement apartments.
RECOMMENDATION: Applications be approved subject to compliance with all Town Development Regulations. The placement of dwellings as approved by the Director of Public Works, a minimum of 6" of topsoil used on any grassed area and landscaping completed within twelve months of occupancy.

SITE APPROVAL

16 BALSOM STREET Request received for site approval to build a dwelling at 16 Balsom Street.
RECOMMENDATION: Site approval be granted for one year only, subject to compliance with all Town Development Regulations. Applications for the new dwelling, with house plans and updated legal surveys would have to be submitted for approval prior to the start of any construction.

SITE APPROVAL

170 BALBO DRIVE Request for site approval to erect new dwelling on 170 Balbo Dr.
RECOMMENDATION: Approval denied as our regulations state that there must be a 40ft right-of-way on a public maintained road.

RV STORAGE

211 BALBO DRIVE Application received for the storage of RV'S at 211 Balbo Drive.
RECOMMENDATION: Application be approved subject to a discretionary notice being published with no objections received and compliance with all Town Development Regulations.

CLEARWATER DRIVE

Request to change our Regulation to allow for an increase in the size of signs for Home Base Business.
RECOMMENDATION: That this be denied.

ADJOURN

Meeting adjourned at 9:30 am.

Respectfully Submitted
Bill Bailey, Vice Chairperson