

PUBLIC WORKS MEETING
February 27, 2008

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

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

DELEGATIONS

WATER PLANT
SUPERVISOR

The Town's Water Plant Supervisor met with the committee to gain direction on what should be done with the old water treatment plant that is no longer in service, as well as the dams and old water reservoir.

RECOMMENDATION: The Supervisor to gather an inventory of the equipment at the old plant along with possible values if needed to be sold as well as quotes to clean the interior of the old water reservoir which is long overdue and then to report back to full Council for a decision.

HERITAGE SOCIETY

Members from the Clarendville Heritage Society met with the committee to discuss their plans for the historical cemetery site in Shoal Harbour off Balbo Drive. Their concerns were how the proposed residential development would come in to play with the Society's plans for the site.

RECOMMENDATION: The Society to meet with the Developer and their Engineers to have the development re-designed to incorporate the Society's wishes for the cemetery site.

CCA MANAGEMENT

Member from CCA Management met with the committee to discuss their ongoing and upcoming developments. A request was made for Council's permission to proceed with Swan Avenue, Phases II and III.

RECOMMENDATION: Proceed with the shaping and leveling (with minimum blasting for Phase III) on the following conditions: materials to be used on Phase II and III sites only, shaping to be completed by April 30, 2008. Securities to be in place before start of water and sewer installation and subdivision agreement signed off.

BUSINESS ARISING

PROPOSED DEVELOP.
SPRUCELAND DRIVE

New concept plans were presented to the committee for the proposed development from Spruceland Drive to Gregory Drive. These new plans entail a phased approach to the proposed development with temporary access by gravel road connecting the development to Spruceland Drive.

RECOMMENDATION: : Approval in principle be granted for Phase I of the proposed development subject to submission of engineered drawings and compliance with all Town Development Regulations as well as approvals from any applicable Government bodies. All approvals will have to be received before the commencement of any construction along with a subdivision agreement and securities in place.

131 MARINE DRIVE

Request was received to convert the property at 131 Marine Drive from long term rental units to fully equipped efficiency suites. This change of use required a re-zoning of the area from Residential to Mixed Residential/Commercial, which is now complete.

RECOMMENDATION: Approval be granted to change the classification of the property to fully equipped efficiency suites.

TENDER:PICK-UP 2008

Tenders for a new mid-size pick-up were received as follows:

Clarenville Ford	\$20,448 + HST
Royal Garage	21,644 + HST
Cabot Ford	24,928 + HST
Hickman Motors	25,152 + HST
Decker Motors(order)	25,500 + HST
Decker Motors(stock)	29,800 + HST
Toyota Central	27,955 + HST

RECOMMENDATION: Refer to Finance to award the tender to Clarenville Ford in the amount of \$20,448 + HST.

NEW BUSINESS

1999 TOWN PICK-UP

Director of Public Works brought to the committee's attention that the 1999 pick-up in the Public Works vehicle fleet is no longer able to be used and licensed, thus the tender call for a new pick-up. Director of Public Works was looking for some direction on what to do with this old pick-up now.

RECOMMENDATION: Pick-up to be advertised for a one week

period to sell - where is, as is.

APPLICATIONS

HOME-BASED BUSINESS

13 TAVERNER PLACE

Application received to relocate Jag Heating from its current location to operate as a home-based office from 13 Taverner Place. RECOMMENDATION: Application be approved subject to a discretionary notice being published and no objections received and on the conditions that adequate off-street parking be provided and no outside storage. Other applicable approvals from government bodies would also be required. Council approval must be obtained prior to the placement of any business advertising that may be required.

SPACE ADDITION

SHOPPING CENTRE

Proposal received to construct additional space in the Corner Mall at the Clarendville Shopping Centre, due to space restraints and demand.

RECOMMENDATION: Approval be granted subject to the submission of appropriate applications as well as receipt of the approval from Government Services.

SITE APPROVAL & SEWER

PROPOSAL-BEACH RD.

Request received to remove the existing dwelling at 11 Beach Road and construct a new dwelling with proposal to install a sewer lift station on the property to connect with municipal system on Balbo Drive. It was noted that the existing house is currently on a septic system and the committee felt that it would not be feasible to dig up Beach Road.

RECOMMENDATION: Site approval be granted on condition that either the existing septic system is used or a new septic system is installed for the site.

SITE APPROVAL

254 MARINE DRIVE

Request received to erect a dwelling on 254 Marine Drive with a 10% variance used for the rear of the dwelling.

RECOMMENDATION: Site approval be granted as a 10% variance complies with the Town's Development Regulations.

NEW DWELLING

6 CREWE PLACE

Application received for a new dwelling at 6 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.

NEW DWELLING
3 CREWE PLACE

Application received for a new dwelling at 3 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 4:40 pm.

Respectfully Submitted
Bill Bailey, Chairperson