

***PUBLIC WORKS MEETING  
FEBRUARY 10, 2010***

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

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

<u>REGRETS</u>	Deputy Mayor	F. Russell
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DELEGATION RE  
DEVELOPMENT

41-43 TILLEY'S ROAD

The developer met with the Committee as a follow up to the previous approval that was given for residential development on 41-43 Tilley's Road now assessed at 11A Jacqueline Avenue. Discussion held on the access to the residential development by a one way street from Jacqueline Avenue instead of a cul-de-sac, as well as the environmental assessment that he is asked to carry out on the land in question.

RECOMMENDATION: The Town will get a cost estimate of constructing a road to connect Jacqueline Avenue to Tilley's Road. Also, an Environmental Assessment of the property will not be required by the Town, however if at any stage of development any soil contamination is discovered, the appropriate Government Authorities must be notified immediately.

BUSINESS ARISING

SIGN REGULATIONS

Cr. Rodway reported that the sign regulations will be available for review by the next Public Works Meeting.

NEW BUSINESS

CIVIC NUMBERING

Discussion held regarding civic address numbering when a development is applied for as an in-fill lot or to subdivide land that only has one civic number. It is noted that then the street numbering would have be changed and when this has to be done there is a cost of \$44.07 for postal change of address.

RECOMMENDATION: That any development that is applied for as an in-fill lot or to subdivide land that would require a new civic number, the cost of postal address change would be at the developer's expense.

APPLICATIONS

HOME BASE  
BUSINESSES

Applications received to operate home base businesses from the following properties:

1. 6 Mattco Crescent to permit an office for a Personal Fitness/Conditioning Business.
2. 10 Clearview Drive to permit an office for a Catering Business.
3. 19 Viking Street to permit an office for a Home Care Business.
4. 132 Terra Nova Drive to permit an office for the purpose of an Electrical/Plumbing business.

RECOMMENDATION: That the applications be approved as discretionary notices have been published with no objections received and compliance with all Town Development Regulations.

CROWN LAND  
19 MOUNTAINVIEW  
HEIGHTS

Application received for Crown Land for purpose of residential development adjacent to 19 Mountainview Heights.

RECOMMENDATION: Application be deferred for further investigation re the slope of the land as well as traffic flow that will be generated from this development.

SITE APPROVAL  
5 CABOT PLACE

Request received to subdivide a parcel of land at 5 Cabot Place for a new dwelling.

RECOMMENDATION: Site approval be granted for one year only, subject to compliance with all Town Development Regulations. Application for a new dwelling, with house plans and an updated legal survey would have to be submitted for approval prior to the start of any construction. It is noted that the access to the new dwelling will be on Cabot Place.

NEW COMM. BLDG.  
10 MASONIC TERRACE.

Application received for a new Commercial Building at 10 Masonic Terrace.

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

***Councillor Bailey left the meeting due to a Conflict of Interest re land ownership.***

DEVELOPING  
13 ASPEN LANE

In 2009, an application was received from the property owner to construct a dwelling at 13 Aspen Lane. The application was conditionally approved, with one condition being that Aspen Lane be extended and upgraded to Town standards, at the expense of the applicant. This includes the construction of a cul-de-sac. As the applicant advised that he was not prepared to do this, advice was sought from the Town's Planner as to ways the proposal could be legally accommodated within the context of the Town's Development Regulations and good planning practice. The Planner's response was that our existing Development Regulations prohibits any development that does not have direct frontage on a public road, and to change this would be contrary to good planning practice and not advisable.

RECOMMENDATION: The conditions of the permit for the development of land at 13 Aspen Lane, as identified in the Public Works Committee Minutes of August 5, 2009, remain in place and that the applicant be advised that if not in agreement with Council's decision, his next course of action should be to appeal the decision to the Eastern Regional Appeal Board, Department of Municipal Affairs, under the Urban and Rural Planning Act.

ADJOURN Meeting adjourned at 10:20 am.

Respectfully Submitted  
Bill Bailey, Acting Chairperson