

PUBLIC WORKS MEETING
JANUARY 27, 2010

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

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

<u>CCA MANAGEMENT</u>	Representatives from CCA Management Inc. met with the Committee to discuss the development of land on 13 Blackmore Avenue and also to discuss land that may be required by the Town from CCA Management for road construction between Gladney Street and Blackmore Avenue. RECOMMENDATION: That this issue will be placed on the agenda again for Public Works to discuss in more detail. It was agreed that the Town would have an appraisal completed for the land that the Town requires for the road.
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DELEGATION RE

<u>SINGLE 20 UNIT MOTEL</u>	Developers met with the Committee as a follow up to their application for a 20-unit single level motel to be constructed to the east of the Tourist Chalet, Trans Canada Highway. Their application had been denied because it was not a permitted use in the Tourism CDA Zone of the Town's Development Regulations. They are now requesting a zoning change to accommodate this development. RECOMMENDATION: That the zoning change be granted. Upon rezoning then their prior application can be approve subject to approval from all Government Agencies, as well as all Town Development Regulations.
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BUSINESS ARISING

SIGN REGULATIONS

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

CLARENVILLE ESSO
REQUEST FOR LAND

Correspondence received from property owner of 258 Memorial Drive to purchase 12 feet of land on each end of their present building to accommodate an extension to the building. It is noted that previously this request was denied as it would decrease the number of available parking spaces for the Clarenville Shopping Centre, giving them less than what would be required under the Town's Development Regulations for this size operation. The owner appealed Council's decision to the Regional Appeal Board, who in turn upheld Council's decision not to approve the extension.

RECOMMENDATION: That CAO meet with the owner of the above property to discuss his proposal. As well, the owner be informed that any further developments in the Shopping Centre are deferred until negotiations are completed with the Shopping Centre Association.

REQUEST TO PURCHASE
LAND BETWEEN STADIUM
& TOTAL LOOK

A letter of request was received to purchase a section of land in the Shopping Centre between the stadium and Total Look for the purpose of a take out restaurant business.

RECOMMENDATION: That the request be deferred until the negotiations with the Shopping Centre Association are completed.

NEW BUSINESS

REQUEST TO PURCHASE
TOWN LAND BEHIND
12 GLENVIEW ESTATES

Request received from property owner of 12 Glenview Estates to purchase a section of Town land directly behind the property.

RECOMMENDATION: To inform the property owner that the land in question is not for sale as the land is designated as green space.

APPLICATIONS

HOME BASE
BUSINESSES

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

1. 5 Ben Nevis Place to permit an office for an Accounting/Bookkeeping Business.
2. 24 Sheppards Place to permit a Scrapbooking & Supply Business.
3. 7 Hibernia Drive to permit an office for an Engineering Business.
4. 2 Jean D'Arc Place to permit a bookkeeping office for the purpose of a construction business.

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

13 WHITEWAY PLACE
EXTENSION

Application received to add an extension to the Cozy Quarters Personal Care Home at 13 Whiteway Place.

RECOMMENDATION: Application be approved subject to the following:

- i) That the adjacent property owners be notified of the extension;
- ii) All Government Departments of the Government Services Centre;
- iii) All work completed in accordance to the Town's Development Regulations;
- iv) If any private sewer lines from adjacent properties have to be relocated, it would have to be at the developers expense.

CROWN LAND
46 FOREST ROAD

Application received for Crown Land for purpose of residential development.

RECOMMENDATION: Application be denied, as the property of 46 Forest Road is not bordering on crown land.

CROWN LAND
30 THOMAS STREET

Application received for Crown Land at the rear of 30 Thomas Place. This land will be used for an extension to Balbo School.

RECOMMENDATION: That the application for Crown Land be approve.

SITE APPROVAL
14 LEGION ROAD

Request received for site approval to erect a dwelling as backlot development at 14 Legion Road.

RECOMMENDATION: Site approval, for backlot development, 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.

ADJOURN

Meeting adjourned at 9:50 am.

Respectfully Submitted
Fraser Russell, Chairperson