

***PUBLIC WORKS MEETING
MARCH 10, 2010***

Meeting called to order at 8:30 am by Deputy Mayor Russell.

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

<u>REGRETS</u>	Councillor	K. Rodway
	CAO	B. Hiscock

BUSINESS ARISING

DEVELOPMENT

41-43 TILLEY'S ROAD Director of Public Works presented a cost estimate to have a one way street constructed to connect Jacqueline Avenue to Tilley's Road to permit better traffic flow and more efficient snow clearing, instead of the cul-de-sac as requested by the Developer. It is noted that the road will be done by Town forces instead of tendering the work.

RECOMMENDATION: That the one way street connecting Jacqueline Avenue to Tilley's Road be constructed with the developer being responsible to contribute an amount equal to his cost of constructing the cul-de-sac, which will no longer be required.

CROWN LAND OFF SHOAL

HARBOUR DRIVE Application received from Cynergy Executive Properties Inc. for Crown Land off Shoal Harbour Drive for the purpose of residential development.

RECOMMENDATION: Application be deferred until the new Town Plan has been implemented.

13 WHITEWAY PLACE

EXTENSION

As a follow up to an application received to add an extension to the Cozy Quarters Personal Care Home at 13 Whiteway Place, Director of Public Works reported that he had met with the owners of the Personal Care Home. He reported that the access to the extension from Oceanview Drive will be used as an emergency exit only.

RECOMMENDATION: That the application be approved subject to the conditions as stated in Public Works Minutes of January 27, 2010, as well as the access to the extension from Oceanview Drive will be an emergency exit only.

REALIGNMENT
MEMORIAL DRIVE

Director of Public Works presented concept drawing that was previously submitted by the owner of Clarenville Inn showing the proposed development of the business and realignment of Memorial Drive.

RECOMMENDATION: That the property owner of Clarenville Inn be contacted and given 30 days to respond if he is interested in cost sharing the realignment of Memorial Drive in order to accommodate the expansion. If after that the owner of Clarenville Inn has not responded, then the Town will proceed to improve the intersection at its present location.

DEVELOPING
13 ASPEN LANE

As a follow-up to Council's decision as outlined in Public Works Minutes of February 10, 2010 re residential development on 13 Aspen Lane, the Director of Public Works informed the Committee that the owner is prepared to do the cul-de-sac at no expense to the Town.

RECOMMENDATION: That approval be granted to construct a dwelling at 13 Aspen Lane as per the following conditions:

1. Compliance with all Town Regulations;
2. The developer shall construct a road from the end of Aspen Lane, complete with a cul-de-sac, to a standard acceptable to the Town. The road to be finished with an asphalt surface;
3. All work shall be at no cost to the Town;
4. Prior to any work (including work on the dwelling or road) being done, a drawing of the finished road designed shall be submitted to and approved by the Town.

APPLICATIONS

SITE APPROVAL
22 CHURCH RD

Request received for site approval to sub-divide the land at 22 Church Road for a new dwelling. It is noted that the new dwelling will have access off Forest Road. After this dwelling is build, he is proposing to remove the present dwelling that is on 22 Church Road and erect a new dwelling at this location.

RECOMMENDATION: Site approval be granted for one year only, subject to compliance with all Town Development Regulations. Application for the new dwellings, with house plans and an updated legal survey would have to be submitted for approval prior to the start of any construction.

EXPLORATION WORK

APPROVAL

Notification and diagram received from the Dept. of Mines & Energy requiring Town's approval for mineral exploration in the Thorburn Lake area. This application has been approved by the Dept. of Mines & Energy subject to the Town's approval.
RECOMMENDATION: To approve the exploration project provided that the exploration work is carried out as identified on the diagram submitted.

HOME BASE

BUSINESS

Application received to operate a home-base business from the property of 17 Municipal Square in order to permit an office for a Plumbing/Heating Business.
RECOMMENDATION: That the application be approved as a discretionary notice had been published with no objections received. As well, the operation must be in compliance with all Town Development Regulations.

IN-FILL LOTS

1-7 VALLEY ROAD

Applications received to erect four dwellings as in-fill lots on 1-7 Valley Road.
RECOMMENDATION: Applications, as in-fill lots, be approval subject to compliance with all Town Development Regulations, the placement of the dwellings 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 9:15 am.

Respectfully Submitted
Fraser Russell, Chairperson