

PUBLIC WORKS MEETING
May 20, 2010

Meeting called to order at 10:05 am by Deputy Mayor Russell.

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

<u>REGRETS</u>	Councillor	B. Bailey
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REALIGNMENT

<u>MEMORIAL DRIVE</u>	Discussion followed on the proposed development of the Clarenville Inn property. CAO informed the Committee that he has been asked to attend a meeting in early June with the parties involved re this proposal. RECOMMENDATION: CAO will have a report for the Committee after the meeting takes place.
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SITE APPROVAL

<u>203 MARINE DRIVE</u>	As a follow up to the request previously received to remove the present building at 203 Marine Drive and construct five condominium units, the owner is now looking to construct seven units. RECOMMENDATION: That site approval be granted for one year, subject to all Town Development Regulations. Application for the development with building plans would have to be submitted for approval, as well as Government Services approval prior to the start of any construction. The installation of water and sewer services to the property is the responsibility of the property owner. It is noted that under the present Regulations a maximum of six units is allowed.
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SUBDIVISION

<u>REGULATIONS</u>	Discussion tabled on the possibility of amending the Town's Subdivision Agreement to remove the requirement for bonding or a letter of credit after the "Class B" stage of development and replace it with the condition that the developer shall convey building lots to the Town equal to the amount of the outstanding work. When work is completed the proportional amount of land will be conveyed back to the developer. If the required work is not completed in accordance with the Subdivision Agreement, the appropriate amount of land will be sold by the Town and the work will be completed from the proceeds of the sale. RECOMMENDATION: To refer to Council for their consideration.
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CLEARVIEW

DEVELOPMENTS INC.

Request received from the developer of Clearview Subdivision (Brogan Place) seeking the Town's approval to defer the installation of curb, Class A and asphalt until some of the lots are sold.

RECOMMENDATION: To defer the request as listed above until direction received from Council re Subdivision Agreement update.

COMMERCIAL EXT.

8-10 HARBOUR DRIVE

Discussion held on the application that was received from property owner to build an extension to the Commercial Building at 8-10 Harbour Drive .

RECOMMENDATION: Approval for the extension be granted as a non-conforming use under the Town's Development Regulations with the following conditions:

1. Acquiring land to accommodate the left sideyard requirement;
2. A discretionary notice being published with no objections received;
3. The approval of Government Services;
4. The permit not to be issued until the Town receives confirmation of the land acquisition .

NEW BUSINESS

ROAD UPGRADE FOR

BEACH ROAD

Request received from a resident of Beach Road for upgrade and pavement for the street.

RECOMMENDATION: To inform the resident that unfortunately funds are not available in this year's budget, however this street is included under the Town's Capital Works Program and when funds are available Beach Road will be upgraded and paved. As well, Public Works Department will try and keep this road graded when it is deemed necessary.

NEW ENTRANCE

272-276 BALBO DR.

Diagram presented showing new entrance to the commercial property of 272-276 Balbo Drive.

RECOMMENDATION: That the diagram as presented be approved and subject to all Town Regulations

NEW DRIVEWAY

73 BALBO DR.

Diagram received to relocate driveway to the residential property at 73 Balbo Drive. It is noted that in order to do this the property owner would have to acquire land from the adjacent property.

RECOMMENDATION: That the diagram as presented be approved subject to all Town Regulations, in particular acquiring land to accommodate the driveway.

CONDITION OF
PROPERTIES AT

30A & 28A MARINE DR It was brought to the Committee's attention that the properties of 28A and 30A Marine Drive may need repairs or be cleaned up.
RECOMMENDATION: That the Director of Public Works & CAO investigate and have a report for next meeting.

APPLICATIONS

CROWN LAND
FOREST ROAD EXT

Crown land application received for purpose of an extension to the residential property at 17-19 Forest Road Extension.
RECOMMENDATION: Application be deferred until the new Town Plan has been implemented.

HOME BASED BUSINESS
25 CLEARWATER DR

Application received to operate a home-based dog grooming business from 25 Clearwater Drive.
RECOMMENDATION: Application be approved as a discretionary notice had been published with no objections received and compliance to all Town Development Regulations.

ADJOURN Meeting adjourned at 10:50 am.

Respectfully Submitted
Fraser Russell, Chairperson