

***PUBLIC WORKS MEETING***  
***November 5, 2008***

Meeting called to order at 2:10 pm by Councillor Bailey.

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

BUSINESS ARISING

PRESSURE REDUCING STATIONS

Memo received from the Water Plant Supervisor stating his concerns and recommendations for the pressure reducing stations to help prevent water breaks that recently happened.  
RECOMMENDATION: To proceed with the installation of a pressure relief valve downstream from the PRV at the approximate cost of \$8,000 using available budget money. If no budget available, make sure to include in 2009. Director of Public Works to explore the option of an emergency door for the station on Manitoba Drive.

PROPOSED SUBDIVISION SHOAL INVESTMENTS

Revised drawings presented for Shoal Investments proposed subdivision off Thompson Street. The subdivision was revised to change the residential lots facing Thompson Street to Commercial, in accordance with the Town's Development Regulations. It was noted that the rest of the development would fall under the Residential Reserve zone.  
RECOMMENDATION: Subdivision proposal be deferred, **with no construction commencing**, until completion of re-zoning from Residential Reserve to Residential. Agreement to re-zone along with payment of the re-zoning fee will have to be received before proceeding with the amendment.

PROPOSED SUBDIVISION MAC-COURT HOLDINGS

Revised engineered drawings presented for Mac-Court Holdings proposed subdivision off Huntley Drive. The engineered drawings were revised to incorporate the subdivision no longer looping to Greenview Drive and to show the service lines connecting to Riverview Drive.  
RECOMMENDATION: Approval be granted for the residential subdivision, as per plans presented, subject to compliance with all Town Development Regulations. **Prior to the commencement of any construction**, applicable Government approvals and proof of ownership will have to be received, a subdivision agreement and securities in place and **all conditions of the Shoal Harbour Valley Collector Road Agreement shall be met.**

PROPOSED SUBDIVISION

SOS CONSTRUCTION

Revised concept drawings presented for SOS Construction and Development's proposed subdivision off Islandview Drive. The new concept would involve three larger executive lots instead of the initial proposal of five smaller lots.

RECOMMENDATION: Committee agrees with the revised concept for development off Islandview Drive subject to compliance with all Town Development Regulations. Engineered drawings, proof of ownership, legal survey of land to be developed, as well as approvals from all applicable Government bodies will have to be submitted for approval **prior to the commencement of any construction.**

RE-ZONING OF CROWN

LAND-SPRUCELAND DR

Request received to re-zone the Crown Land, that has been applied for, for the proposed residential subdivision off Spruceland Drive. A portion of the land is currently in the Conservation zone and is required to be re-zoned to Residential in order for the development to proceed.

RECOMMENDATION: Proceed with the re-zoning of the portion of land from Conservation to Residential once agreement to re-zone and payment of the re-zoning fee is received.

CROWN LAND OFF SHOAL

HARBOUR DRIVE

Application received from Shoal Investments for Crown Land off Shoal Harbour Drive for the purpose of residential development. This land has already been re-zoned to Residential.

RECOMMENDATION: All applications for Crown Land for purpose of residential development be deferred from this point forward until the new Town Plan has been implemented.

RE-ZONING

41-43 TILLEY'S ROAD

Agreement received to proceed with the re-zoning of 41-43 Tilley's Road from Residential Mobile Home to Residential, however applicant is looking for an exemption from the re-zoning fee as it was felt this area should have been included with the recent development in the area and previous amendments.

RECOMMENDATION: Re-zoning will only be proceeded with once re-zoning fee has been paid in full.

NEW BUSINESS

TENDER: LOADER

Discussion took place on the need for a new loader due to the additional streets for snow clearing. Under the Equipment Replacement Schedule, a new loader would not be purchased until 2011, but with the addition of new streets, it was felt that the extra piece of equipment for snow clearing would definitely be required.

RECOMMENDATION: Call tender for the purchase of a new loader.

APPLICATIONS

COMM. INT. RENOS.

2 SHOAL HARBOUR DR. Application received for interior renovations to accommodate a new tenant in Felix Place, 2 Shoal Harbour Drive.  
RECOMMENDATION: Application be approved subject to the approval of Government Services and all work completed in accordance to the Town's Development Regulations.

SITE APPROVAL

11 SUNSET DR. (LOT 6) Request received to have the new dwelling on 11 Sunset Drive setback 12 metres. It was noted that the Town's Development Regulations only have a minimum setback of 7.5 metres, however the majority of the houses on that street so far are coming in at either 7.5 metres or 8.0 metres.  
RECOMMENDATION: To allow a maximum of 10 metres only for the setback of 11 Sunset Drive.

CROWN LAND

11 SUNSET DR. (LOT 6) Crown land request received for extension to the back yard of 11 Sunset Drive.  
RECOMMENDATION: Approval be granted for a maximum of a 10 metres extension, the width of the lot only.

NEW DWELLINGS

Applications received for new dwellings as follows:  
(i) 19 Syenite Road (Lot #24 Clearview), single family dwelling;  
(ii) 3 Sunset Drive (Lot #2 Clearview), single family dwelling;  
RECOMMENDATION: Applications 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 4:15 pm.

Respectfully Submitted  
Bill Bailey, Chairperson