

PUBLIC WORKS MEETING
September 10, 2008

Meeting called to order at 2:05 pm by Councillor Bailey.

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

<u>REGRETS</u>	Councillor	E. Müller
	CAO	B. Hiscock

DELEGATION

STELLAR PROPERTIES Representatives of Stellar Properties met with the Committee to discuss issues arising from the proposed development adjacent to their property on the TCH as well as the realignment of the Memorial Drive entrance.

BUSINESS ARISING

SHOAL INVESTMENTS

OFF MEMORIAL DR. Proposed subdivision for Shoal Investments off Memorial Drive brought to the Committee for discussion. New concept drawings were presented for three phases. The development requires re-zoning of two different sections and Phase III requires Crown Land approval.
RECOMMENDATION: Proceed with the re-zoning of one section from Commercial General to Mixed Residential/Commercial, the other from Residential Reserve to Residential. Approval in principle be granted for Phase I and II only at this point. Phase III deferred until submission of timelines for approval.

CLEARWATER DEVELOP.

NEAR WATER TANK Discussion took place on the naming for the roads of the new residential development near the water tank. Suggestions were received from the developer of *Sunset Drive*, *Syenite Road* and *Brogan Place*. It was also noted that a name for the road to the water tank would be required.
RECOMMENDATION: Open to Council for discussion and final decision of names.

MAC-COURT HOLDINGS

OFF HUNTLEY DRIVE

Revised concept plans were presented to the Committee for Mac-Court's proposed development off Huntley Drive. The revision involves terminating the development by cul-de-sac to comply with the Town's Development Regulations.

RECOMMENDATION: Approval in principle be granted for the revision of the proposed development subject to submission of engineered drawings and compliance with all Town Development Regulations as well as approvals from all applicable Government bodies. All approvals will have to be received before the commencement of any construction.

SHOAL INVESTMENTS

LORI ANN PL DEVELOP.

Discussion took place on the naming for the roads of Shoal Investments' new residential development phases off Lori Ann Place. Suggestions were given by the Committee of *Percy Drive* for the street in Phase II, off Balbo Drive; and *Barbour Place* for the cul-de-sac in Phase II, off "Percy Drive". A name for the road in Phase III that would connect Lori Ann Place and "Percy Drive" would also be required.

RECOMMENDATION: Open to Council for discussion and final decision of names.

NEW BUSINESS

REQUEST TO PURCHASE

TOWN LAND-PRINCE ST

Requests received to purchase Town land from the property owners of both 51 and 53 Prince Street, to be used as extensions of their properties.

RECOMMENDATION: Request be denied as land is to be reserved for future development and road improvements to Memorial Drive.

TENDER FOR SAND

Director of Public Works brought it to the Committee's attention that a tender would have to be called for the Town's regular order of sand for the winter season in order to allow for delivery time etc.

RECOMMENDATION: Call tender for 2000 tonnes of sand, FOB Town Garage, Hardwoods Road.

APPLICATIONS

CROWN LAND

SPRUCELAND DRIVE

Crown land application received for additional lots at the top of the Spruceland Drive-Gregory Drive proposed residential development.

RECOMMENDATION: Application for Crown Land be approved subject to a 15-metre road right-of-way for purpose of the Shoal Harbour Valley Collector Street.

SIGN: MOORES RD &

MEM DR INTERSECTION Application received to erect a sign at the intersection of Moores Road and Memorial Drive.

RECOMMENDATION: Application be denied as it does not meet the Town's Development Regulations for advertisements.

NEW DWELLINGS

Applications received for new dwellings as follows:

(I) Pearce Place, dwelling with subsidiary apartment;

(ii) Pearce Place, dwelling with subsidiary apartment;

(iii) Pearce Place, 4-unit dwelling;

(iv) Pearce Place, 4-unit dwelling;

(v) Pearce Place, 4-unit dwelling;

(vi) 46 Clearwater Drive, single family dwelling;

(vii) "19 Sunset Drive", 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 4:45 pm.

Respectfully Submitted
Bill Bailey, Chairperson