

PUBLIC WORKS MEETING
September 12, 2007

Meeting called to order at 2:50 pm by Councillor Bailey.

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

BUSINESS ARISING

PROPOSAL:GREGORY DR.

TO SPRUCELAND DRIVE Concept plans were presented for review for a proposed residential development joining Gregory Drive and Spruceland Drive. It was noted that this development would bring the proposed collector road in to play.

RECOMMENDATION: Defer decision on proposal until an in-camera session is held with Council regarding the proposed collector road.

VACANT LAND

DROVER PLACE

A previous motion of Council of November 30, 2004 to sell a portion of Town land at the rear of the properties of three residents on Drover Place was brought up for discussion. One resident proceeded with the land sale at that time and the other two did not. These two residents have asked if the price they were stated in their letters dated December 13, 2004 would remain the same if they were to proceed with the purchase now.

RECOMMENDATION: To approve the sale of the desired land. Refer to Finance to set a price.

MOORES ROAD PHASE III

PROPOSAL

Revised concept plans were presented to the committee for review. The development is no longer proposed to extend and join to Moores Road; as well Council's decision has been adhered to using row dwellings consisting of four units.

RECOMMENDATION: Approval in principle to be granted, subject to meeting all Town Development Regulations as well detailed plans and applicable applications would have to be submitted for full approval.

NEW BUSINESS

PAVEMENT FEE

29 WISEMAN'S ROAD

A previous motion of Council on June 29, 2004 required the owner of 29 Wiseman's Road to pay Council \$2,000 toward the extending of the pavement on Wiseman's Road as a condition of the new dwelling permit. It was noted that this never became an actual policy of Council.

RECOMMENDATION: As per Finance's recommendation and the fact that no policy was in place, a full refund of the \$2,000 with interest since 2004.

141-143 MEMORIAL DR.

3 OR 4 APARTMENTS

A request was received for approval to convert the building at 141-143 Memorial Drive to a 3 or 4 apartment building.

RECOMMENDATION: Approval in principle be granted subject to meeting all Town Development Regulations as well as approval from Government Services. Detailed plans and applicable applications would have to be submitted for full approval.

PROPOSED DEVELOPMENT

LORI ANN PL. PHASE II

Concept plans were presented to the committee for review for Phase II development of Lori Ann Place.

RECOMMENDATION: Approval in principle be granted subject to meeting all Town Development Regulations and approval from other regulatory bodies as well the temporary cul-de-sac in the plans has to be fully developed with pavement, curb and gutter. In addition, clear cutting is only permitted for the road right-of-way as per plans presented.

TENDER: SAND 2008

It was brought to the committee's attention that to ensure a timely delivery, a tender would need to be called now for the Town's sand demand for 2008.

RECOMMENDATION: To call a tender for 2,000 tonnes of road sand.

2 STANLEY'S CRES.

BOARDING HOUSE

A request was received for approval to convert the building at 2 Stanley's Crescent to a 10 room boarding house.

RECOMMENDATION: Approval in principle be granted subject to meeting all Town Development Regulations as well as approval from Government Services. Detailed plans and applicable applications would have to be submitted for full approval.

PAVEMENT REQUEST

HUNT'S HILL

A request was received for Hunt's Hill to be considered for paving this year.

RECOMMENDATION: Since allocation of funds for this year's paving projects have been determined, Hunt's Hill will be kept in consideration for future.

RESIDENT CONCERN

SEWER OUTFALL

A letter of concern was received regarding the sewer outfall in the area of the Clarendville Marina.

RECOMMENDATION: Homes in the area emitting raw sewage into the outfall will be contacted in writing advising they will be required to install approved septic systems for their dwellings.

APPLICATIONS

SITE APPROVAL

1 BAGGS PLACE

Request received for site approval to demolish existing dwelling at 1 Baggs Place and build another in its place. The committee noted that a similar proposal had been submitted and was rejected due to the depth and size of the land and the desired size of the new house. This new proposal is for a much smaller scale house.

1 BAGGS PLACE - CON"T RECOMMENDATION: Site approval be granted subject to submission of a legal survey showing adequate land size for the dwelling so that all Town Development Regulations as pertaining to in-fill lots are met as well as submission of an application to build, along with building plans.

SITE APPROVAL

1 CREWE PLACE Request received for site approval for a new dwelling with basement apartment at 1 Crewe Place.
RECOMMENDATION: Site approval be granted, noting that an application to build will have to be submitted along with building plans and a legal survey of the land.

RELOCATION OF BUS.

VARDY VILLA GARAGE Application received to relocate Vardy Villa Garage from its current location at 15 Myers Avenue to 5 Blackmore Avenue.
RECOMMENDATION: Deferred subject to the outcome of a discretionary notice and approval from Government Services.

RELOCATING OF BUS.

OMB INSPECTION LIC. Request received to relocate OMB inspection license from Random Island to their location at 7 Blackmore Avenue.
RECOMMENDATION: Deferred subject to the outcome of a discretionary notice.

RELOCATION OF BUS.

VARDY VILLA LTD. Application received to relocate Vardy Villa Ltd. from its current location at 129 Cormack Drive to 1 Blackmore Avenue.
RECOMMENDATION: Deferred subject to the outcome of a discretionary notice.

BUS.APPLICATION ROGER.

CURLEW'S MECH. Application received to operate Roger Curlew's Mechanical Services with an inspection station at 19 Myers Avenue.
RECOMMENDATION: Deferred subject to the outcome of discretionary notice.

COMM. RENOVATIONS

& NEW BUS. 15 MYERS Applications received for renovations to accommodate a new business at 15 Myers Avenue.
RECOMMENDATION: Application be approved subject to meeting all Town Development Regulations and approval from Government Services.

NEW DWELLING

1 CLEARWATER DRIVE Application received for a new dwelling at 1 Clearwater Drive.
RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

NEW DWELLING

5 JUBILEE COURT

Application received for a new dwelling with subsidiary apartment at 5 Jubilee Court.

RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy. Apartment to be inspected in accordance with the Town's Subsidiary Apartment Inspection Policy.

NEW DWELLING

24 CLEARWATER DRIVE

Application received for a new dwelling with subsidiary apartment at 24 Clearwater Drive.

RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy. Apartment to be inspected in accordance with the Town's Subsidiary Apartment Inspection Policy.

NEW DWELLING

51 CLEARWATER DRIVE

Application received for a new dwelling at 51 Clearwater Drive.

RECOMMENDATION: Application be approved subject to all Town Development Regulations with the placement of dwelling approved by the Director of Public Works, with a minimum setback of 9.5 meters. A minimum of 6" of topsoil to be used on any grassed area. Landscaping to be completed within twelve months of occupancy.

DELEGATION

ENFORCEMENT OFFICER

TICKETING AUTHORITY

The Town's Enforcement Officer met with the committee to discuss the process of obtaining ticketing authority as a Municipal Police Officer. There are two different options available which the Enforcement Officer outlined to the committee as well as pros for each option (see attached).

RECOMMENDATION: To proceed with the process of the RCMP Supernumerary Special Constable Program.

ADJOURN

Meeting adjourned at 4:13 pm.

Respectfully Submitted,
Bill Bailey, Chairperson