

PUBLIC WORKS MEETING
September 26, 2007

Meeting called to order at 3:10 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

EXTENSION OF VENDOR PERMIT

Request received to extend a vendor permit in the area between Total Look and the Stadium to include the winter months. Snow clearing issues were a concern due to the location of the mobile business. This permit was originally approved for a period of six months, expiring after the 15th of November and also approved for several other locations.

RECOMMENDATION: Approve extension of vendor permit for additional six months providing all issues with regards to snow clearing must be dealt with between applicant and Shopping Centre Association.

DISC. NOTICE: CROWN LAND, TROUT POND

A discretionary notice was published for a crown land application in the area of Trout Pond and no objections were received.

RECOMMENDATION: Approval for application be granted.

NEW BUSINESS

SEWER PROPOSAL BEACH ROAD

A proposal was received to install a single residential sewer lift station with an outlet line going up Beach Road to connect to the main collector line on Balbo Drive for a dwelling at 11 Beach Road. Discussion around whether or not the existing approved septic system would be adequate for the dwelling.

RECOMMENDATION: Inform the applicant that due to the property having an adequate septic system, a lift station and outlet line to Balbo Drive would not be necessary at this time.

APPLICATIONS

SITE APPROVAL

91-93 BALBO DRIVE Request received for site approval to erect a dwelling at 91-93 Balbo Drive. The Director of Public Works informed the committee that he had visited the site and determined the safest location for a driveway.

RECOMMENDATION: Site approval be granted subject to the placement of a driveway on the Northerly side of the land, as per submitted survey dated September 8, 1989. Building plans and proper application will have to be submitted, meeting all Town Development Regulations before permit will be issued.

SITE APPROVAL

54 MARINE DRIVE Request received for site approval to erect a dwelling at 54 Marine Drive.

RECOMMENDATION: Site approval cannot be granted because the lot does not meet the frontage requirement for a standard building lot nor does it meet the size requirement as a back lot development.

BOARDING HOUSE

2 STANLEY'S CRES. Applications received to do the necessary work to convert the existing apartment building at 2 Stanley's Crescent to a 10 room boarding house.

RECOMMENDATION: Approval be granted subject to the approval of Government Services and all work completed in accordance to the Town Development Regulations, most especially parking requirements.

HOME-BASED BUS.

37 GREGORY DRIVE Application received to operate a home-based hair salon business from the dwelling at 37 Gregory Drive.

RECOMMENDATION: Deferred subject to the outcome of discretionary notice and the condition that adequate off street parking is provided.

VENDOR PERMIT

36 MANITOBA DRIVE Applications received to operate a scrap metal business from the parking lot of NAPA Auto Parts every second Saturday. Discussion on whether or not this could be considered as a mobile vendor as there is nothing permanent on the parking lot related to the business.

RECOMMENDATION: Approval for application be granted, offering the applicant a vendor permit at the yearly rate on the condition that there would be no outside storage on site related to the scrap metal business.

ACCESSORY BLDG.

21 BARNES ROAD

Application received for an accessory building to be erected at 21 Barnes Road. It was noted that to date there is no dwelling on the property and the Town Development Regulations define an accessory building as being "*located on the same lot as the main building structure or use to which it is accessory*".

RECOMMENDATION: Application be denied for reason that it is not in accordance to the Town Development Regulations.

CROWN LAND

BALBO DRIVE

Crown land application received for an area off Balbo Drive that would be required in order to proceed with Phase II of Lori Ann Place.

RECOMMENDATION: Approval for application be granted.

SIGN REGULATIONS

Discussion took place regarding the Town's sign regulations, the biggest concern being temporary signs erected around town.

RECOMMENDATION: Town regulations surrounding signs be enforced with no fee charged for temporary signs, however a permit must be approved and issued. Permanent pylon signs on business premises that are not within the Town's regulations to be grand-fathered in.

ADJOURN

Meeting adjourned at 4:10 pm.

Respectfully Submitted
Bill Bailey, Chairperson