

DRAFT



TOWN OF PORTUGAL COVE-ST. PHILIP'S

July 2, 2014

Regular Public Council Meeting 7:30 p.m.

IN ATTENDANCE:	Mayor	Moses Tucker
	Deputy Mayor	Gavin Will
	Councillors:	Dave Bartlett
		Joe Butler
		Aaron Facey
		Norm Collins
	Town Clerk	Judy Squires
	Director of Financial Operations	Tony Pollard
	Director of Economic Development	
	Marketing & Communications	Jeff Lawlor

Mayor Tucker called the meeting to order and welcomed the gallery of 17 persons in attendance and acknowledged regrets from the Town Manager and staff from various departments.

ADOPTION OF AGENDA

Motion: Will/Collins
2014-191 Resolved that the Agenda dated **July 2, 2014**, be adopted as circulated.
Carried Unanimously

PRESENTATIONS

(a) June is Recreation Month awards

The Recreation Programs & Special Events Coordinator, Nicole Clancey, and Recreation Chair, Councillor Facey, presented awards to: Jessie, Gavin and Sam Richards. They each submitted a drawing of what Recreation in the Town meant to them.

b) Special Olympics, gold medal winner

Mayor Tucker presented 12 year old Jessica Greely with a letter of recognition for her achievement in winning medals in the recent provincial competition held in Clareville.

ADOPTION OF MINUTES

Motion: Facey/Bartlett
2014-192 Resolved that the minutes of **June 17, 2014**, be adopted as circulated.
Carried Unanimously

BUSINESS ARISING - None for tonight's meeting.

COMMITTEE REPORTS

Planning & Development Report of June 24, 2014 – presented by Councillor Collins

1. 647-649 Old Broad Cove Road – single dwelling

Motion: Collins/Will
2014-193 Resolved that the application to construct a single dwelling at Civic # 647-649 Old Broad Cove Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

2. 253-255 Old Broad Cove Road – single dwelling

Motion: Collins/Bartlett
2014-194 Resolved that the application to construct a single dwelling at Civic # 253-255 Old Broad Cove Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

3. 509 Old Broad Cove Road – single dwelling & accessory buildings

Motion: Collins/Facey
2014-195 Resolved that the application to construct a single dwelling and demolish an existing single dwelling and accessory buildings at Civic # 509 Old Broad Cove Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

4. 39 Joyce Crescent – dwelling extension

Motion: Collins/Hanlon
2014-196 Resolved that the application to construct a dwelling extension at Civic # 39 Joyce Crescent be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

5. 134-136 Western Gully Road – dwelling extension (garage)

Motion: Collins/Will
2014-197 Resolved that the application to construct a dwelling extension (attached garage) at Civic # 134-136 Western Gully Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

6. 23 Pratt Place – accessory building

Motion: Collins/Bartlett
2014-198 Resolved that the application to construct an accessory building at Civic # 23 Pratt Place be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

7. 1320-1322 Portugal Cove Road – accessory building

Motion: Collins/Will
2014-199 Resolved that the application to construct an accessory building at Civic # 1320-1322 Portugal Cove Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

8. 243 Bauline Line Ext. - backfilling

Motion: Collins/Will
2014-200 Resolved that the application to perform backfilling at Civic # 243 Bauline Line Extension be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

9. 1933-1945 Portugal Cove Road - business

Motion: Collins/Bartlett
2014-201 Resolved that the application to establish an eat-in/take-out restaurant, bar, café\coffee shop, and bakery as a stand-alone business at Civic # 1933-1945 Portugal Cove Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

10. 827-829 Indian Meal Line - rezoning

Motion: Collins/Butler
2014-202 Resolved that the application to rezone Civic # 827-829 Indian Meal Line from Agriculture to Residential be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

11 & 12. Rezoning applications

The Committee discussed the following applications for rezoning as per Appendix A: Tabled Report:

- Civic # 23A Legion Road and Civic # 1706 Portugal Cove Road, and;
- Civic # 720-722 Indian Meal Line.

13. Approval for street names

Motion: Collins/Will
2014-203 Resolved that "Kennet Street", "Highclere Street" and "Thorngrove Place" be used as the street names within Stage III of the Murrays Pond Residential Subdivision.
Carried Unanimously

14-22. Discussion re various items

The Committee discussed the following correspondence as per Appendix A: Tabled Report:

- Civic # 15 Lambswood Lane – Lot Grading within the Oceans Edge Residential Subdivision;
- Department of Municipal and Intergovernmental Affairs – Registration of Amendments;
- Civic # 757-765 Old Broad Cove Road – Request for Reimbursement;
- Civic # 137 Beachy Cove Road – Development Buffers;
- Civic # 1775 Portugal Cove Road – Adjacent Property Reinstatement;
- Civic # 109 Windsor Heights – Business Activity;
- Civic # 27-31 Emberleys Road – Roadside Sloping;
- Civic # 9 Bemisters Road – Workers on Property, and;
- Civic # 90-94 Dogberry Hill Road Extension – Topsoil Screening Activity within the Dogberry Haven Residential Subdivision.

23. Amendment to Motion 2014-180

Motion: Collins/Facey
2014-204 Resolved that further to Council's Motion of June 17th, 2014 (Motion # 2014-180), cash in-lieu of the conveyance of a gazebo will be considered to satisfy the Public Open Space requirement for Stage I of the Water's Edge Preserve Residential Subdivision.
Carried Unanimously

24. Stop Work Order re business

Motion: Collins/Bartlett
2014-205 Resolved that Council issue a Stop Work Order against a business operation (excavation business) at Civic # 108-110 Windsor Heights which is being operated without a Permit from the Town.
Carried Unanimously

25. Stop Work Order re backfilling

Motion: Collins/Butler
2014-206 Resolved that Council issue a Stop Work Order against backfilling activity at Civic # 108-110 Windsor Heights which is being completed without a Permit from the Town.
Carried Unanimously

26. Permit Stats

There were twenty-one (21) permits issued from May 23rd to June 5th, 2014.

Recreation /Lifestyle Committee Report – June 24, 2014 presented by Councillor Facey

1. Special Olympics Invitation

The Town of Portugal Cove – St. Philip's has been invited to the 2014 Special Olympics Newfoundland & Labrador Athlete Draft and Send Off Celebration on Saturday, July 5th. The celebration will take place at Memorial University's and Deputy Mayor Gavin Will, will be in attendance to represent the Town

Thirty-three athletes from throughout Newfoundland and Labrador will compete at the 2014 Special Olympics Canada Summer Games in Vancouver, BC. These dedicated and motivated athletes have been training for the last year to represent our province in a variety of sports. We will have athletes compete in athletics, bowling, golf, powerlifting, rhythmic gymnastics, soccer and swimming. The athletes look forward to our Send Off Celebration as they get pumped and ready to compete!

2. Community Garden

The Recreation Department hosted an informational session on Community Gardening on Wednesday, June 18th. This was the initial meeting to show expression of interest in this project. Although numbers were not as high as anticipated, it is understood the interest is still there due to the number of emails and contacts that we have gathered prior to the meeting. The group is scheduled to meet again later in July to keep the interest there in hope to start the gardens next summer. The group agreed they would continue to try and spark interest. A big thank you to Mrs. Jane Aucoin for her efforts in helping to make this Community Garden Project come to light.

3. Donations for the Softball Field

The Recreation Committee received a letter requesting donations of the use of the Voisey's Brook Softball facilities.

Motion: Facey/Hanlon

2014-207 Resolved that the Royal Canadian Legion Softball Team pay \$100 for the use of the Voisey's Brook Softball Field and \$100 for the Voisey's Brook Hut for the tournament that they hosted on June 20th to June 22nd. This fund raiser is to assist with their travel expenses to Provincials in Clarendville Labor Day weekend.

Carried Unanimously

Motion: Facey/Bartlett

2014-208 Resolved that the Choices for Youth pay \$100 for the use of the Voisey's Brook Softball Field for the tournament that they will be hosting August 23rd and 24th (not booking the hut). This fund raiser is for their not for profit organization that relies on the generosity of public for support.

Carried Unanimously

4. Meeting with Department of Tourism, Culture, and Recreation

The Recreation Director, Dawn Sharpe and Director of Economic Development, Jeff Lawlor met with Mrs. Michelle Healy, Executive Director for the Department of Tourism, Culture, and Recreation on June 24th. Staff took Mrs. Healy on a site tour of Rainbow Gully Park to illustrate where the plans are to locate the new middle school and its relationship to our current recreational facilities. Great discussion was had and Mrs., Healy has insight on areas that we should focus in trying to establish a partnership with the new school. The Department is very supportive of this initiative and is willing to assist us in whatever way they can.

5. Senior Outing

The Recreation Department would like to invite all seniors from our community to the Trinity Pageant, in Bonavista Bay on Wednesday, August 20th. A chartered coach bus will leave from the designated pick up location in the AM and return the same day in the PM. There will be a bag lunch provided for lunch and Pizza provided for supper. Tickets are on sale by calling the Recreation Department and space is limited. Full details are posted on our website, Facebook, newsletter, and it will be on the Town sign. Mayor and Councillors are all welcome to attend.

6. Royal Newfoundland Constabulary

The Recreation Staff contacted the RNC to request an increase in the number the patrols to Rainbow Gully and Voisey's Brook Park. With summer weather and school being let out for vacation the number of people has increased in our Parks. These extra patrols will make patrons aware that we are monitoring them for safety reasons. The Protective Services Committee has been notified of this as well.

7. War Memorial

The Recreation Director met with Mr. Michael Pretty to get an update on how the War Memorial Project is going. Grand Concourse has a lot of the site work completed to date and a hold was put on the work until after the July 1st holiday. Currently the Royal Canadian Legion is working on a donation package to send to all businesses to see if they are interested in the package. The Town will be

assisting with the delivery of this donation package to interested parties. The goal of this project is to pay for the upgrades of the Memorial as well as secure funding for additional maintenance and repairs that would be needed in the future.

Public Works Committee Report – June 25, 2014 presented by Councillor Bartlett

1. Award Request for Proposals – Fuel Management System – PCSP-880139-0018

A Request for Proposals was issued for the design-build of a fuel management system for installation at the Town's Depot. This item was identified in the 2014 budget. Two bids were received and the successful bidder is Watson Petroleum Services Limited at \$73, 852 (HST excluded).

Motion: Bartlett/Hanlon
2014-209 Resolved that the design-build contract for the fuel management system be awarded to Watson Petroleum Services Limited for a price of \$73, 852 (HST excluded).
Carried Unanimously

2. Blast Hole Pond Road Turnaround – Garbage & Surveillance Concerns

Correspondence from civic #15 Blast Hold Pond Road regarding the enhancement of the turnaround at Blast Hole Pond Road and concerns regarding potential future dumping and suggestions for surveillance were discussed. A response to the property owner will be forthcoming from the Town Manager.

3. All-Way Stops

Feedback regarding the all-way stops on Dogberry Hill Road (between Thorburn Road and Dogberry Hill Road Extension intersection) was discussed. Committee decided that the all-way stop at Dogberry Hill Road and Cross Links Road will be removed.

4. Capital Works Projects Updates

The Town Manager/Engineer provided Committee with an update on the progress of the capital works roads projects occurring this summer.

Item added at Council meeting:

Motion: Will/Butler
2014-210 Resolved that the Volunteer Fire Fighters, the Recreation Department Staff and all the volunteers be congratulated on making Canada Day celebrations the best ever for the Town.
Carried Unanimously

Economic Development, Marketing & Communications Report - June 25, 2014 presented by Councillor Butler

1. Heritage Committee

On June 24th over 40 students from MUN helped clean up Holy Rosary Parish Cemetery. They removed a great deal of garbage and brush. This was a part of “Make mid-term matter” and was coordinated by MUN and Heritage Foundation with support by the Town of PCSP and the Heritage Committee. We are hoping to make this an annual event, identifying different cultural areas in town each year.

2. PlaceBuilder

A series of meetings have now been planned to finish the public consultations, approx. 100 volunteers have already been heard from and a survey can be found on the website.

July 7th for Youth and Youth Groups at the Recreation Centre at 7:00pm

July 10th for Community Groups at the Legion at 7:00pm

July 14th Public Meeting at the Recreation Center at 7:00 pm

July 17th for Businesses at Voisey’s Brook Club House at 8:00am

We are also featured in the latest edition of Municipal News about our PlaceBuilder project.

3. St. Philip’s Harbour Authority

The Director of Economic Development attended their most recent executive meeting. As a result the Town and the Harbour Authority are exploring some partnerships for this tourism season.

4. Communications

We are preparing a door knocker that can be used to inform residents on upcoming developments near their property, specifically on households within a 200 meter offset from the proposed development boundaries of areas proposed to (be) re-designated and/or rezoned as a result of motion 2014-184 adopted at the last council meeting. This will allow us to better connect directly to residents on upcoming developments.

5. Regional Projects

As a result of the new Economic Development Accord signed by all the Urban Municipalities in the province Portugal Cove- St. Philip’s has begun looking at specific partnership opportunities within the region. We have already been in talks with some of our regional partners.

Protective Services Committee Report – June 24, 2014 – presented by Councillor Hanlon

1. Commissionaires Representative

The Committee met with Mr. Leo O'Brien, Director of Business Development, Client Relations, and Investigative Services with the Commissionaires of Newfoundland and Labrador. Mr. O'Brien presented the Committee with a package of services offered by the Commissionaires in relation to municipal enforcement.

2. Fire & Emergency Services Update

- The report has been submitted to the Town Manager, further follow up can be expected to come from the Town Manager.
- Fire Dept. Banquet has been confirmed for September 27, 2014 at the Legion.
- Breathing apparatus status remains the same.
- A Public Education Committee is being formed and a scope of work will be provided.
- Canada Day / Regatta Festival: Mandy is compiling a list of needs for these events. PR items have been ordered and the Fire Dept. will be participating at both events.
- FES is utilizing our training facility this week for an investigation course.
- Procurement of Dept. clothing is in process.
- Town email addresses are in process of being secured for VFD Dept. members.
- NLAFS Conference is scheduled for early in September in Gander, the Chiefs will make recommendations on attendance.

3. Pedestrian Safety Community Group Updates

The executive members of the group met on June 19th, there was a presentation on setting priorities and procedures. The group is in the process of developing an icon/logo.

4. Policy / Regulation Review

The Committee has scheduled a separate meeting for Friday July 4th, to review three town policies in terms of enforcement. The Employee and Public Relations Administrator will send out a meeting request to all members of the Committee and the Town Manager.

Added item at Council Meeting:

In reference to item 2 of this report Councillors Facey & Will put forward the following motion to release the referenced report.

For the record: It is the understanding and agreed to by all Councillors in attendance that, as advised by the Mayor, this report is only one component for consideration and there is a lot of other criteria to be considered in the decision making process. In particular, the Town Manager presented information from the recent Federation of Municipalities Conference on the same subject to the Committee of the Whole at a recent meeting for their review and consideration.

Motion: Facey/Will
2014-211 Resolved that the PCSP VFD (strategic) review report prepared by consultants (F. Hollett and R. Murphy) be released, subject to ATIPPA, to the VFD membership and 5 days later be released to the general public by way of the Town website (with the preamble regarding other criteria).

Carried Unanimously

Admin. and Finance Committee Report – June 24, 2014 presented by Deputy Mayor Will

1. Accounts for Payment

Motion: Will/Collins
2014-212 Resolved that accounts for payment are approved as follows:
Regular Accounts - \$33,657.06
Capital Accounts - \$274,124.44
Total - \$307,781.50

Carried Unanimously

2. Donations request:

NLBA Girls Midget Basketball

Motion: Will/Bartlett
2014-213 Resolved that a donation in the amount of \$100.00 be made to the NLBA on behalf of resident Ariana Doody towards participation in the Canadian National Championships being held in Edmonton July 2014.

Carried Unanimously

3. Holy Rosary Parish

Committee considered the request from Holy Rosary Parish to be exempted and refunded the amount of \$5,000 paid for water/sewer connection fees for the Parish Hall and Church. As these funds are a one-time fee towards the cost of water and sewer infrastructure and payment is required from all property owners requiring this service, committee agreed that the request for exemption not be granted.

4. Expropriation 2-4 Dogberry Hill Road Ext.

Further to an update from the Town Manager on the status of the expropriation proceedings for this outstanding issue, the following recommendation is put forward by the committee:

Motion: Will/Hanlon
2014-214 Resolved that a settlement in the amount of \$10,000.00 be paid to the property owner of 2-4 Dogberry Hill Road Ext. in the matter of the expropriation of land which was acquired by the Town for road upgrading.

Carried For: Bartlett, Facey, Hanlon, Will
Against: Butler, Collins, Tucker

5. Classification Review

The Director of Financial Operations provided committee with information from a Classification Review which was completed as a requirement of the last NAPE Contract negotiations.

Motion: Will/Facey
2014-215 Resolved that Council accept the change in pay scale (Step 5) for the Admin Support Clerk and Accounting Technician positions.

Carried Unanimously

CORRESPONDENCE

a) Municipal Assessment Agency – update on board meetings/activity

NEW/GENERAL/ UNFINISHED

Items from Committee of the Whole meeting of June 26th:

a) 2013 Audited Financial Statements

Motion: Will/Bartlett

2014-216 Resolved that the Town adopt the 2013 Audited Financial Statements (as presented from Byron Smith Chartered Accountant).

Carried Unanimously

b) Appointment of Auditor for 2014

Motion: Will/Collins

2014-217 Resolved that the Town appoint Byron Smith Chartered Accountant as the auditor for the 2014 financial year.

Carried Unanimously

For the record: Deputy Mayor Will requested and was granted permission to leave the Council Chambers for the following item:

c) Conflict of interest allegation

Motion: Butler/Facey

2014-218 Resolved that, after due consideration of the May 20th, 2014, alleged claim of "Conflict of Interest" against Dep. Mayor Will and in accordance with the Municipalities Act, where the onus is on Council to make final decision concerning such matters, it is determined that there is no just cause for the alleged claim and Council declares that Dep. Mayor Will is NOT in Conflict of Interest.

Carried Unanimously

For the record: Deputy Mayor Will returned for the remainder of the Council Meeting.

Added items from the Mayor:

Town Plan update:

The Town received a copy of a letter sent from the Dept. of Municipal Affairs to Robert Ross of Tract Consulting releasing the PCSP Town Plan for adoption by the Town. As soon as the Town receives the stamped and signed plans from the consultants a meeting will be held to adopt them and they will then be advertised accordingly and go thru the public hearing process if applicable.

Sewer Line project to Town Hall and 'New School'

The tender award date has been moved to July 14th at the request of the Dept. of Education. This was done in order to work on securing financial assistance for the additional \$234,000 overrun on the bid estimate which the Town would be responsible for if the tender is awarded.

The New School

Test holes were done and the department is waiting for reports to confirm the site is satisfactory to build on. The Mayor is working with closely with MHA Brazil and they are hopeful that the Dept. of Education will soon be able to provide signage on the site indicating the location of the new school.

Northeast Avalon Regional Plan

Mayor Tucker reported that Minister Kent stepped down as chair of the NEAR Committee to seek the PC leadership, however the Plan is moving forward and the committee has hired a new consultant - Tract Consulting and they have put together a very experienced team to put together a proposal.

Tribute/Condolences - former Town Clerk, Loretta Tucker

Councillor Collins requested that the Town acknowledge the passing on June 27th of former Town Clerk, Loretta Tucker and that, with the permission of and in collaboration with the family, a tribute be placed in the Town newsletter. Out of respect, the Town flags were at half-mast and the funeral held today at St. Philip's Church was attended by Council and Staff who worked with Loretta along with a very large gathering of family, friends and acquaintances.

Loretta began working with the Town of St. Philip's (January 13, 1982) filling in for then Town Clerk, Elaine Picco, who was on maternity leave and on July 6, 1982, she was appointed Town Clerk when Elaine retired from the position. She maintained that role with the amalgamated Town of Portugal Cove-St. Philip's from 1992 until her retirement on April 17, 2009.

Councillor Collins, Mayor Tucker, and Town Clerk, Judy Squires, spoke in tribute to Loretta acknowledging her years of hard work in her role as Town Clerk and her invaluable service in the development of Town, her dedication to the Town she cared so deeply about, and her experience and role as mentor to both Councils and the many Staff as they joined the growing Town. She will be sadly missed by many.

ADJOURNMENT

Motion: Will/Butler
2014-219 Resolved that this meeting be adjourned. Time 9:20 p.m.
Carried Unanimously

Moses Tucker, Mayor

Judy Squires, Town Clerk

Attachments: Appendix A: Tabled Report, (Planning & Development)

**Appendix A: Tabled Report
June 24th, 2014**

Applications:

Item # 1: Civic # 647-649 Old Broad Cove Road

Single Dwelling

Zoning: Residential Medium Density (RMD) - Unserviced

The Committee recommends that the application for Civic # 647-649 Old Broad Cove Road be granted approval in principle, permitting the construction of a single dwelling. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically Development Standard 41 (Building Height).

The administrator recommended that this application be granted approval in principle.

Item # 2: Civic # 253-255 Old Broad Cove Road

Single Dwelling

Zoning: Residential Infill (RI) - Semi-Serviced

The Committee recommends that the application for Civic # 253-255 Old Broad Cove Road be granted approval in principle, permitting the construction of a single dwelling. Approval in principle is subject to approval from the Department of Natural Resources as the property is located within a 610 m Operations Confinement Buffer. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government.

The administrator recommended that this application be granted approval in principle.

Item # 3: Civic # 509 Old Broad Cove Road

Construct Single Dwelling & Demolish Single Dwelling & Accessory Buildings

Zoning: Residential Infill & Residential Rural (RI & RR) - Unserviced

The Committee recommends that the application for Civic # 509 Old Broad Cove Road be granted approval in principle, permitting the construction of a single dwelling and demolition of an existing single dwelling and accessory buildings. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically

Plan Policy 3.3 (viii) (Soils and Drainage), Development Standard 49 (1), (3b) and (3e) (Non-Conforming Use), and Schedule C: Residential Rural.

The administrator recommended that this application be granted approval in principle.

**Item # 4: Civic # 39 Joyce Crescent
Dwelling Extension
Zoning: Residential Infill (RI) - Unserviced**

The Committee recommends that the application for Civic # 39 Joyce Crescent be granted approval in principle, permitting the construction of a dwelling extension. Approval in principle is subject to approval from the Department of Natural Resources as the property is located within a 610 m Operations Confinement Buffer. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government.

The administrator recommended that this application be granted approval in principle.

**Item # 5: Civic # 134-136 Western Gully Road
Dwelling Extension (Attached Garage)
Zoning: Residential Infill (RI) - Unserviced**

The Committee recommends that the application for Civic # 134-136 Western Gully Road be granted approval in principle, permitting the construction of a dwelling extension (attached garage).

The administrator recommended that this application be rejected.

**Item # 6: Civic # 23 Pratt Place
Accessory Building
Zoning: Agriculture (AG) - Unserviced**

The Committee recommends that the application for Civic # 23 Pratt Place be granted approval in principle, permitting the construction of an accessory building. Approval in principle is subject to a 10% variance on building size which will increase the allowable building size from 56 m² to 61.5 m² in accordance with General Regulation 11 (Variances) and General Regulation 12 (Notice of Variance). Approval in principle is also subject to a notice to area residents regarding the variance. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government.

The administrator recommended that this application be granted approval in principle.

**Item # 7: Civic # 1320-1322 Portugal Cove Road
Accessory Building
Zoning: Residential Infill & Watershed (RI & WAT) - Unserviced**

The Committee recommends that the application for Civic # 1320-1322 Portugal Cove Road be granted approval in principle, permitting the construction of an accessory building. Approval in principle is subject to approval from the City of St. John's.

The administrator recommended that this application be rejected.

**Item # 8: Civic # 243 Bauline Line Extension
Backfilling
Zoning: Residential Infill (RI) - Unserviced**

Motion: The Committee recommends that the application for Civic # 243 Bauline Line Extension be granted approval in principle, permitting backfilling. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically Schedule C: Residential Infill Condition # 7 (Soil Removal and Deposit and Site Grading).

The administrator recommended that this application be granted approval in principle.

**Item # 9: Civic # 1933-1945 Portugal Cove Road
Business (Catering & Shop)
Zoning: Heritage Community (HC) - Serviced**

The Committee recommends that the application for Civic # 1933-1945 Portugal Cove Road be granted approval in principle, permitting the establishment of an eat-in/take-out restaurant, bar, café\coffee shop, and bakery as a stand-alone business. Approval in principle is subject to approval from Service NL and the Department of Transportation and Works.

The administrator recommended that this application be rejected.

**Item # 10: Civic # 827-829 Indian Meal Line
Rezoning
Zoning: Agriculture (AG) - Unserviced**

The Committee recommends that the application for Civic # 827-829 Indian Meal Line be granted approval in principle, permitting rezoning of property from Agriculture to Residential to allow for potential development of an unserviced residential subdivision. Approval in principle is in accordance with a Motion of Council on June 17th, 2014 regarding rezoning of land for the purpose of subdivision developments which allows Council to "consider any applications for rezoning that are currently under review or applications that will integrate or round-out existing developed areas

to eliminate dead-end roads that have been developed in a haphazard fashion by extending them into loop roads (sections of the municipality that lack street connectivity).” The potential development requiring rezoning must provide a connection (to Town Standard) between Pratt Place and Indian Meal Line. Approval in principle shall be in full compliance with the Town’s Municipal Plan & Development Regulations, and all other regulatory bodies of government.

The administrator recommended that this application be considered in accordance with a Motion of Council on June 17th, 2014 regarding rezoning of land for the purpose of subdivision developments.

Item # 11: Civic # 23A Legion Road & 1706 Portugal Cove Road

Rezoning

Zoning: Residential Medium Density & Rural (RMD & RUR) - Serviced

The Committee requests that Item # 11 be held pending the deferment of this application by the applicant in accordance with a Motion of Council on June 17th, 2014 regarding the rezoning of land for the purpose of subdivision developments.

The administrator recommended that this application be considered in accordance with a Motion of Council on June 17th, 2014 regarding rezoning of land for the purpose of subdivision developments.

Item # 12: Civic # 720-722 Indian Meal Line

Rezoning

Zoning: Residential Infill & Agriculture (RI & AG) - Unserviced

The Committee requests that Item # 12 be held pending the deferment of this application by the applicant in accordance with a Motion of Council on June 17th, 2014 regarding the rezoning of land for the purpose of subdivision developments.

The administrator recommended that this application be considered in accordance with a Motion of Council on June 17th, 2014 regarding rezoning of land for the purpose of subdivision developments.

Correspondence:

Item # 14: Civic # 15 Lambswood Lane – Lot Grading within the Oceans Edge Residential Subdivision

The Planning Department is in receipt of correspondence from a resident expressing concerns regarding the grading of Lot # 19 (Civic # 14 Oceans Edge) within the Oceans Edge Residential Subdivision as this lot is located adjacent to their property.

The Committee advises Staff to respond to the correspondence.

Item # 15: Department of Municipal and Intergovernmental Affairs – Registration of Amendments

The Planning Department is in receipt of correspondence from the Department of Municipal Affairs notifying the Town that the following amendments to the St. John's Urban Region Regional Plan have been registered and that the Town may proceed with advertising the notice of registration for the following Municipal Plan and Development Regulations Amendments:

- St. John's Urban Region Regional Plan Amendment No. 8, 2013, Municipal Plan Amendment No. 21, 2013, and Development Regulations Amendment No. 50, 2013 (Tuckford Road), and;
- St. John's Urban Region Regional Plan Amendment No. 9, 2013, Municipal Plan Amendment No. 22, 2013, and Development Regulations Amendment No. 51, 2013 (Chesley-Van Heights).

Notices regarding the following amendments were published in the Newfoundland Gazette on June 20th, 2014 and in the Telegram on June 21st, 2014.

Item Submitted for Information.

Item # 16: Civic # 757-765 Old Broad Cove Road – Request for Reimbursement

The Planning Department is in receipt of correspondence from a resident requesting that they be reimbursed for lawyers' fees they incurred prior to receiving a Permit to construct a dwelling extension (attached garage) on their property.

The request for reimbursement was considered by the Committee and it was determined that the request not be granted as the costs incurred are the responsibility of the property owner/developer. The Committee advises Staff to correspond with the resident accordingly.

Item # 17:

Civic # 137 Beachy Cove Road – Development Buffers

The Planning Department is in receipt of correspondence from the Developer of a proposed residential subdivision regarding parcels of land that have been included in their concept plan that do not meet with the Town's Development Standards (strips between adjacent properties that do not comply with the Development Standards listed in Schedule C of the Town's Development Regulations).

The Committee advises Staff to respond to the correspondence.

Item # 18:

Civic # 1775 Portugal Cove Road – Adjacent Property Reinstatement

The Planning Department is in receipt of correspondence from a resident requesting that property adjacent to theirs be reinstated as green space.

The Committee advises Staff to respond to the correspondence.

Item # 19:

Civic # 109 Windsor Heights – Business Activity

The Planning Department is in receipt of correspondence from a resident expressing concern about business activity (excavating company) in the neighborhood and the associated traffic, and backfilling activity being conducted at the same site.

The Committee advises Staff to respond to the correspondence.

Item # 20:

Civic # 27-31 Emberleys Road – Roadside Sloping

The Planning Department is in receipt of correspondence from a resident regarding roadside sloping in relation to the development of a residential subdivision adjacent to their property.

The Committee advises Staff to respond to the resident.

Item # 21:

Civic # 9 Bemisters Road - Workers on Property

The Planning Department is in receipt of correspondence from a resident regarding workers from nearby residential developments using their property to relieve themselves.

The Committee advises Staff to respond to the resident and also to forward correspondence to Developers in the adjacent area regarding the activity.

Item # 22:

Civic # 90-94 Dogberry Hill Road Extension - Topsoil Screening Activity within the Dogberry Haven Residential Subdivision

The Planning Department is in receipt of correspondence from a resident regarding a topsoil screening activity adjacent to their property within the Dogberry Haven Residential Subdivision.

The Committee advises Staff to respond to the resident and also to contact the Subdivision Developer regarding the activity.