



TOWN OF PORTUGAL COVE-ST. PHILIP'S

April 7, 2015

Regular Public Council Meeting 7:30 p.m.

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|-----------------------|--------------------------------------|---------------|
| IN ATTENDANCE: | Mayor | Moses Tucker |
| | Deputy Mayor | Gavin Will |
| | Councillors: | Dave Bartlett |
| | | Joe Butler |
| | | Norm Collins |
| | | Aaron Facey |
| | | Johnny Hanlon |
| | Town Manager/Engineer | Chris Milley |
| | Director of Financial Operations | Tony Pollard |
| | Director of Recreation & Comm. Serv. | Dawn Sharpe |
| | Town Clerk | Judy Squires |

Mayor Tucker called the meeting to order, welcomed the gallery of persons in attendance.

ADOPTION OF AGENDA

Motion: Hanlon/Collins
2015-088 Resolved that the Agenda dated **April 7, 2015**, be adopted.
Carried Unanimously

ADOPTION OF MINUTES

Motion: Facey/Bartlett
2015-089 Resolved that the minutes of **March 24, 2015** be adopted as circulated.
Carried Unanimously

BUSINESS ARISING - Following highlights are from the Town Manager's tabled report:

- 1. Action Items** – circulated to Council, includes 10 new items since the last report. 9 items have been completed and 17 remain in progress.
- 2. Emergency Plan Exercise** – set for April 14th planned by our co-chiefs and Public Relations Administrator in cooperation with Fire and Emergency Services and other organizations
- 3. Grand Concourse Authority Annual General Meeting-** held on March 25th and Dawn Sharpe, Portugal Cove-St.Philip's Director of recreation and Community Service was elected as Officer at Large.
- 4. New School Plans** – updated set of site civil engineering drawings received for our review and comments and at the time that we received them, we were told the tender design package is about 90% complete and that it should be going out to tender later this spring.
- 5. Congratulations on new Designation** – congratulations to Ashley McKinnon, our Planning and Development Technician, for receiving her Professional Technician designation from the Association of Engineering Technicians and Technologists of Newfoundland. This designation follows her achieving a Bachelor of Technology degree in 2014. A congratulatory note will be sent to Ashley signed by the Mayor.

In reference to item 4, questions arising concerned traffic plans for the new school area and bus routes. The Town Manager will provide a copy of the traffic study and proposed intersection plans to Councillors requesting same. Mayor Tucker suggested contacting Minister Brazil to take another look at the intersection. This issue is referred back to Planning and Development Committee for further review.

COMMITTEE REPORTS

Planning & Development Report – March 31, 2015 presented by Councillor Butler:

1. Civic # 20-30 Coadys Road

The processing of an application to demolish the old church building at Civic # 20-30 Coadys Road remains on-going and the Committee requests that Item # 1 is held pending further review.

2. Civic # 124-126A Old Broad Cove Road

Motion: Collins/Will

2015-090 Resolved that the application to construct a single dwelling at Civic # 124-126A Old Broad Cove Road be rejected as per Appendix A: Tabled Report.

Carried Unanimously

3. Civic # 6 Golden Dawn Drive

Motion: Collins/Butler

2015-091 Resolved that the application to establish an office for a professional business (auction services) as a home occupation at Civic # 6 Golden Dawn Drive be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

4. Civic # 12 Brentwood Avenue

Motion: Collins/Facey

2015-092 Resolved that the application to establish an office for a professional business (consulting services) as a home occupation at Civic # 12 Brentwood Avenue be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

5. Civic # 77 Tuckers Hill Road

Motion: Collins/Bartlett

2015-093 Resolved that the application to establish an office for a personal service business (construction contracting) as a home occupation at Civic # 77 Tuckers Hill Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

6. Civic # 5-7 Bemisters Road

Motion: Collins/Hanlon
2015-094 Resolved that the application to establish an office for a professional business (engineering contracting) as a home occupation at Civic # 5-7 Bemisters Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

7. Civic # 1166-1170 Thorburn Road

Motion: Collins/Bartlett
2015-095 Resolved that the application to establish a personal service business (beauty salon) as a home occupation at Civic # 1166-1170 Thorburn Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

8. Civic # 23 School Road

Motion: Collins/Butler
2015-096 Resolved that the application to establish an office for a professional business (inspection contracting) as a home occupation at Civic # 23 School Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

9. Municipal Recommendation Form Crown Land

The Planning Department is in receipt of a request from an applicant to process a Municipal Recommendation Form for Crown Land measuring approximately 74 ac (30 ha) of Crown land located in the area between Indian Meal Line & Bauline Line for the purpose of agriculture.

Motion: Collins/Butler
2015-097 Resolved that Council refuse the Municipal Recommendation Form for Crown land located between Bauline Line Extension and Indian Meal Line for the purpose of agriculture as the majority of the land is located within the Town's Protected Watershed zone for the Great Pond Potential Water Supply Area.
Carried Unanimously

10. Correspondence re Civic #185-187 Old Broad Cove Road

The Planning Department is in receipt of correspondence from Civic # 223 Old Broad Cove Road resulting from a notice sent to area residents regarding a proposed residential subdivision at Civic # 185-187 Old Broad Cove Road (Windsor's Gate Stage II) as per Plan Policy SD-5 (Public Input).

The resident expresses concerns regarding water run-off in the area (and the effect that the disruption of existing wetland will have on this) and the amount of traffic currently using Old Broad Cove Road and the increase in traffic that will be caused by this development.

The Committee advises Staff to respond to the Resident regarding the concerns presented and requests that this correspondence be tabled at Council's meeting.

Note: further to questions arising, it was agreed by consensus that this item go back to committee for further review.

11 A. (1) 379 Dogberry Hill Road

Motion: Collins/Hanlon
2015-098 Resolved that Motion # 2015-046, the approval in principle of an application to construct a single dwelling with subsidiary apartment at Civic # 379 Dogberry Hill Road, be rescinded in light of correspondence received from the applicant requesting that their application be cancelled.
Carried Unanimously

11 A. (2) 379 Dogberry Hill Road

Motion: Collins/Facey
2015-099 Resolved that the application to construct a single dwelling with subsidiary apartment at Civic # 379 Dogberry Hill Road be rejected as per a request from the applicant to have their application cancelled.
Carried Unanimously

11 B. (1) 383 Dogberry Hill Road

Motion: Collins/Butler
2015-100 Resolved that Motion # 2015-047, the approval in principle of an application to construct a single dwelling with subsidiary apartment at Civic # 383 Dogberry Hill Road, be rescinded in light of correspondence received from the applicant requesting that their application be cancelled.
Carried Unanimously

11 B. (2) 383 Dogberry Hill Road

Motion: Collins/Hanlon
2015-101 Resolved that the application to construct a single dwelling with subsidiary apartment at Civic # 383 Dogberry Hill Road be rejected as per a request from the applicant to have their application cancelled.
Carried Unanimously

12. Correspondence from Civic #239-253 Olivers Pond Road

The Planning Department is in receipt of correspondence from Civic # 249-253 Olivers Pond Road expressing concern that the development of semi-serviced residential subdivisions adjacent to Olivers Pond may cause the pond to become polluted.

The Committee advises Staff to respond to the Resident regarding the concerns presented and requests that this correspondence be tabled at Council's meeting.

13. Correspondence re Civic # 17-19 Hilltop Lane

The Planning Department is in receipt of correspondence from two residents of Windsor Heights resulting from a public notice published in a local newspaper regarding a proposed home occupation (personal service) at Civic # 17-19 Hilltop Lane in accordance with Development Regulation 33 (Notice of Application) and Development Regulation 102 (Discretionary Uses). This application was granted approval in principle by Council on January 13th, 2015.

The Committee advises Staff to respond to the Residents regarding the concerns presented and requests that these pieces of correspondence be tabled at Council’s meeting.

14. Correspondence from Civic # 179-181 Western Gully Road

The Planning Department is in receipt of correspondence from Civic # 179-181 Western Gully Road requesting that Council consider re-implementing Backlot Development Policies and Regulations.

The Committee discussed past difficulties faced by the Town as a result of Backlot Development Policies and Regulations in addition to potential changes to the Backlot Development Policies and Regulations that were contained within the old Town Plan that could occur in order to resolve these difficulties. The Committee requests that Item # 14 be held pending further discussion at the next Committee meeting and that this correspondence be tabled at Council’s meeting.

15. Civic # 1777 & 1779-17981 Portugal Cove Road

The Committee met with the Property Owner of Civic # 1777 & 1779-1781 Portugal Cove Road regarding reinstatement of their property. The Property Owner advised the Committee that they had appealed Councils decision to reject applications for single dwellings at these locations. Staff confirmed this with the Secretary to the Eastern Newfoundland Regional Appeal Board. As per Ministers Regulation 8 (1) Development Prohibited within the Urban and Rural Planning Act, 2000 and Development Regulation 27 (1) (Development Prohibited) of the Town of Portugal Cove-St. Philip’s Development Regulations (2014-2024), “immediately upon notice of the registration of an appeal, Council shall ensure that any development upon the property that is subject to the appeal ceases”. As a result, the Committee requests that Item # 15 is held pending resolution of the appeal at these locations.

16. (A) 275-277 Dogberry Hill Road

Motion: Collins/Will
 2015-102 Resolved that Motion # 2015-018, the rejection of an application to perform backfilling at Civic # 275-277 Dogberry Hill Road, be rescinded in light of further review of the Municipal Plan and Development Regulations with respect to this development and safety concerns expressed by the resident.
 Carried Unanimously

16. (B) 275-277 Dogberry Hill Road

Motion: Collins/Bartlett
 2015-103 Resolved that the application for Civic # 275-277 Dogberry Hill Road 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 Development Regulation 49 (Non-Conforming Use).
 Carried Unanimously

Note: further to questions arising, in light of the above, it was the consensus that staff get as much information up front from applicants when processing applications.

17. ACE

Planning Staff discussed proposed staff interaction between the Planning & Development Department and the Advisory Committee on the Environment (ACE).

Staff discussed the potential of having a member of Planning Staff attend ACE meetings on a (potential) quarterly basis to discuss concerns and provide regulatory information. The Committee agreed that this is a good idea and advised that a meeting be arranged.

18. Permit Stats: There were eight (8) permits issued from March 13th to March 26th, 2015.

Recreation /Lifestyle Committee Report – March 31, 2015 presented by Councillor Facey:

1. Inclusion for Town Programs

The Programs and Special Events Coordinator discussed with the Committee information collected from other groups and organizations, as well as surrounding municipalities concerning inclusion for persons with disabilities. Staff and Council are looking into opportunities for funding to assist persons with disabilities who would like to participate in Town organized programs. The concerns addresses were the lack of funding sources to hire trained individuals as well as finding the appropriately trained workers. Staff will continue to address this issue and will follow up with options for approval once they have been determined.

Note: Councillor Facey extended appreciation to staff on their efforts in putting 'inclusion' forward.

2. Casual Workers

The popularity of the Town's Community Events has caused an increase in the need for more staffing at these events. As recent as the Community Easter Party there were 120 people in attendance for this event. During some of the events we have been lucky to get student volunteers. Either those that were past summer program staff or those looking for hours for school curriculum. However it has also been a struggle some times to find the people we need. For this reason the Recreation Department will be looking for students that would like to be event staff for our Special events. This will be advertised and appropriate steps will be conducted to assure that we hire appropriate personal. The funding for these students will come from the budget for the Special Events for which they are hired.

3. Framework for Recreation

Please find attached the National Framework for Recreation in Canada 2015 document for your review. This document has been supported by the Federal Government and acts as a supporting document to the Recreation sector. If there are any questions regarding the Framework, please contact the Recreation Director.

4. Upcoming Events

The Recreation Department is actively involved in the following Special Events and Activities during the month of April:

- Fitness Registration
- 30 Day Challenge (continued)

- Boccia Tournament
- Sneak it in Week
- Easter Camp
- Volunteer and Athletics Gala
- Community Garden Meeting

Full details of these events can be found on the Town’s Website, facebook page or by following them on Twitter

5. Donation requests

After reviewing the Community Grant Applications the committee put forward the following motions.

Motion: Facey/Hanlon
 2015-104 Resolved that the Town waive the rental of the Rainbow Gully Hut for the PCSP Women’s Institute, whom in conjunction with Eastern Health, will host a Chronic Disease Self-Management Program.
 Carried Unanimously

Motion: Facey/Bartlett
 2015-105 Resolved that the Town reduce the fee for the NLSA U12 Provincial Soccer Team to \$100 a game for a tournament they are hosting on Rainbow Gully field May 1st -3rd.
 Carried Unanimously

6. Concerns Regarding Soccer Turf

After a resident raised concern over a report that was broadcasted by NBC regarding Artificial Turf causing cancer, the Recreation Director contacted the supplier of the Rainbow Gully Turf to get information on it. **Below is the statement that FieldTurf issued to NBC:**

“First and foremost, our sympathy goes out to the cancer patients and their families. However, the facts are clear: a range of scientific research from academic, federal and state government organizations has unequivocally refuted any link between synthetic turf and cancer. We are committed as a company and as an industry to the safety of our fields and the athletes that compete on them – which is why we have encouraged the rigorous work from third-parties that has taken place over decades to confirm there are no negative health effects connected to synthetic turf. We are always open to sharing this available wealth of research with concerned individuals or organizations, and welcome the opportunity to set the record straight when it comes to the safety of synthetic turf.”

A copy of the full report is available to any resident through the Recreation Department.

Note: further to questions arising, it was suggested that if the Town goes with synthetic turf in the future we should ensure that appropriate tests are done.

Public Works Committee Report – April 1, 2015 - presented by Councillor Bartlett:

1. Water Consumption, Landfill Usage and Driver Feedback Report Updates

The following updates were provided to Committee:

- Water Consumption – Consumption levels decreased from January to February of this year; Consumption trends are on par with the same period of the prior year.

- Landfill Usage – Garbage tipping fees were consistent for January and February of this year. Recycling tipping fees showed a decrease for the same period year over year (2014 compared to 2015), as well as month over month for the first two months of 2015 suggesting a decrease in participation rates. Public awareness and education related to the environmental and cost saving benefits of these services is essential. Public Works staff will continue to work with the Town’s communications staff to raise awareness in this regard.
- Driver Feedback – Data for the period of March 1-31, 2015 showed a significant increase in traffic speeds in the Dogberry Hill Road area where the driver feedback sign is located. Only 25 percent of vehicles logged were within or below the 40km speed limit. Staff completed an analysis of the current data and identified peak speeding times; this information has been forwarded to the Protective Services Committee to assist the RNC in developing targeted patrols.

Note: Further to questions arising, Councillor Hanlon will take this item to Protective Services Committee for further review.

2. Street Light Standards

Committee was updated on work related to the revision of the Town’s street lighting standards. Representatives of the Town met with Newfoundland Power in the latter part of March to discuss the Town’s current lighting standards approach and identify areas of improvement. Staff will develop recommendations based on this feedback for consideration by Council. Staff also inquired with Newfoundland Power on the introduction of LED street lighting and were advised the utility has a number of pilot projects underway to assess viability.

3. Ice Control Measures 2015-2016

Staff advised Committee that notification has been received from the provincial central purchasing agency that orders for ice control materials for the 2015-2016 winter season are due. The supplier has held its pricing from previous year. The Town will place an order for 1,250 tonnes of salt, consistent with the volume for 2014/2015, at a price of \$102.90/tonne.

4. Traffic Calming Measures

Staff provided Committee with a quote for the purchase of three Driver Feedback Signs budgeted for 2015. The quote was received from the same supplier from which the driver feedback signs were purchased in 2014 to ensure consistency in the type of sign purchased. The price per sign is consistent with 2014 pricing.

Motion: Bartlett/Collins

2015-106 Resolved that the purchase of three driver feedback signs from Traffic Logix Inc. in the amount of \$8,397 + HST. (be approved).

Carried Unanimously

Other Items Discussed

Items also discussed included dye testing in the area of the pharmacy on Portugal Cove Road, remediation work related to the leaks at the recreational facilities in Voiseys Brook and Rainbow Gully; and the success of the loader rental for the 2014/2015 snow clearing season.

Economic Development, Marketing & Communications Report – April 1, 2015 presented by Councillor Butler

1. Placebuilder

Over 100 people attended the public meeting at Murray's Pond Country and Fishing Club on March 24th. The draft final report will be submitted to council the week of April 6th. Staff has continued to meet with potential partners on the major projects over the last two weeks including Bicycle Newfoundland and Labrador, the Department of Transportation and Works, Department of Business, Tourism, Culture and Rural Development and strategic land owners and developers.

2. Mondopad

The Mondopad continues to be evaluated by staff and council with a decision coming at the next Council meeting regarding the purchase of a machine.

3. Bell Island Meeting

The Director of Economic Development is inviting the Town of Wabana Council to a meeting in Portugal Cove – St. Philip's in the coming months as part of our continued annual strategic meetings.

4. Website

Triware has given notice to the Town that they are no longer going to provide service to the current website beyond this year. The Director of Economic Development is to create an RFP for the development of a new website. Website upgrades are budgeted for this year. The RFP is to be released by the end of April.

5. ACE

A new process for ACE to provide advice and input to Council has been established. This will include quarterly meetings directly with Planning and Development Committee and Staff.

There will be four attendees for the Stewardship Association of Municipalities in Flatrock on May 22 and 23. They will include the council and staff liaison with ACE as well as two members of ACE. This is a free event.

6. Atlantic Green Forum & Design Charrette

The Director of Economic Development will follow up with the organizers of the event and propose Portugal Cove – St. Philip's as a venue for 2015.

7. New Surveys

Surveys for the new Open Air Fire Regulation and updated Nuisance Regulation will be placed on the website as soon as developed to educate and get feedback from residents.

Protective Services Committee Report – March 31, 2015 – presented by Councillor Hanlon

1. Open Air Fire Regulations

The Director of Economic Development, Marketing and Communications gave the Committee a review of the draft survey intended for public feedback with regards to the new Open Air Fire Regulations. The Committee also reviewed the most recent draft of the regulations and have asked for some minor edits prior to acceptance. The Fire Chiefs are also reviewing the draft for their input.

2. FES Updates

- Chiefs have recommended that the Town of Portugal Cove – St. Philip’s offer the Town of Woodstock the surplus 1996 F 250 pickup truck on an as is where is basis. Further that a surplus emergency light bar, left over from previous units, and having no purpose or value to the Fire Department, be given to Woodstock as is where is, for their use. The surplus pickup and light bar will be available to Woodstock as soon as the new unit is in service and the Fire Chiefs determine it is no longer required. The Chiefs have reviewed the Amendment to the Municipalities Act, 1999 – Authority to Sell, Lease or Dispose of Municipal Property to ensure the Town is in compliance, and we are in compliance.

Motion: Hanlon/Facey

2015-107 Resolved that the Town of Portugal Cove – St. Philip’s offer to the Town of Woodstock, NL, the surplus 1996 F 250 pickup and surplus emergency light bar, for the fee of \$1.00 plus tax, on an as is where is basis.

Carried Unanimously

- The Chiefs have submitted an application for funding to FES-NL for 700 ft. of high-volume hose (in 50 ft. lengths) and the appropriate truck intake valve and hydrant gate valve. The total value based on the quotes provided is \$10, 175.00.
- Eight (8) members have registered for fire school so far, the cut off is April 10th. One member will be heading for marine based firefighting training.
- The new pumper has new estimated delivery date in the vicinity of April 24-27th.
- The plans for the Town Emergency Exercise on April 14th are moving along well.
- Membership status for the Fire Department has recently dropped by two (2), these members were terminated due to inactivity.
- Two (2) more recruits have left, seven (7) are still ongoing.

3. Bus Parking in Residential Area

This issue has been handed over to the Royal Newfoundland Constabulary (RNC).

4. Comments from Cyril Morgan

Mr. Morgan contacted Councillor Hanlon with some compliments for the Fire Department and in particular, Co-Chief Richard Murphy. The Department recently responded to a fire call at his residence and he wanted to say how impressed he was with how everything was handled and it was a total pleasure dealing with the members and Chief Murphy.

Admin. and Finance Committee Report – April 1, 2015 – presented by Deputy Mayor Will:

1. Accounts for Payment

Motion: Will/Collins
2015-108 Resolved that Council pay Regular Accounts in the amount of \$59,973.69 and Capital Accounts in the amount of \$214,775.74 for a total of \$274,749.43
Carried Unanimously

2. Gas Tax Update

Approval was received from the Gas Tax Secretariat to proceed with the replacement of Spurrells and Millers bridges. Additional information was forwarded to support the Western Point outfall project and as well the Director of Finance is to contact KPMG to proceed with scope work and costing for the Asset Management Plan.

3. Discussion Items

The status of composite Fire Department discussions was brought up and it appears that this will be an issue for Committee of the Whole to discuss further.

Discussion moved to the events around Placebuilder and indications were that the public sessions were well received. It was suggested that a meeting be held with Council and staff to determine how we move forward to address some of the issues arising from the Placebuilder process.

On a larger scale a possible two day strategy meeting with Council and Staff be held to discuss where Council is to date and a plan to move forward.

The Town manager updated the committee on a need to amend the Town Plan to solidify some areas related to tax collection issues relating to development permits.

Discussion around Water Metering, the servicing of a resident without water and the status of the environmental/enforcement officer that was budgeted also took place.

CORRESPONDENCE

(a) Proclamation for Miles for Smiles –
Mayor Tucker read and proclaimed April 2015 as Child Abuse Prevention month in PCSP.

NEW/GENERAL/UNFINISHED BUSINESS - None for this meeting.

NOTICE OF MOTION

(a) Committee of the Whole update on previous Notice of Motion re Rules of Procedure

After brief discussion, it was the consensus of Council that after reviewing the revisions to the 2001 Regulations and the suggested edits circulated to Council, that Council wished to move forward with the adoption of the revised Rules of Procedure as follows:

Motion: Will/Facey
2015-109 Resolved that Council adopt the PCSP Regulations Governing the Rules of Procedures of Meetings and that in accordance with Section 413 (2) forward the adopted Regulations to the Minister of Municipal and Intergovernmental Affairs.
Carried Unanimously

(b) Protective Services Committee update on previous Notice of Motion re Open Air Fire Regulations

Councillor Johnny Hanlon presented the following item as follows:

Further to the previous Notice of Motion regarding PCSP Open Air Fire Regulations, the following motion is being put forward:

Motion: Hanlon/Facey
2015-110 Resolved that Council adopt the PCSP Open Air Fire Regulations 2015 and that in accordance with Section 413 (2) forward the adopted Regulations to the Minister of Municipal and Intergovernmental Affairs.
Carried Unanimously

ADJOURNMENT

Motion: Will/Collins
2015-111 Resolved that this meeting be adjourned. Time 8:50 p.m.
Carried Unanimously

Moses Tucker, Mayor

Judy Squires, Town Clerk

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

**Appendix A: Tabled Report
March 31st, 2015**

Applications:

Item # 2: Civic # 124-126A Old Broad Cove Road, Single Dwelling

**Zoning: Residential Medium Density, Agriculture & Protected Watershed (RMD, AG & PW) –
Unserviced**

The Committee recommends that the application to construct a single dwelling at Civic # 124-126A Old Broad Cove Road be rejected as the application is contrary to the Town's Municipal Plan & Development Regulations as the property does not have frontage on a publicly maintained street as required by Plan Policy AG-11 (Non-Farm Dwellings), Development Regulation 47 (Lot Frontage), Schedule C: General Provision 12 (b) (Environmental Protection), Schedule C: Agriculture and Schedule C: Residential Rural.

Administrator recommended that this application be rejected.

Item # 3: Civic # 6 Golden Dawn Drive, Business (Office)

Zoning: Mixed Use (MIX) –Served

The Committee recommends that the application for Civic # 6 Golden Dawn Drive be granted approval in principle, permitting the establishment of an office for a professional business as a home occupation (auction services). 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 RES-4 (Residential Policies), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), Schedule C: Mixed Use and Schedule D: Off Street Parking Requirements.

Item # 4: Civic # 12 Brentwood Avenue, Business (Office)

Zoning: Residential Medium Density (RMD) –Served

The Committee recommends that the application for Civic # 12 Brentwood Avenue be granted approval in principle, permitting the establishment of an office for a professional business as a home occupation (consulting services). 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 RES-4 (Residential Policies), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), Schedule C: Residential Medium Density and Schedule D: Off Street Parking Requirements.

**Item # 5: Civic # 77 Tuckers Hill Road, Business (Office)
Zoning: Traditional Community (TC) –Unserviced**

The Committee recommends that the application for Civic # 77 Tuckers Hill Road be granted approval in principle, permitting the establishment of an office for a personal service business as a home occupation (construction contracting). 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 RES-4 (Residential Policies), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), Schedule C: Traditional Community and Schedule D: Off Street Parking Requirements.

**Item # 6: Civic # 5-7 Bemisters Road, Business (Office)
Zoning: Residential Medium Density (RMD) –Semi-Serviced**

The Committee recommends that the application for Civic # 5-7 Bemisters Road be granted approval in principle, permitting the establishment of an office for a professional business as a home occupation (engineering contracting). 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 RES-4 (Residential Policies), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), Schedule C: Residential Medium Density and Schedule D: Off Street Parking Requirements.

**Item # 7: Civic # 1166-1170 Thorburn Road, Business (Personal Service)
Zoning: Residential Medium Density (RMD) –Serviced**

The Committee recommends that the application for Civic # 1166-1170 Thorburn Road be granted approval in principle, permitting the establishment of a personal service business as a home occupation (beauty salon). 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 RES-4 (Residential Policies), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), Schedule C: Residential Medium Density and Schedule D: Off Street Parking Requirements.

**Item # 8:
Civic # 23 School Road, Business (Office)
Zoning: Residential Medium Density (RMD) – Serviced**

The Committee recommends that the application for Civic # 23 School Road be granted approval in principle, permitting the establishment of an office for a professional business as a home occupation (inspection contracting). 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 RES-4 (Residential Policies), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), Schedule C: Residential Medium Density and Schedule D: Off Street Parking Requirements.