



TOWN OF PORTUGAL COVE-ST. PHILIP'S

September 8, 2015

Regular Public Council Meeting 7:30 p.m.

IN ATTENDANCE:	Mayor	Moses Tucker
	Deputy Mayor	Gavin Will
	Councillors:	Dave Bartlett
		Joe Butler
		Norm Collins
		Johnny Hanlon
	Town Manager	Chris Milley
	Acting/Town Clerk	Heather Coughlan
	Director of Financial Operations	Tony Pollard
	Director of Rec. & Comm. Services	Dawn Sharpe
	Director of Economic Development, Marketing and Communications	Jeff Lawlor
	Planning Coordinator	Les Spurrell

Mayor Tucker called the meeting to order and welcomed the gallery of 17 persons in attendance, as well as noted the regrets of Councillor Facey who is away on business.

APPOINTMENT OF ACTING TOWN CLERK

Motion:	Will/Butler
2015-310	Resolved that Heather Coughlan be appointed the Acting/Town Clerk for the meeting of September 8, 2015.
Carried	Unanimously

PRESENTATION

Choices for Youth – Ronnie O’Neil and another member from Choices for Youth made a donation of \$1141.00 to Bella Stone’s family, natives of Portugal Cove-St. Philip’s, from the proceeds of their Annual Softball Tournament in Voisey’s Brook Park. The presentation was arranged by the Director of Recreation and Community Services, Dawn Sharpe, and supported by Council. Thanks was expressed by the Stone family and all in attendance.

ADOPTION OF AGENDA

Motion: Hanlon/Will
2015-311 Resolved that the Agenda dated **September 8, 2015**, be adopted as circulated.
Carried Unanimously

ADOPTION OF MINUTES

Motion: Will/Collins
2015-312 Resolved that the minutes of **August 25, 2015** be adopted as circulated.
Carried Unanimously

BUSINESS ARISING

The Town Manager reported the Action Items list was circulated last week to Council with 8 new items, 10 completed items and 13 remaining in progress. The Flood Risk Mapping Study management meeting is planned for Tuesday Sept. 15, 2015 at the Planning & Development Meeting and Council are invited to attend. The Strategic Plan was presented in its final format on August 27th, 2015 and will be put forward for adoption this evening. The Town has sent out details on the Skinners Road water project to all affected residents and additional updates will be sent throughout the project as well.

Deputy Mayor Will asked for an update on proposed barrier for the entrance to Grayman's Beard. The Town is not clear on what it can or cannot do in this case, so the subject is being brought to the next Public Works Committee. The suggestion of bringing the issue to residents through public notice to garner feedback has been made in order to assist in the decision on which type of barrier would best fit.

A letter has been sent to the Minister regarding a potential cost sharing portion of the solution for the drainage issue in front of the Pharmacy, we are awaiting the response. Further updates will follow as available.

An update on the safety concern with the temporary bubble on Emberleys Road: The developer needs more information on what the Town expects in order to proceed. Town staff are working to provide this information.

The Mayor received a civic number sign for the Town Hall from former Councillor Doug Neary. The Mayor noted that this sample civic number sign is produced locally and is highly visible and reflective. This makes it ideal in assisting to quickly and accurately find your address, most importantly in the event of an emergency. The Town Manager noted that staff would be working with the Fire Department on a consistent set of recommendations.

COMMITTEE REPORTS

Planning & Development Report of September 1, 2015 – presented by Councillor Collins

Councillor Collins thanked Deputy Mayor Will for chairing this meeting in his absence.

1. 43-45 Millers Road – Single Dwellings

Motion: Collins/Will
2015-313 Resolved that the application to construct single dwellings at Civic # 43-45 Millers Road be rejected as per Appendix A: Tabled Report.
Carried Unanimously

Deputy Mayor Will noted that the main issue with this application is frontage.

2. 29 Beachy Cove Road – Demolish Porch, Construct Dwelling Extension, Perform Interior Renovations and Foundation Repairs and Construct Accessory Building

Motion: Collins/Butler
2015-314 Resolved that the application to demolish an existing porch, construct a dwelling extension and accessory building, and perform interior renovations and foundation repairs to the existing dwelling at Civic # 29 Beachy Cove Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

3. 17 Alfreds Drung – Swimming Pool & Patio/Deck

Motion: Collins/Hanlon
2015-315 Resolved that the application to construct a swimming pool and patio/deck at Civic # 17 Alfreds Drung be granted approval in principle as per Appendix A: Tabled Report.
Defeated Unanimously

4. 40-42 Western Gully Road – Construct Accessory Building and Demolish Accessory Building

Motion: Collins/Bartlett
2015-316 Resolved that application to construct an accessory building and demolish an accessory building at Civic # 40-42 Western Gully Road be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

5. 13 Oak Terrace – Business (Personal Service)

Motion: Collins/Hanlon
2015-317 Resolved that the application to establish a personal service business (music lessons) as a home occupation at Civic # 13 Oak Terrace be granted approval in principle as per Appendix A: Tabled Report.
Carried Unanimously

6. 137 Beachy Cove Road – Amendment

Motion: Collins/Will
2015-318 Resolved that the application to amend the Town's Municipal Plan & Development Regulations (2014-2024) to increase the maximum allowable length of a fully-serviced cul-de-sac from 200 m to 450 m to allow for the development of a fully-serviced residential subdivision at Civic # 137 Beachy Cove Road be rejected as per Appendix A: Tabled Report.
Carried Unanimously

7. 23B Legion Road – Finish Basement

Motion: Collins/Bartlett

2015-319 Resolved that the application to finish the basement of an existing dwelling at Civic # 23B Legion Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

8. There were twenty-four (24) permits issued from August 14th to August 27th, 2015.

Recreation & Community Services Committee Report of Sept. 2, 2015 – presented by Councillor Hanlon

1. Grand Re-Opening of Voisey’s Brook Park

The Recreation Committee discussed the date for the grand re-opening of Voisey’s Brook Park. Due to the fact that the signage for the Park is still in the development stage, it would be best to have the signs all erected before the park is re-opened. Therefore the Committee agreed that a date in May 2016 would be best suited because all signage would be completed.

Councillor Hanlon noted that this will be a major event.

2. National Seniors Day and Boat Tour

The Recreation Department will be coordinating a Seniors Boat Tour on Thursday, October 1st, National Seniors Day for any seniors from the Town of Portugal Cove – St. Philip’s that would like to attend. Participants will be bussed to Bay Bulls where they will board the boat and enjoy an afternoon on the water. They will then receive a meal of fish and chips before they return home. Registration will be open to residents on Friday, September 11th and full details will be on our website and Facebook page.

3. Rental Rates 2016

The Recreation Committee held discussions on the 2016 budget and the fees for renting the Town’s facilities. The Recreation Director will be working on a new fee structure to be presented at budget times for consideration. The Recreation Committee will review these rates before going to Council.

4. Complaints Park Odour

The Recreation Department has received a number of complaints regarding the odour in both parks. Public Works, Facilities Division has investigated the issue and will be installing a filter system on the vents to try and neutralize the odour. This issue will be monitored to ensure the system is successful.

Clarification was made that the odour in question is emanating from the park buildings.

5. Security Issue

Recreation Committee held discussions regarding the continuous issue of drugs and alcohol as well as reckless driving in the Parks. The Recreation Director will coordinate with the Director of Finance on increasing the patrols of the parks during peak public usage times. Committee requested that the staff forward all other security issues to the Protective Services Committee for discussion and action. The issue of drinking and smoking in the parks by league and tournament participants was also discussed. It was noted that the Town will have to take further action to get the organizers of the league and tournaments to take more responsibility for those that take part in their events. If these groups chose to not follow the regulations then the Town will have to ask these leagues and tournaments to find other venues to rent. Staff will communicate this to all leagues and include it in the rental agreements for all patrons.

6. Donations

After reviewing the Community Grant Applications the committee would like to put forward the following recommendations:

Motion: Hanlon/Bartlett
2015-320 Resolved that the Town waive the rental fee for the Recreation Centre for Cerebral Palsy Association of NL for the "September" Zumba event.
Carried Unanimously

Motion: Hanlon/Bartlett
2015-321 Resolved that the Town discount the rental fee for the Voisey's Brook Softball Field in the amount of \$200.00 for the weekend of September 11th to the Young Guns as a fund-raisers to travel to Nationals in Niagara Fall in 2016. Please note that this is the second fund-raiser for this season but for different levels of competition.
Carried Unanimously

Motion: Hanlon/Butler
2015-322 Resolved that the Town discount the rental fee for the Voisey's Brook Softball Field in the amount of \$200.00 for the weekend of August 28th the Choices for Youth Annual Tournament. Please note that the Choices for Youth donated the funds for the Tournament to a local family the needed assistance for their child's health care.
Carried Unanimously

The Mayor noted this was part of the presentation made earlier in the evening.

Motion: Hanlon/Bartlett
2015-323 Resolved that the Town donate \$100.00 to the Boys Baseball Team traveling to compete in Nationals. Players from the Town of Portugal Cove – St. Philip's include Will Williams and Steven Abbott.
Carried Unanimously

Public Works Committee Report of September 2, 2015 - presented by Councillor Bartlett

1. Spurrells Road Bridge Tender

Tender bids were received for upgrades to the Spurrells Road Bridge. One bid did not meet tender specifications and the other was three times higher than the project's cost estimate. Staff recommended cancelling the Tender as this bid exceeds what was budgeted for this project. Committee supports the recommendation to cancel the Tender and revisit this project in 2016. The condition assessment report for this bridge received earlier in 2015 indicated a two-year timeframe in which to complete upgrades for this bridge.

The Town Manager requested this cancellation be put to a motion of Council, therefore:

Motion: Hanlon/Bartlett
2015-324 Resolved that the Town cancel the tender for the Spurrells Road Bridge project and revisit in 2016.
Carried Unanimously

Other Items Discussed

- **MMSB Recycling Audit – The Director of Economic Development, Marketing and Communications** shared a concept with Committee which would see the Multi-Materials Stewardship Board (MMSB) conduct an audit on 100 randomly selected homes within the community for the purpose of collecting data on the number of items recycled per home within a specified timeframe. The result of this audit would provide feedback to the Town on possible improvements to the recycling program.
- **Speed Humps** – As previously reported, the Town had arranged with the Province to include the installation of permanent speed humps in select areas throughout Town as an add-on to a provincial contract. The work has yet to be scheduled by the contractor. Staff are waiting to hear from provincial representatives on this. Alternate options are also being explored as this work needs to be completed as soon as possible.

Councillor Butler expressed his shock at the difference in the tender bids, and the Town Manager noted that the lower bid did not meet the specifications of the tender and if it had met the specifications it likely would have been closer to the higher bid. Deputy Mayor Will asked if the plan for Spurrells Bridge was the same as the replacement plan for Millers Bridge. The Town Manager explained the scope of work for Spurrells Bridge would leave the concrete abutments, the reinforcement of all steel beams and replacement of all wood. Spurrells Bridge can also be accessed from both sides and the time frame for the work would therefore cause less inconvenience to residents. The Town Manager expressed that more cost effective solutions will be researched.

Economic Development, Marketing & Communications Report for September 2, 2015 – presented by Councilor Butler

1. Metrobus Survey

The survey is now live. At the time of the meeting there were almost 200 respondents. The survey will be open until the end of September.

- Update we have over 600 respondents and we have had media uptake on VOCM and CBC. Social media is very active as well, including in neighboring municipalities. The Director of Economic Development will be providing the stats at the end of September.

2. PlaceBuilder

This is a brief update on all the active projects of PlaceBuilder as requested by Council.

a) Town Signs

The final design of the signs are being completed by Grand Concourse based on the Placebuilder concept. Upon completion the budget will be finalized and an implementation plan discussed.

b) Advanced Street Network Plan

We are currently getting quotes for project manager to develop the RFP for the plan. The expectation is that an RFP will be advertised this fall. The scope of work will include identifying and planning future roads and trails and their connections within the community.

c) Bike Park

A working group is being established with members of Bicycle Newfoundland and Labrador and the Avalon Mountain Bike Association to look at next steps for design of the Bike Park. The Town has met with these groups and have their support. In addition a follow-up with the Province is being scheduled with regards to the Canada Summer Games.

d) Town Centre Feasibility Study

An RFP for the Town Centre Feasibility Plan is being developed. Funding is still being explored for portions of the work. The RFP will be awarded this year.

e) Farmer's Market

The Town submitted a letter of support for Tilt House Bakery to expand their business to include a Farmer's Market.

f) Policy Development

Recommended policy changes including Heritage Guidelines, Subdivision Guidelines, etc., will work through the new subcommittee of Planning and Development supported by strategic staff members.

g) Portugal Cove Ferry Terminal

The Town is working with the Province and local business owners in the development of a ferry terminal area and other improvements to the area.

3. Green Team/Waste Audit

The Green Team is complete. A video of their project is on our website. The report will be submitted to Public Works once final edits are completed. The Waste Audit is being planned by MMSB and Public Works for October and will see 100 houses involved. The details of the audit are still being discussed.

4. Best of PCSP Awards and Summit

The nominations are now open for the Awards. The event will take place on Wednesday, November 18th at Murray's Pond Fishing and Country Club.

5. Building Communities for Tomorrow Youth Conference

Details of the Youth Conference will be shared with Council again as a follow-up to a correspondence received during the summer. Council can invite a youth from the community to attend the conference. Attendance will be fully funded for the participant with \$300 coming from the Town of Portugal Cove- St. Philip's and the remainder by the Province.

6. Budget 2016

The request for written submissions and to register for a presentation is now open to residents. More details to follow in September as the schedule is finalized.

7. Idle Free Zone Campaign

The Advisory Committee on the Environment will be purchasing 75 "Idle Free Zone" signs for interested businesses and community spaces. Details on installation and distribution are still being worked out.

8. ACE and Heritage Membership

We have had two resignations. Pia Banzhaf, who recently was appointed to ACE has resigned due to numerous commitments for the remainder of the year. She would like to thank council and staff and has indicated she may look to rejoin in the future. I would like to thank Pia for her interest and wish her the best.

Winston Fiander has also resigned from the Heritage Committee citing his belief that Council's vision of Heritage does no longer align with his interests and vision. His opinions have been shared with Council and will be addressed with the Heritage Committee when they reconvene in September. On behalf of all council I would like to thank Winston for all his hard work over the last number of years. He has been with the committee since the beginning, including numerous years as chair and had a great influence on the Heritage Strategic Plan as well as a number of initiatives. We wish him all the best in the future.

Protective Services Committee Report for September 1, 2015 – presented by Councillor

Hanlon

1. FES Updates – Acquisition of Hi-Volume Hose and Associated Hydrant and Truck Fittings

- There are many upcoming activities for the fall, the Dept., is in communication with the Recreation Dept. for planning.
- Attendance tracking as of year to date is generally good. Co-chiefs are continuing to address individual cases.
- The Dept. is intending to start a recruitment drive late September.
- One former member of the Dept. has approached the co-chiefs with interest in returning to the Dept., the decision was brought to the officers as well, all are interested in having the member return.
- The recent Family Day event for the Department had a great turn out.
- Fire Prevention Week is in October.
- There are uniforms needed, new and replacement, these are in the budget.
- Co-chiefs are implementing a new procedure for bunker boot issue. Members wishing to purchase more expensive boots than the boots supplied by the Dept., can do so provided they meet CSA and NFPA compliancy standards and the requirements for replacement with the Dept. With the proper documentation, they can be reimbursed the cost of the issued boots.
- There are 6 members interested in attending the NL Fire Services Convention in October, travel costs for these individuals is in the Dept. budget.
- The VFD would like to provide sponsorship again for the NL Annual Fire Services Convention. The Co-Chiefs propose that the Town sponsor a nutrition break at the convention, in the same form as last year's donation, and of course, the Town and the Department would be recognized during the event for this gesture. As well as this is an excellent opportunity to recognize the work our firefighters do on a regular basis. Therefore:

Motion: Hanlon/Butler
2015-325 Resolved that the Volunteer Fire Department make a donation of \$500.00 to the NLAFS in the form of sponsoring a nutrition break at their Annual 2015 Convention.
Carried Unanimously

2. Animal Health and Protection Act

The Committee has reviewed the provincial Animal Health and Protection Act and agrees the Town can continue to apply and act on these regulations.

3. Advanced Road Network Plan

The Committee discussed the progress in the development of an RFP as also identified through the Economic Development Committee report.

Admin. and Finance Committee Report of September 1, 2015 - presented by Deputy Mayor Will

1. Presentation by Canadian Federation of Independent Business

Mr. Vaughn Hammond, Director of Provincial Affairs NL with CFIB attended the committee meeting to provide CFIB's views on infrastructure spending, the delivery of services and the use of public-private partnerships in municipalities. Following the presentation and discussion, committee afterward agreed that the Director of Economic Development, Communications and Marketing provide CFIB with some information on our asset management plan, debt reduction plan and our strategic plan. It was noted they have a report being released Sept. 14th.

2. Accounts for Payment

Motion: Will/Hanlon

2015-326 Resolved that accounts for payment in the amount of \$133,631.09 for Regular accounts be approved for payment.

Carried Unanimously

3. Strategic Plan

Council and Staff have had a series of meetings and working sessions over the last two months working with KPMG Consultants to determine a strategic direction for the next few years. The final meeting on August 27th resulted in a document which committee is pleased to put forward.

Motion: Will/Hanlon

2015-327 Resolved that Council adopt the Portugal Cove –St. Philip's Strategic Plan that outlines initiatives for years 2015 through 2017.

Carried Unanimously

Councilor Butler noted that the efficiency of completing the items within 3 years vs. 5 years.

Deputy Mayor Will noted that he felt this was a very useful exercise and it was good to take the time to consider priorities and to create a strong blue print for the future.

4. Approval to Borrow (for Public Works purchases)

Motion: Will/Collins

2015-328 Resolved that Council enter into a seven year term with a seven year amortization with the Bank of Montreal at the rate of 2.69% for one 2016 Royal Freightliner single axle salt/sander and plow in the amount of \$213,446.88 and one 2016 Labrie Mini Max Sanitation Truck in the amount of \$217,712.88 for a total financing amount of \$431,159.76.

Carried Unanimously

5. Tax Process for Day/Child Care Business Operating from Church Property

The Director of Financial Operations reported that he has looked into this issue and the business operating from such a location would be charged business tax, however his findings conclude that there would be no change of use for the church property to change it to a taxable property. It would remain exempt from property tax.

6. Update – Asset Management Plan

The Director of Financial Operations reported that the engineers are presently starting the infrastructure assessment. The engineers are currently collecting data on roads and will provide us with information to upload the infrastructure data into our GIS system. We also expect the engineering assessment in a couple of weeks.

7. ATIPPA (redaction issue from August 25th Council meeting)

In response to questions from Deputy Mayor Will, the Town Manager (as the Head for ATIPPA for the Town) provided information on processes being used and the rationale for same. Documents released under Section 215 of the Municipalities Act (which includes tabled documents) are still subject to ATIPPA guidelines and varying circumstances must be considered on whether or not to redact information. Staff are working closely with OIPC and ATIPPA office for guidance in this matter.

8. Carried forward items:

Committee discussed the status of several ongoing items such as Sharepoint and the Water Metering project. Staff will bring back information to next committee meeting on both.

CORRESPONDENCE

(a) **Holy Rosary Parish 100th Anniversary**

The Mayor presented a letter of invitation from the Holy Rosary Parish for their 100th Anniversary celebration Mass on Sunday October 4th, 2015.

(b) **Community Application Update**

Will Williams and Steven Abbott of PCSP will be travelling to Yarmouth, Nova Scotia on September 11 – 13th, 2015 for the AAA U13 tournament. Council would like to wish them well.

NEW/GENERAL/ UNFINISHED

(a) Water Metering Pilot Expansion

The Town Manager brought forward information on a potential change in the scope of work contracted to Vigilant Management for the Water Metering Pilot Project. The change would include research into the expansion of the project from a 100 home pilot to a town-wide phased project. The tasks for this investigation portion would include a) type of meter reading tech (i.e. drive-by or full remote reading technology), b) number of homes – current and projected, c) desired meter supply regime after initial roll-out (i.e. through Town, or directly from supplier with standing offer). As well as, contact with the suppliers for revised quotes for 1150 (TBC) homes (meters supply and installation, community outreach, website, etc.), a summary and recommendation report (2-3 pages, as before), and recommendation on how to RFP, tender or otherwise procure the best service for the Town. The estimate for this additional effort is for twenty-four (24) hours of work at the previously contracted rate. The Town Manager recommends this addition to the scope of work contracted to Vigilant Management, and therefore:

Motion: Will/Butler

2015-329 Resolved that Council approve a revision to the scope of work set out for Vigilant Management to investigate and make recommendation on the possibility of expanding the Water Metering pilot project to a Town-wide phased project.

Carried Unanimously

Council members discussed the status of the pilot project itself and the additional information on the expanded scope of work. Council and staff clarified that this motion is for the investigation and recommendation report only on the possibility of expanding from a pilot project to a Town-wide phased project. This is not a commitment to change the pilot project. Council members were satisfied to proceed with the motion with the information provided.

(b) Avalon Soccer Team

Councilor Bartlett noted that the BU14 Provincial League Division won bronze and defeated CBS 6/0. Portugal Cove-St. Philip's members of the team include Cam Lundrigan, Chris Longtin, John Loveless, Kyle Howlett, Theo Amey, Christian Kenny, Noah Meldrum, Will Gamperl, Colby Greeley and Ian Gerow.

The Director of Recreation and Community Services will send a congratulatory letter.

(c) UMC Attendance

Councilor Collins noted his intention to attend the UMC meeting in Carbonear, and asked if Council or staff needed anything brought forward at the meeting to please let him know by Thursday.

ADJOURNMENT

Motion: Will/Hanlon
2015-330 Resolved that this meeting be adjourned. Time 8:40p.m.
Carried Unanimously

Moses Tucker, Mayor

Heather Coughlan, Acting Town Clerk

**Appendix A: Tabled Report
September 1st, 2015**

Applications:

Item # 1:

Civic # 43-45 Millers Road

Single Dwellings

Zoning: Residential Medium Density (RMD) - Unserviced

The Committee recommends that the application to construct single dwellings at Civic # 43-45 Millers Road be rejected as the application is contrary to the Town's Municipal Plan & Development Regulations as the property does not have the required frontage on a publicly maintained street as per Plan Policy GLU-9 (Access to Public Streets and Roads), Development Regulation 47 (Lot Frontage), Development Regulation 48 (b) (Existing Lot Area and Size Exceptions), and Schedule C: Residential Medium Density.

Administrator recommended that this application be rejected.

Item # 2:

Civic # 29 Beachy Cove Road

Demolish Porch, Construct Dwelling Extension, Perform Interior Renovations and Foundation Repairs and Construct Accessory Building

Zoning: Traditional Community (TC) - Serviced

The Committee recommends that the application for Civic # 29 Beachy Cove Road be granted approval in principle, permitting the demolition of an existing porch, construction of a dwelling extension and an accessory building, and interior renovations and foundation repairs to the existing 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 Regulation 39 (Accessory Buildings), Development Regulation 49 (Non-Conforming Use) and Schedule C: Traditional Community.

Administrator recommended that this application be granted approval in principle.

Item # 3:

Civic # 17 Alfreds Drung

Construct Swimming Pool & Patio/Deck

Zoning: Residential Medium Density (RMD) - Unserviced

The Committee recommends that the application for Civic # 17 Alfreds Drung be granted approval in principle, permitting the construction of a swimming pool and patio/deck.

Approval in principle is subject to the swimming pool and pool deck being fully enclosed by a fence (approximately two metres in height).

Administrator recommended that this application be rejected.

Item # 4:

Civic # 40-42 Western Gully Road

Construct Accessory Building & Demolish Accessory Building

Zoning: Residential Medium Density (RMD) - Unserviced

The Committee recommends that the application for Civic # 40-42 Western Gully Road be granted approval in principle, permitting the construction of an accessory building and demolition of an existing accessory building once construction of the new one has been completed. 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 39 (Accessory Buildings) and Schedule C: Residential Medium Density.

Administrator recommended that this application be granted approval in principle.

Item # 5:

Civic # 13 Oak Terrace

Business (Personal Service)

Zoning: Residential Medium Density (RMD) - Serviced

The Committee recommends that the application for Civic # 13 Oak Terrace be granted approval in principle, permitting the establishment of a personal service business (music lessons) as a home occupation. 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), and Schedule C: Residential Medium Density.

Item # 6:

Civic # 137 Beachy Cove Road

Amendment

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

The Committee recommends that the application from Civic # 137 Beachy Cove Road to amend the Town’s Municipal Plan and Development Regulation (2014-2024) to increase the maximum allowable length of a fully-serviced cul-de-sac from 200 m to 450 m be rejected as the application is contrary to the Town’s Municipal Plan & Development Regulations as development in this matter would be prohibitively expensive to service which is contrary to Plan Policy SD-6 (Council Decision), Plan Policy 3.4.1 (c) (Residential – General Intent), Plan Policy RES-9 (Council Control of Land Development), Plan Policy 4.1 (3.1) (Subdivision Proposals and Agreements), and Development Regulation 83 (o) (Permit to Subdivide Subject to Considerations) and as it is the opinion of Council that to permit cul-de-sacs at this length may be a concern with public safety which is contrary to Plan Policy RES-14 (Street Design and Construction Standards).

Item # 7:

Civic # 23B Legion Road

Finish Basement

Zoning: Residential Low Density & Residential Development Scheme Area (RLD & RDSA) – Serviced

The Committee recommends that the application for Civic # 23B Legion Road be granted approval in principle, permitting finishing the basement of an existing 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 Regulation 49 (Non-Conforming Use).

Administrator recommended that this application be granted approval in principle.