



**TOWN OF PORTUGAL COVE-ST. PHILIP'S**

May 31, 2016

Regular Public Council Meeting 5:00 p.m.

<b>IN ATTENDANCE:</b>	Mayor	Moses Tucker
	Deputy Mayor	Gavin Will
	Councillors:	Dave Bartlett
		Joe Butler
		Norm Collins
		Johnny Hanlon
	Acting Town Clerk	Heather Coughlan
	Director of Financial Operations	Tony Pollard
	Director of Economic Development, Marketing and Communications	Jeff Lawlor
	Director of Public Works	Gail Tucker
	Planning Coordinator	Les Spurrell

Mayor Tucker called the meeting to order and welcomed the gallery of 9 persons in attendance.

**APPOINTMENT OF ACTING TOWN CLERK**

Motion:	Bartlett/Will
2016-143	Resolved that Heather Coughlan be appointed the Acting/Town Clerk for the meeting of May 31, 2016.
Carried	Unanimously

**ADOPTION OF AGENDA**

Motion:	Hanlon/Bartlett
2016-144	Resolved that the Agenda dated <b>May 31, 2016</b> , be adopted as circulated.
Carried	Unanimously

**ADOPTION OF MINUTES**

Motion:	Will/Collins
2016-145	Resolved that the minutes of <b>May 17, 2016</b> be adopted as circulated.
Carried	Unanimously

## **BUSINESS ARISING**

The Mayor noted there is no Town Manager's Report for this evening's meeting.

## **COMMITTEE REPORTS**

### **Planning & Development Report of May 24, 2016 – presented by Councillor Collins**

#### **1. 837-839 Thorburn Road – Demolish Single Dwelling & Accessory Building & Construct Single Dwelling & Accessory Building**

Motion: Collins/Butler

2016-146 Resolved that the application to demolish a single dwelling and accessory building and construct a single dwelling and accessory building at Civic # 837-839 Thorburn Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

#### **2. 877A Thorburn Road – Demolish Single Dwelling & Accessory Building & Construct Single Dwelling & Accessory Building**

Motion: Collins/Bartlett

2016-147 Resolved that the application to demolish a single dwelling and accessory building and construct a single dwelling and accessory building at Civic # 877A Thorburn Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

#### **3. 80-84 Nearys Pond Road– Subdivide Property & Single Dwelling**

Motion: Collins/Hanlon

2016-148 Resolved that the application to subdivide property and construct a single dwelling at Civic # 80-84 Nearys Pond Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

#### **4. 1050-1054 Indian Meal Line – Accessory Building**

Motion: Collins/Will

2016-149 Resolved that application to construct an accessory building at Civic # 1050-1054 Indian Meal Line be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

#### **5. 1-5 Pine Bud Place – Accessory Building**

Motion: Collins/Bartlett

2016-150 Resolved that application to construct an accessory building at Civic # 1-5 Pine Bud Place be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

**6. 14-18 Princes Mountain Drive – Demolition & Accessory Building**

Motion: Collins/Hanlon  
2016-151 Resolved that application to demolish an accessory building and construct an accessory building at Civic # 14-18 Princes Mountain Drive be granted approval in principle as per Appendix A: Tabled Report.  
Carried Unanimously

**7. 1553-1555 Thorburn Road – Patio/Deck & Retaining Wall**

Motion: Collins/Bartlett  
2016-152 Resolved that application construct a patio/deck and retaining wall at Civic # 1553-1555 Thorburn Road be granted approval in principle as per Appendix A: Tabled Report.  
Carried Unanimously

**8. 20-22 Balda Place – Business**

Motion: Collins/Will  
2016-153 Resolved that application to establish a pet grooming business as a personal service home occupation at Civic # 20-22 Balda Place be granted approval in principle as per Appendix A: Tabled Report.  
Carried Unanimously

**9. 42-44 Old Cart Road – Business**

Motion: Collins/Hanlon  
2016-154 Resolved that application to establish a sewing/tailoring business as a personal service home occupation at Civic # 42-44 Old Cart Road be granted approval in principle as per Appendix A: Tabled Report.  
Carried Unanimously

**10. Eastern Newfoundland Regional Appeal Board – Notice of Appeal Hearings**

The Planning Department is in receipt of correspondence from the Eastern Newfoundland Regional Appeal Board advising that hearings will take place on July 14<sup>th</sup>, 2016 at 9:15 am at the Fairfield Hotel, Kenmount Road, St. John's:

- Civic # 16-18 Dawn Allen Road – Appeal regarding Council's decision to issue a Removal Order against an accessory building, and;
- Civic # 10-12 Hilltop Lane – Appeal regarding Council's decision to rescind a permit for the construction of a dwelling extension.

Item submitted for information.

**11. Municipal Recommendation Form for Crown Land – Farm Road**

Motion: Collins/Will  
2016-155 Resolved that Council approve the Municipal Recommendation Form for Crown land located at Civic # 54-74 Farm Road for infill residential development purposes.  
Carried Unanimously

**12. Old Ridge Road Residential Subdivision – Completion of Phase II Works**

Motion: Collins/Bartlett  
2016-156 Resolved that Council avail of the services of the Town’s Solicitor to perform work required in relation to the completion of Phase II Works and acquisition of the Old Ridge Road Residential Subdivision.  
Carried Unanimously

**13. Revision to Schedule E: Environmental Protection Overlay**

Motion: Collins/Will  
2016-157 Resolved that the request to refine the Environmental Protection Map within Schedule E: Environmental Protection Overlay at the intersection of Old Broad Cove Road and Prince George Drive (in particular Civics # 269-273 & 277-281 Old Broad Cove Road) be approved. Approval shall be in full compliance with the Town’s Municipal Plan and Development Regulations and all other regulatory bodies of government, specifically Schedule E: Environmental Protection Overlay.  
Carried Unanimously

**14. 7-9 Anglican Cemetery Road Extension – Consolidation of Property & Dwelling Extension**

Motion: Collins/Butler  
Resolved that Motion 2015-420 regarding the approval in principle of an application to construct two dwellings extensions at Civic # 7-9 Anglican Cemetery Road Extension be amended as per Appendix A: Tabled Report.

Prior to the vote on this motion, Council members discussed the additional information received from the applicant post Committee meeting. Deputy Mayor Will put forward the following:

Motion: Will/Hanlon  
2016-158 Resolved that Council defer the motion regarding the application to construct two dwellings extensions at civic #7-9 Anglican Cemetery Road Extension until the Committee has had sufficient time to review the additional information provided by the applicant.  
Carried For: Bartlett, Hanlon, Tucker, Will  
Against: Butler, Collins

15. **There were twenty-six (26) permits issued from May 6<sup>th</sup> to May 19<sup>th</sup>, 2016 as per Appendix A: Tabled Report.**

**Recreation & Community Services Committee Report – no meeting held / no report**

**Public Works Committee Report of May 30, 2016 - presented by Councillor Bartlett**

**1. Town Hall Renovations – Lower Level Furnishings, Fixtures & Equipment (FFE) Tender**

Three (3) bids were received for the lower level Furniture, Fixtures & Equipment Tender which closed on May 27, 2016. Island Office Furniture was the only qualified bidder.

Motion: Bartlett/Hanlon

2016-159 Resolved that Tender #PCSP-2016-001 be awarded to Island Office Furniture at a cost of \$69,995.00 plus HST.

Carried Unanimously

**2. Town Hall Renovations – Lower Level Water Line Replacement**

As part of the Town Hall lower level renovations, the internal copper water lines were exposed and found to have significant corrosion. It is recommended that these lines be replaced. This will occur as a change order to the original scope of work and was brought to Committee due to the level of expenditure.

Motion: Bartlett/Collins

2016-160 Resolved that Change Order #2, in the amount of \$8,022.35 plus HST, for the removal and replacement of the water lines be approved.

Carried Unanimously

**3. Pressure Reducing Valve (PRV) Parts & Inventory**

To continue with ongoing operational improvements to the Town's PRV Chambers, staff presented a quote for replacement parts (springs and pilot valve repair kits). The parts ordered will be used for the Nice Lane and Dogberry Hill Road chambers and also to maintain an inventory supply.

Motion: Bartlett/Will

2016-161 Resolved that the order for springs and pilot repair kits at a cost of \$9,337.25 plus HST be approved.

Carried Unanimously

Mayor Tucker asked for clarification as to whether Town staff would be able to install these kits or would the installation be a separate cost. The Director of Public Works confirmed that the installation would be in conjunction with the contractor as part of the contract.

### **DISCUSSION ITEMS**

- Connectivity Plan, Phase One – Update: a meeting is scheduled between Town staff, the provincial Department of Transportation and Works and Vigilant Management for Wednesday, June 1, 2016 to discuss the proposed plan and impacts.
- Sewer Collection & Treatment System Evaluation – Update: Staff have committed to review options on mini sewer collection and treatment systems over the summer months and provide recommendations back to Committee in the Fall.
- Newbury Street – Traffic Concerns: Committee discussed the concerns raised by residents of Newbury Street regarding traffic speed issues. Staff are working with the Planning & Development Department on steps forward as the infrastructure is not Town owned. A quote has also been requested from the Town’s Traffic Engineers to assist with road classification and speed limit setting.
- Correspondence from residents on Bradburys Road and Dogberry Hill Road were discussed. Staff will follow-up with the residents directly on these issues.

The Committee would like to also inform residents that there will be a temporary interruption in water service on June 6<sup>th</sup> for the purpose of repairs to the Town’s water system. The interruption will extend from the intersection of Portugal Cove Road and Anglican Cemetery Road to end of Beachy Cove Road, including all by-roads from 8:00 a.m. to 6:00 p.m. The Town apologizes for any inconvenience this may cause. Notification will be posted on the Town’ website and Facebook pages. Residents are asked to contact the Public Works Department if they have any questions or concerns.

The Deputy Mayor suggested that further to the traffic concerns on Newbury Street that a public meeting be organized in an effort to foster more communication with residents. This would allow residents to air their concerns and then discuss possible mitigation strategies. Councilor Bartlett noted that the Town had planned to install speed humps for traffic calming purposes however, the largest concern was that the Town does not own the street. Councilor Bartlett also felt a public meeting would be a good idea. This item has been referred to the Public Works Committee for their next meeting agenda.

### **Economic Development, Marketing & Communications Report for May 25, 2016 – presented by Councilor Butler**

Councilor Butler noted a correction in the Economic Development, Marketing and Communications report. The attendees included Deputy Mayor Will and Councilor Bartlett was not in attendance.

**1. Town Centre**

The Committee reviewed a proposal by Tract to assess next steps for Town Centre on Portugal Cove Rd. Based on the feedback by committee some revisions will be made and a final proposal submitted at the next committee meeting.

**2. Demographic Survey**

The survey has been completed and the committee reviewed draft report that was prepared for Paradise. The information is extensive and we are currently looking how to best interpret the data with our regional partners and the Harris Centre at Memorial University.

**3. Town Signs**

New estimates have been prepared for the Town Signs identified in Placebuilder. The Director of Economic Development is finalizing those estimates and will give an update at the next committee meeting, including a plan to proceed.

**4. Heritage Committee**

The Heritage Programs and Services Coordinator is working with the Heritage Committee and St. Lawrence Anglican Church to preserve the headstone of Fanny Goff and tell her story with a storyboard.

**5. Public Works Communications**

The intersection of Portugal Cove Road and Anglican Cemetery Road to end of Beachy Cove Road, including all by-roads on June 6, 2016 from 8:00 a.m. – 6:00 p.m. inclusive there will be a water interruption. Due to repairs to the Town's water system, water services will be temporarily shut down in the area identified.

This notification was also noted in the Public Works Committee report.

**Protective Services Committee Report for May 24, 2016 – presented by Councillor Hanlon**

**1. FES Updates**

- Recruit and general training are ongoing and the next general meeting is Thursday evening.

**2. Review of Dead End Roads (in terms of emergency)**

The Committee reviewed the potential for a limited access fire route in certain areas. There has been discussion of connection with the Town of Paradise as a suggested fire exit that restricts normal vehicular traffic.

**3. Municipal Enforcement**

Contact has been made with the Town of Placentia Municipal Enforcement. They have provided helpful feedback and suggestions. More information will be brought back to the Committee when available.

#### **4. Transportation Works Speed Limit Policy**

The letter to Transportation Works in response to the Council Motion will be sent before the next Council meeting.

### **Admin. and Finance Committee Report of May 24, 2016 - presented by Deputy Mayor Will**

#### **1. Accounts for Payment**

Motion: Will/Hanlon  
2016-162 Resolved that Council pay Regular Accounts in the amount of \$36, 068.66.  
Carried Unanimously

#### **2. Asset Management Plan**

The Director of Financial Operations will be providing Council with the updated documents for presentation and adoption as follows:

Motion: Will/Bartlett  
2016-163 Resolved that Council adopt the Asset Management Plan and related policies.  
Carried Unanimously

#### **3. Federal Clean Water and Waste Water Funding**

The Town Manager briefed committee on a Federal funding program available through the province. The program is focused on improving drinking water and wastewater quality. The province is requesting that a list of 2 to 4 proposed water, waste water and/or storm water projects with a completion date of the end of 2018 be submitted no later than Friday May 27<sup>th</sup>. The Town Manager will advise remaining Council members of this information.

#### **4. Update on Multi Year Capital Works**

The Town Manager advised that we are hoping to have the approval letters for the Spurrells Road Bridge application and the Maggies Place/Nearys Pond Road application back from Municipal Affairs by the end of the week.

#### **5. Donation Alberta Fires Appeal**

MNL released their InfoNote advising that their office has donated \$1000 to the Canadian Red Cross Alberta Fires Appeal and would encourage municipalities to make a donation as well.

Motion: Will/Bartlett  
2016-164 Resolved that Council donate \$500 to the Canadian Red Cross – Alberta Fires Appeal.  
Carried Unanimously

Note: MNL will share news of our donation on social media.



**OTHER REPORTS**

**Committee of the Whole Report of May 3, 2016 - presented by Deputy Mayor Will**

Note: Prior to the start of the COW meeting Councillor Collins excused himself due to possible conflict as he owns land within the area of consideration in the Tract Consulting proposal. He did not return.

**1) Maggies Place Development Area Planning and Development Proposal**

A preliminary proposal from Tract Consulting in response to a request for interest in the project was discussed. The proposal addressed three distinct components. They were:

- 1) Investigate the future development and land use potential of an area in the general vicinity bound by Old Broad Cove Road, Portugal Cove Road, Neary's Pond Road, and Round Pond Road which contains a significant amount of land released from ADA control but still zoned AG;
- 2) Devise a development scheme in consultation with local land owners for an area immediately neighboring Meadow Heights, Maggies Place, and the Municipal property on Maggies Place; and
- 3) Create a development plan for the municipal property on Maggies Place. This plan will include steps to identify the best approach to publicly market and develop the land according to the plan.

There were some refinements needed in the proposal to match with some expected deliverables so the Town Manager was asked to work with Tract Consulting to refine the proposal and distribute the final version to council for review prior to the May 17, 2016 council meeting.

The proposal has been tabled.

Councilor Collins left the Council meeting prior to the vote on this motion due to a possible conflict of interest.

Therefore:

Motion: Will/Butler  
2016-165 Resolved that the Town enter into a contract with Tract Consulting for Planning and Development services in relation to the Maggies Place Development Area in accordance with the details and terms included in their tabled proposal.  
Carried Unanimously

Councilor Collins returned to the Council meeting.

**CORRESPONDENCE**

- (a) **Lions Club – Monte Carlo Night**  
Thank you for donation.

**NEW/GENERAL/ UNFINISHED**

**ADJOURNMENT**

Motion: Will/Bartlett  
2016-165 Resolved that this meeting be adjourned at 5:52pm.  
Carried Unanimously

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Moses Tucker, Mayor

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Heather Coughlan, Acting Town Clerk

**Appendix A: Tabled Report**

**May 24<sup>th</sup>, 2016**

**Applications:**

Item # 1:

**Civic # 837-839 Thorburn Road**

**Demolish Single Dwelling & Accessory Building & Construct Single Dwelling & Accessory Building  
Zoning: Protected Watershed (PW) - Unserviced**

**The Committee recommends that the application for Civic # 837-839 Thorburn Road be granted approval in principle, permitting the demolition of a single dwelling and accessory building and construction of a single dwelling and accessory building. Approval in principle is subject to conditions listed in correspondence from the City of St. John's dated May 4<sup>th</sup>, 2016.**

The Administrator recommended that this application be rejected as it does not comply with Plan Policy PW-6 (Protected Watershed Policies) which states that Council shall not consider, support or permit any form of urban land development proposed to be located within the Watershed Protection Areas.

Item # 2:

**Civic # 877A Thorburn Road**

**Demolish Single Dwelling & Accessory Building & Construct Single Dwelling & Accessory Building  
Zoning: Protected Watershed (PW) - Unserviced**

**The Committee recommends that the application for Civic # 877A Thorburn Road be granted approval in principle, permitting the demolition of a single dwelling and accessory building and construction of a single dwelling and accessory building. Approval in principle is subject to conditions listed in correspondence from the City of St. John's dated May 11<sup>th</sup>, 2016.**

The Administrator recommended that this application be rejected as it does not comply with Plan Policy PW-6 (Protected Watershed Policies) which states that Council shall not consider, support or permit any form of urban land development proposed to be located within the Watershed Protection Areas.

Item # 3:

**Civic # 80-84 Nearys Pond Road**

**Subdivide Property & Construct Single Dwelling  
Zoning: Residential Medium Density (RMD) - Serviced**

**The Committee recommends that the application for Civic # 80-84 Nearys Pond Road be granted approval in principle, permitting the subdivision of property and construction of a single dwelling.**

The Administrator recommended that this application be rejected as it does not comply with Schedule A: Definitions which defines Lot Line, Front as the lot line that is common to a street and the lot, and in the case of a corner lot, the shortest lot line facing shall be the front lot line. The application is proposing for

the dwelling to front on Franklyn Place instead of Nearys Pond Road and will not comply with the setbacks for a dwelling fronting on Nearys Pond Road.

Item # 4:

**Civic # 1050-1054 Indian Meal Line**

**Accessory Building**

**Zoning: Mixed Use (MIX) - Unserviced**

**The Committee recommends that the application for Civic # 1050-1054 Indian Meal Line be granted approval in principle, permitting the construction of an accessory building.**

The Administrator recommended that Council not use their discretion to grant approval in principle to this application as it does not comply with Schedule E: Environmental Protection Overlay which states that the intent of this Schedule is to preserve the environmental integrity of the Town of Portugal Cove-St. Philip's by defining the necessary terms and conditions to protect environmentally sensitive areas from the negative impacts and influences of development.

Item # 5:

**Civic # 1-5 Pine Bud Place**

**Accessory Building**

**Zoning: Residential Medium Density (RMD) - Serviced**

**The Committee recommends that the application for Civic # 1-5 Pine Bud Place be granted approval in principle, permitting the construction of an accessory building. 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 Medium Density.**

The Administrator recommended that Council use their discretion to grant approval in principle to this application.

Item # 6:

**Civic # 14-18 Princes Mountain Drive**

**Demolition & Accessory Building**

**Zoning: Residential Medium Density (RMD) - Unserviced**

**The Committee recommends that the application for Civic # 14-18 Princes Mountain Drive be granted approval in principle, permitting the removal of an existing accessory building and construction of a new accessory building.**

The Administrator recommended that Council not use their discretion to grant approval in principle to this application as it does not comply with Schedule E: Environmental Protection Overlay as the applicant did not go through the proper process to refine the wetland area as per Schedule E: Environmental Protection Overlay.

Item # 7:

**Civic # 1553-1555 Thorburn Road  
Patio/Deck & Retaining Wall  
Zoning: Traditional Community (TC) - Serviced**

**The Committee recommends that the application for Civic # 1553-1555 Thorburn Road be granted approval in principle, permitting the construction of a patio/deck and retaining wall. The retaining wall must be designed by a qualified engineering consultant.**

The Administrator recommended that this application be rejected as it does not comply with Schedule E: Environmental Protection Overlay Condition # 4 (Steep Slopes) which states that no buildings, structures or placement or removal of fill will be permitted on any lands designated as Restricted by the St. John's Urban Region Regional Plan, or within ten (10.0) metres of the top or bottom of slopes that exceed twenty-five percent (25) over a distance of five (5.0) or more metres.

Item # 8:

**Civic # 20-22 Balda Place  
Business (Personal Service)  
Zoning: Residential Medium Density (RMD) - Serviced**

**The Committee recommends that the application for Civic # 20-22 Balda Place be granted approval in principle, permitting the establishment of a pet grooming business as a personal service 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 (Land Uses), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), and Schedule C: Residential Medium Density.**

The Administrator recommended that Council use their discretion to grant approval in principle to this application.

Item # 9:

**Civic # 42-44 Old Cart Road  
Business (Personal Service)  
Zoning: Residential Medium Density (RMD) - Serviced**

**The Committee recommends that the application for Civic # 42-44 Old Cart Road be granted approval in principle, permitting the establishment of a sewing/tailoring business as a personal service 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 (Land Uses), Development Regulation 33 (Notice of Application), Development Regulation 102 (Discretionary Uses), and Schedule C: Residential Medium Density.**

The Administrator recommended that Council use their discretion to grant approval in principle to this application.

**Discussion:**

Item # 14:

**Civic # 7-9 Anglican Cemetery Road Extension – Consolidation of Property & Dwelling Extensions**

that further to Motion 2015-420, wherein Council granted approval in principle to “the construction of two dwelling extensions, one of which will partially contain a subsidiary apartment”; furthermore, that Council amend the above Motion and Appendix A: Tabled Report mentioned within the Motion to read as follows: “Resolved that the application for Civic # 7-9 Anglican Cemetery Road Extension be granted approval in principle, permitting consolidation of two parcels of land with the parcel containing the existing single dwelling and the construction of two dwelling extensions, one of which will partially contain a subsidiary apartment and will be constructed prior to the second proposed extension.” and that “The approval in principle is also subject to the conveyance of such parcel of land to the Town at the front of the existing parcel containing the existing single dwelling which will result in the existing single dwelling conforming with Schedule C: Residential Medium Density with respect to maximum front yard. The Town will only pay costs associated with surveying the parcel of land to be obtained by the Town and the cost of registering the Deed of Conveyance with the Registry of Deeds for the Province of Newfoundland and Labrador as the proposed conveyance will result in a uniform public road reservation in the immediate area.”

**Permits Issued:**

Item # 15:

#	Permit	Issued Date	Civic #	Street Name	Permit Type
1	16-122	05/06/2016	10	Summer Cove	Accessory Building
2	16-123	05/09/2016	1564	Thorburn Road	Retaining Wall
3	16-124	05/09/2016	2-4	Drover Heights	Accessory Building Extension
4	16-125	05/09/2016	2-4	Drover Heights	Demolition
5	16-126	05/09/2016	1-25	Mitchells Pond Place	Accessory Building
6	16-127	05/09/2016	8	Willow Bend Close	Site Preparation
7	16-128	05/10/2016	10	Belbins Road	Single Dwelling
8	16-129	05/10/2016	52	Peggy Deane Drive	Site Preparation
9	16-130	05/10/2016	8	Willow Bend Close	Single Dwelling
10	16-131	05/11/2016	4	Megan Ridge Drive	Accessory Building & Patio/Deck
11	16-132	05/11/2016	28-30	Jera Street	Single Dwelling
12	16-133	05/11/2016	18-20	Meadow Heights	Patio/Deck

13	16-134	05/12/2016	16	Megan Ridge Drive	Site Preparation
14	16-135	05/12/2016	1506	Thorburn Road	Site Preparation
15	16-136	05/12/2016	277-281	Old Broad Cove Road	Site Preparation
16	16-137	05/13/2016	25	Anglican Cemetery Road	Accessory Building Repairs
17	16-138	05/16/2016	7	Kittiwake Place	Single Dwelling
18	16-139	05/16/2016	2-4	Joyce Crescent	Replace Patio/Deck
19	16-140	05/16/2016	1553-1555	Thorburn Road	Accessory Building
20	16-141	05/17/2016	18A	Millers Road	Single Dwelling
21	16-142	05/18/2016	277-281	Old Broad Cove Road	Single Dwelling
22	16-143	05/18/2016	1365-1369	Thorburn Road	Replace Patio/Deck
23	16-144	05/19/2016	12	Kittiwake Place	Site Preparation
24	16-145	05/19/2016	343-347	Old Broad Cove Road	Site Preparation
25	16-146	05/19/2016	343-347	Old Broad Cove Road	Dwelling Extension
26	16-147	05/19/2016	7	Oak Terrace	Site Preparation