

Planning and Development Committee Meeting Minutes

Meeting #: PDC 22-15
Date: September 26, 2022
Time: 4:30 pm - 6:30 pm
Location: Council Chambers

Members Present **Mayor Bent**
 Deputy Mayor Gosse
 Councillor Connors
 Councillor Hillier
 Councillor Hardy
 Councillor Barrett

Staff Present **John Whelan**
 Brian Crawley, Chief Administrative
 Officer

Others Present **Mike Downey & Morgan Walsh, Staff**
 Paul Smith, MLK
 Bill Fleming, MLK
 Bernadine Lawlor, IEL
 Kevin Sheppard, IEL
 Julia Andrews, IEL

1. Development Applications

1.a 2639 Topsail Road

Deputy Mayor Gosse declared a conflict on this item and left the meeting at approximately 4:40pm.

The Committee considered an application to operate a business.

After a discussion, the Committee recommended the application be approved.

Recommendation:

Be it so resolved, that in accordance with Section 10.12, and Council's discretionary authority of section 10.7 of the Town's Development Regulations, Application No. 2055 received August 3, 2022 for a quilt shop business located at 2639 Topsail Road be approved.

Deputy Mayor Gosse returned to the meeting at approximately 4:45pm.

1.b 176 Foxtrap Access Road

The Committee considered an application to construct a front yard fence.

After a discussion, the Committee concurred to recommend the application be approved.

Recommendation:

Be it so resolved, that in accordance with Section 15 of the Town's Fence Regulations, Revised Application 2107 dated on August 20, 2022 for a front yard fence on the property of 176 Foxtrap Access Road be approved.

1.c 17-19 Dominic Drive

The Committee considered an application to construct a front yard fence.

After a discussion, the Committee concurred to recommend the application be approved.

Recommendation:

Be it so resolved, that in accordance with Section 12 and 26 of the Town's Fence Regulations, Application 2133 received on August 23, 2022 for a front yard fence on the property of 17 – 19 Dominic Drive be approved.

1.d 791 Conception Bay Highway

The Committee considered an application to construct a front yard fence.

After a discussion, the Committee concurred to recommend the application be approved.

Recommendation:

Be it so resolved, that in accordance with Section 15 of the Town's Fence Regulations, Application 2203 dated September 12, 2022 for a front yard fence on the property of 791 Conception Bay Highway, be approved, on condition that the existing chain link fence be removed, and that the new fence be constructed no further than 18m ahead of the established building line on the property with a height not exceeding 1.2m.

1.e 5 Tampa Drive

The Committee considered an application for a front yard fence.

After a discussion, the Committee recommended refusal.

Recommendation:

Be it so resolved, that in accordance with Section 15 of the Town's Fence Regulations, Application 2147 received on August 30, 2022 for a front yard fence on the property of 5 Tampa Drive be refused in consideration that it does not border a public walkway, does not constitute a retaining wall, does not delineate adjoining driveways, nor is there an established form of front yard fences along the street.

1.f Minerals Road

Representatives from the proponent and from the Provincial Government met with Committee.

Representatives of MLK and Industry, Energy and Technology were present.

The Committee discussed both the positive aspects of the project as well as several challenges that it presents.

Committee requested a full package of this proposal be sent to them and that we engage in follow up conversation with the proponents to ensure we have all information needed for COW to assess on Tuesday, October 4, 2022.

Councillor Hardy asked members if she is in conflict on this item regarding her employer. Committee determined she was not in conflict.

2. Notices Published

Submission deadline, September 26, 2022

- 30-32 Lawrence Pond Road West, boathouse and wharf (1 submission)

Submission deadline, October 11, 2022

- 15 & 19 Station Road, hobby farm

Submission deadline, October 31, 2022

- Re-zoning Public Hearing, 1621-1627 CBH

3. Non-Compliance

The Planning Manager explained that the non-compliance files are currently reactive as opposed to proactive, based on department workload.

The Department is currently dealing with files related to compliance letter requests and files that originated from complaints or forwarded by Council.

4. Planning Matters

4.a Boundary Proposals

This item was deferred until return of Director.

4.b 330 Seal Cove Road/ 7-9 Seaspray Crescent

The Committee considered previous Committee/Council discussion and decision.

The Committee discussed the file as it relates to street frontage, fence and potential sale of the property to the Town. Currently it is unclear with respect to the property(s) ownership. Committee agreed that the previous decision still stands - no fence and no interest in purchase at this point in time.

Councillor Hillier to discuss with potential owner.

4.c 40 Redwood Place

The Committee discussed the proposed use of 5 sea cans as accessory buildings and use of a 3m fence to screen the property.

Committee requested that the Department issue the permit for the accessory building (sawmill structure) provided that no submissions are received on the variance of distance between buildings.

Staff were asked to investigate how our surrounding neighbors (St. John's, Paradise and Mount Pearl) deal with these structures or residential properties.

5. Information Items

Nil

6. Additional Items

6a. The Chief Administrative Officer asked Committee if it was possible for the smaller items on the agendas to be dealt with on the staff level. Committee discussed and concluded that these items will continue to be added to the agenda.

7. Department Update

The Manager provided an update on recent and upcoming activities.

8. Committee Report

The Committee concurred to recommend approval of the outcomes of the Committee meeting.

Recommendation:

Be it so resolved that the decisions and recommendations made at the Planning and Development Committee meeting on September 26, 2022 be accepted as presented.

- Minerals Road
- Notices Published
- Non-Compliance

- Boundary Proposals
- 330 Seal Cove Road/7-9 Seaspray Crescent
- 40 Redwood Place
- Department Update

Councillor Hillier, Chair

John Whelan, Manager of Planning
and Development