

Planning and Development Committee Meeting Minutes

Meeting #: PDC 22-17
Date: October 24, 2022
Time: 4:38 pm – 5:42 pm
Location: Zoom

Members Present **Councillor Hillier, Chair**
 Councillor Barrett
 Councillor Connors

Other Councillors Present **Mayor Bent**
 Deputy Mayor Gosse

Staff Present **Corrie Davis, Director of Planning and Development**

1. Development Applications

1.a 22 Lodge Road

Prior to discussion of the item, Deputy Mayor Gosse requested the Committee determine if she was in a conflict of interest as she has a family member with property in the general vicinity. The Committee determined that the Deputy Mayor was not in a conflict of interest due to the distance to family property and that there would likely be no financial impact on the value of the family member's land arising from this proposal.

The Committee considered a fence application and after a discussion, concurred with the following recommendation.

Recommendation:

Be it so resolved, that in accordance with Section 15 of the Town's Fence Regulations, Application 2275 received on October 3, 2022 for a front and rear yard fence at 22 Lodge Road be approved on condition that the fence be a maximum height of 1.2m from the front boundary line to the front building line of the dwelling, and a maximum height of 1.8m beyond the front building line of the dwelling.

1.b 101 Morgans Road

The Committee considered a fence application and after a discussion, concurred with the following recommendation.

Recommendation:

Be it so resolved, that in accordance with Council's discretionary authority at section 13(b) of the Town's Fence Regulations, Application No. 1598 received May 9, 2022 for a fence to be built along the eastern property boundary of 101 Morgans Road abutting the road right of way be approved to a maximum height of 1.8m.

1.c 631 Conception Bay Highway

The Committee considered an application for the installation of a wall sign and after a discussion, concurred with the following recommendation.

Recommendation:

Be it so resolved, that in accordance with Section 8.12(4) of the Town's Development Regulations, Application 2321 received on October 10, 2022 for the installation of wall signage that exceeds 50% of the width of the front building façade, at 631 Conception Bay Highway, be approved.

2. Planning Matters

2.a Ewings Road

The Committee considered a request that the Town sell approximately 15m² of Town land at Ewings Road to the owner of 62 Cabot Road. The Committee determined that, based on information from the Municipal Assessment Agency, the fair market value of the land is \$95.00 per m².

The Committee also determined that the land is only of value to the adjacent property owner at 62 Cabot Road. The Committee therefore concurred with the following recommendation.

Recommendation:

Be it so resolved that, in accordance with section 201.2(2), (3) and (4) of the *Municipalities Act, 1999*, the Town provide notice of its intention to sell approximately 15m² of land at Ewings Road to the adjacent property owner at 62 Cabot Road in consideration that the land is of minimal value to any other person.

2.b Municipal Plan Review

The Committee discussed the direction requested by the consultant regarding the Municipal Plan review and concurred that any matters that require significant policy direction be referred to a future meeting of the Committee. The Committee also requested an update at a future meeting on the Comprehensive Development Plan for the Seal Cove area.

2.c 12 Lodge Road

Prior to the discussion of this item, Deputy Mayor Gosse declared a conflict of interest as a family member owns land in the immediate vicinity of the property. The Deputy Mayor left the meeting for the duration of discussion on this item.

The Committee considered proposed placement of fill at the property. The Committee considered the determination by the Water Resources Management Division of the provincial Department of Environment and Conservation that the property is not within, or adjacent to, a wetland or waterway. The Committee also considered staff reports from August and October of this year that there was no presence of water on the property after periods of rainfall. The Committee therefore determined that the proposed placement of fill complies to the policies of the Municipal Plan and noted that such fill should be limited to the area immediately behind the dwelling and accessory building on the property and any sloping be in accordance with good engineering design principles.

3. Information Items

3.a 127 Conception Bay Highway

The Committee discussed traffic related to a drive thru exit to Elliots Place. The Committee determined that the intersection had been constructed in accordance with an accepted traffic plan designed by a traffic engineering firm and that the concerns may be related to behaviors of individual drivers. The Committee requested that staff discuss additional line painting and signage options with the business operator and review options for improvements to Elliots Place.

The Mayor joined the meeting at approximately 5:13pm during the discussion of the preceding item.

3.b Walker Grove Subdivision, Phase II

The Committee was advised of an application for development of a 24 lot residential subdivision that would loop Hickory Place back onto itself. The Committee noted that a walkway to provide a pedestrian connection from the subdivision to the T'Railway should be required as part of the subdivision.

4. Notices Published

The Committee was advised of the following notices in current circulation.

Submission deadline, October 24, 2022

- 61 Fowlers Road, Home-Based Business
- 1890 Conception Bay Highway, Hobby Farm
- Proposed re-zoning, 12-16 Rideouts Road
- 56 Dunns Hill Road, Accessory Building
- 60 Blackstrap Path, Accessory Building

Submission deadline, October 31, 2022

- Re-zoning Public Hearing, 1621-1627 CBH
- 174 Garden Road, Hobby Farm
- 50 Walshs Road, Hobby Farm
- 40 Redwood Place, Accessory Building

Submission deadline, November 7, 2022

- 82 Lawrence Pond Rd E, Accessory Building

6. Department Update

The Director provided an update on recent and upcoming activities of the Department along with areas of potential concern.

7. 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 October 24, 2022 be accepted as presented.

- Municipal Plan Review
- 12 Lodge Road
- 127 Conception Bay Highway
- Walker Grove Subdivision, Phase II

There being no further business, the meeting was adjourned at 5:42pm.

Councillor Hillier, Chair

Corrie Davis, Director of Planning
and Development