

**Planning and Development Committee Meeting Minutes**

Meeting #: 23-08  
Date: April 24, 2023  
Time: 4:00 pm – 4:48 pm  
Location: Zoom

**Members Present**      **Councillor Hillier, Chair  
Deputy Mayor Gosse  
Councillor Hardy**

**Other Councillors Present**      **Councillor Connors**

**Staff Present**              **John Whelan, Manager of Planning and Development**

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**1. Development Applications**

**1.a 64 Oaken Drive**

The Committee considered a front yard fence. After a discussion, the Committee concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with Section 15 of the Town’s Fence Regulations, Application 2616 received on March 31, 2023 for a front yard fence on the property of 64 Oaken Drive be refused.

**1.b 22-24 Cherry Lane**

The Committee considered an accessory building. After a discussion, the Committee concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with Section 5.3(2) and 3.12 of the Town's Development Regulations, Application No. 2596 received on March 23, 2023 for the development of a residential accessory building with lot coverage of 87.12m<sup>2</sup> at 22-24 Cherry lane, be approved.

**1.c 3 Indian Pond Drive**

The Committee considered a front yard fence. After a discussion, the Committee concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with Council's discretionary authority of Sections 13(a) and 15 of the Town's Fence Regulations, Application No. 2657 received April 14, 2023 for a front and flanking street side yard fence be approved.

**2. Planning Matters**

**3. Information Items**

**3.a Notices Published**

**Submission Deadline: April 24, 2023:**

- 17 Atkins Road, accessory building
- 54 Petawa Park, accessory building
- 444 Conception Bay Highway, Unit 1, business

**Submission Deadline: May 8, 2023:**

- 135-137 Seal Cove Road / 7-17 Aprils Lane, Re-zoning Public Hearing

**Public Hearings:**

- 135-127 Seal Cove Road & 7-17 Aprils Lane: May 10, 2023

**3.b Notable / Pending Development Applications**

**4. Non-Compliance**

**5. Additional Items**

**5.a 464 Dunns Hill Road**

The Manager advised the Committee as to the status of the building and development application. Manager also advised Committee that email correspondence had been sent to the applicant today. After a discussion, the Committee agreed to wait for a response from the applicant before proceeding further.

**6. Department Update**

The Manager provided an update on recent, current and upcoming activities within the Department along with any issues of potential concern.

**7. Committee Report**

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

Be it so resolved that the decisions and recommendations made at the Planning and Development Committee meeting on April 24, 2023 be accepted as presented. Topics discussed were:

- Notices Published
- 464 Dunns Hill Road
- Department Update

There be no further business, the meeting was adjourned at 4:48p.m.

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Councillor Hillier, Chair

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John Whelan, Manager of Planning  
and Development