

**Planning and Development Committee Meeting Minutes**

Meeting #: 23-09  
Date: May 8, 2023  
Time: 4:03 pm - 5:55 pm  
Location: Zoom

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

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

**Staff Present**                      **Corrie Davis, Director of Planning and Development**  
   **John Whelan, Manager of Planning Development**  
   **Brian Crawley, Chief Administrative Officer**

---

**1. Development Applications**

**1.a 5 Greeleytown Road**

Deputy Mayor Gosse declared a conflict on this item as it is her company that is the applicant. The Deputy Mayor left the meeting at 4:04pm for the duration of discussion on this matter.

The Committee considered an application to add an additional residential apartment to the existing building at 5 Greeleytown Road. After a discussion, the Committee concurred to defer the matter pending review of further information that may provide insight on whether a 3rd apartment unit was previously occupied within the building.

**1.b 67-79 Terminal Road**

The Committee considered an application for a fence at the industrial property at 67-79 Terminal Road, and after a discussion, concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with sections 17, 18 and 22 of the Town's Fence Regulations, Application No. 2668 dated April 17, 2023 to construct a fence at 67-79 Terminal Road, be approved on condition that barbed wire will only be permitted along the top of the fence along the front and side property boundaries where the fence height is at least 2.1m.

**AND FURTHER:**

Be it so resolved that the fence along the rear yard line have a maximum height of 1.8m.

**AND FURTHER:**

Be it so resolved that the front yard fence be permitted on the front lot line.

**1.c Walker Grove Subdivision, Phase II**

The Committee considered a request for approval in principle of an application to develop a 22 lot residential subdivision, and after a discussion, concurred to make the following recommendation.

**Recommendation:**

Be it so resolved that, in accordance with section 4.10 of the Town's Development Regulations, Application No. 2227 to develop a 22-lot residential subdivision on a portion of 43-53A Hickory Place, and 43-49 and 51-61 Pocket Road, be approved in principle.

**AND FURTHER:**

Be it so resolved that the subdivision be serviced by a hybrid front yard wired utility system with aerial distribution and underground service lines, and that the applicant be required to convey to the Town any residual land adjacent to 26 Pomeroy Place and the Pomeroy Place road reservation so that its retention does not prejudice potential development of adjacent lands.

**1.d 52-60 Cabot Road**

The Committee considered a commercial vehicle parking application and after a discussion, concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with section 6 of the Town's Commercial Motor Vehicle Regulations, Application No. 2694 received on April 21, 2023 seeking approval to park a 9,000kg commercial vehicle (license plate CE5 291) at 52-60 Cabot Road with access via Ewings Road, be approved.

**1.e 17 Atkins Road**

The Committee considered an application for an accessory building, and after a discussion, concurred to defer the application to allow for further discussions with the applicant regarding the cumulative lot coverage of the proposed garage and pool.

**2. Planning Matters**

**2.a 20 Dawes Hill Road**

The Committee considered a request for an amendment to the Municipal Plan and Development Regulations that would allow the use of a residential accessory building as a commercial automotive repair garage at the property. After a discussion, the Committee concurred to make the following recommendation.

**Recommendation:**

Be it so resolved that the request to amend the Municipal Plan and Development Regulations to accommodate use of a residential accessory building as a commercial automotive repair garage at 20 Dawes Hill Road, be refused in consideration that the proposed use is inconsistent with character of the residential neighbourhood.

**2.b Stewardship Association of Municipalities**

The Committee considered a proposal from the Stewardship Association of Municipalities to develop and enter into a Habitat Stewardship Agreement and concurred that staff continue discussions with the organization.

**2.c St. Peters Road**

The Committee considered a request to dispose of land within the former road right of way for St. Peters Road and concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with sub section 201.2(8) of the *Municipalities Act, 1999*, the Town sell approximately 1,370m<sup>2</sup> of land within the former right of way for St. Peters Road to the adjacent property owner, Hickey's Building Supplies Ltd. for \$2,000 plus expenses incurred by the Town to facilitate the sale, in consideration that the land is of minimal value to any other person.

**3. Information Items**

**3.a Notices Published**

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

- 135-137 Seal Cove Road, Public Hearing for re-zoning
- 6 & 8 Villas Way, lot area variances
- 11 Samuel Drive, rear yard depth variance
- 78 Ewings Road, accessory building size variance
- 183-189 Garden Road, lot area variance

**Submission Deadline: May 15, 2023:**

- 225 Forest Road, cumulative lot coverage, 3 accessory buildings
- 66 Scotts Road North, cumulative lot coverage, accessory buildings

**Submission Deadline: May 22, 2023:**

- Draft Terms of Reference for LUIARs:
  - 786 Conception Bay Highway, single dwelling
  - 13-15 Morgansville Road, single dwelling
  - 42 Pattys Arm Road, single dwelling

**3.b 21 Barnes Lane**

The Committee considered an inquiry regarding the potential for an additional accessory building and requested that staff review the regulations to determine the maximum size of accessory building that could be considered at the property.

**3.c Provincial Environmental Assessment No. 2187, Rocky Pond Quarry**

The Committee acknowledged a Government issued notice that the proposed quarry is not to proceed.

**3.d 135-137 Seal Cove Road & 7-17 Aprils Lane**

The Committee noted that the public hearing for the proposed re-zoning of the property is scheduled for 7pm on Wednesday May 10, 2023 in the Greenslade Gallery at Town Hall. The Committee acknowledged that if there have been no written submissions received by the Town up to 4:30pm on May 8, 2023, provincial law and Council Resolution No. 23-097 allows for the Public Hearing to be cancelled.

**3.e 118 Red Bridge Road**

The Committee was advised that provincial review of the proposed re-zoning remains pending.

**4. 464 Dunns Hill Road**

The applicant joined the Committee to discuss their application for development of a single dwelling. The Applicant expressed concern about the conditions attached to the development approval for the property. The applicant noted that the cost of extending infrastructure is not manageable. The Committee considered the comments of the applicant and requested that staff review the matter and report back to the Committee on any other options that might be considered by Council.

**5. Additional Items**

**5.a Upcoming Committee Meetings**

The Committee discussed the meeting schedule through the summer season and concurred that special meetings of the Committee may be called at the discretion of the Chair based on the volume or urgency of pending files.

**5.b Boundary Proposals**

The Committee was updated on status of the Town's two municipal boundary change proposals.

**6. Department Update**

The Director provided an update on recent and upcoming initiatives of the department along with any issues of concern.

**6. Committee Report**

The Committee concurred to make the following recommendation.

**Recommendation:**

Be it so resolved that the decisions and recommendations made at the Planning and Development Committee meeting on May 8, 2023 be accepted as presented. Topics discussed were:

- 17 Atkins Road
- Stewardship Association of Municipalities

- Notices Published
- 21 Barnes Lane
- Provincial Environmental Assessment No. 2187, Rocky Pond Quarry
- 135-137 Seal Cove Road & 7-17 Aprils Lane
- 118 Red Bridge Road
- 464 Dunns Hill Road
- Upcoming Committee Meetings
- Boundary Proposals
- Department Update

There being no further business, the meeting was adjourned at 5:55pm.

---

Councillor Hillier, Chair

---

Corrie Davis, Director of Planning and  
Development