

Planning and Development Committee Meeting Minutes

Meeting #: PDC 23-10a
Date: May 24, 2023
Time: 4:07 pm - 4:56 pm
Location: Zoom

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

Other Councillors Present **Councillor Connors**

Staff Present **Corrie Davis, Director of Planning and Development
John Whelan, Manager of Planning and Development**

1. Development Applications

1.a 21 Barnes Lane

The Committee discussed a proposed accessory building at the property and concurred to make the following recommendation.

Recommendation:

Be it so resolved that in accordance with section 5.3(2) of the Town's Development Regulations, Application no. 2783 received on May 15, 2023 for a proposed 111.5m² accessory building at 21 Barnes Lane, be refused in consideration that the cumulative lot coverage of all accessory buildings would exceed the maximum permitted lot coverage of 181.8m².

1.b 10 Atkins Road

The Committee considered an application for a proposed accessory building (pool) at the property and concurred to make the following recommendation.

Recommendation:

Be it so resolved that Application No. 2788 received on May 12, 2023 for a swimming pool at 10 Atkins Road, be approved on condition that no portion of the pool, pool deck, or security fencing extend forward of the front building line established by the dwelling on the property.

1.c 16 Ocean View Road

The Committee considered repairs to an existing front yard fence at the property. The Committee concurred that whereas the fence is existing and poses no concern to traffic safety, staff should continue to process this, and similar applications, without further reference to Council.

1.d 1323 Conception Bay Highway

The Committee considered a proposed front yard fence at the property. The Committee concurred that whereas the proposed fence is consistent with existing fences in the general area and poses no concern to traffic safety, staff should continue to process this, and similar applications, without further reference to Council.

2. Planning Matters

2.a 160-180 Spruce Hill Road

The Committee discussed a proposed residential subdivision at the property. The Committee noted that prior to final development approval, the applicant will be required to determine storm flows from the development and capacity of the natural system, including infrastructure, to receive that storm flow. After a further discussion the Committee 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. 2559 dated March 3, 2023 to develop a residential subdivision with approximately 24 lots at 160-180 Spruce Hill Road, be approved in principle.

AND FURTHER:

Be it so resolved that, in accordance with Council's discretion at Section 7.8(5) of the Town's Development Regulations, land within the riparian area of Fowlers Brook be conveyed to the Town in consideration of land for public open space associated with the proposed residential subdivision at 160-180 Spruce Hill Road.

AND FURTHER:

Be it so resolved that hybrid front yard wired utility system with aerial distribution and underground service lines be approved for the subdivision.

2.b Dunns Hill Road

The Committee considered a referral from the Crown lands division of the provincial government regarding an application to acquire approximately 11.6 hectares of land to accommodate future phases of the Dunns Hill Road Subdivision.

After a discussion, the Committee concurred that staff recommend the Crown land grant be approved on condition of successful completion of a re-zoning process to accommodate the future phases of the subdivision.

After further discussion, the Committee concurred to make the following recommendation.

Recommendation:

Be it so resolved that, subject to agreement by the Minister of Municipal and Provincial Affairs and payment of processing fee and deposit, the Town initiate stakeholder consultation on proposed amendments to the St. John's Urban Region Regional Plan, the Conception Bay South Municipal Plan and the Conception Bay South Development Regulations regarding proposed re-zoning of approximately 14.6 hectares of land west of Jimmy Drive and Dennis Road to accommodate future phases of the Dunns Hill Road Subdivision.

2.c 240-258 Anchorage Road

The Committee discussed the proposed re-zoning of the property and concurred to make the following recommendation.

Recommendation:

Be it so resolved that the report and recommendation of Commissioner Jewczyk respecting Municipal Plan Amendment No. 23, 2023 and Development Regulations Amendment No. 41, 2023 be accepted as presented.

AND FURTHER:

Be it so resolved that, under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town of Conception Bay South approve Conception Bay South Municipal Plan Amendment No. 23, 2023 and Development Regulations Amendment No. 41, 2023.

3. Information Items

3.a Notices Published

Public Notices, Submission Deadlines:

May 23, 2023:

- 786 CBH, LUIAR TOR
- 13-15 Morgansville Road, LUIAR TOR
- 42 Pattys Arm Road, LUIAR TOR
- 77 Oaken Drive, Variance
- 1-9 Comerfords Road, Variance

May 29, 2023:

- 33-37 Ivimey Place, Variance
- 6 Sandstone Street, Variance
- 43 Hands Road, Accessory Building

June 5, 2023:

- 65-67 Middle Bight Road, Variance
- 22 Tobins Road, Accessory Building
- 17 Atkins Road, Accessory Building

June 12, 2023:

- 239 CBH, Manufacturing and Retail
- 39 Spruce Hill Road, Home Based Business

3.b Provincial Auto Sales License Renewals

The Committee was advised that due to a change in provincial regulations, all automotive dealers within the Town will require written confirmation of compliance with zoning.

3.c Pending Municipal Plan Amendments

The Committee was advised that provincial review remains pending on proposed amendments for 118 Red Bridge Road and 1821A Conception Bay Highway.

4. Department Update

The Committee was advised of recent and upcoming initiatives within the Department along with items of concern.

5. Committee Report

The Committee concurred to recommend that the decisions and discussions of the Committee be adopted.

There being no further business the meeting was adjourned at 4:56pm.

Councillor Hillier, Chair

Corrie Davis, Director of Planning
and Development