

**Planning and Development Committee Meeting Minutes**

Meeting #: 23-10b  
Date: June 1, 2023  
Time: 12:03 pm - 12:55 pm  
Location: Zoom

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

**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 6 Sandstone Street**

The Committee considered a request for a variance to the building line setback of a proposed dwelling at the property along with submissions made to the Town in response to public notification, and concurred to make the following recommendation.

**Recommendation:**

Be it so resolved, that in accordance with Sections 10.10 and 3.12 of the Town's Development Regulations, Application No. 2775 received on May 11, 2023 requesting a variance for the reduction of the required building line setback from 10m to 9m, in order to accommodate the development of a single dwelling at 6 Sandstone Street, be approved.

### **1.b 78 Ewings Road**

The Committee considered a proposed accessory building at the property along with submissions made to the Town in response to public notification, and concurred to make the following recommendation.

#### **Recommendation:**

Be it so resolved, that in accordance with Council's discretionary authority at Section 5.3(1) and 3.12 of the Town's Development Regulations, Application No. 2651 received April 13, 2023 for a 48.3m<sup>2</sup> accessory building (garage) at 78 Ewings Road, be approved.

### **1.c 1250 Conception Bay Highway**

The Committee considered a proposed front yard fence at the property and concurred to make the following recommendation.

#### **Recommendation:**

Be it so resolved, that in accordance with Council's discretionary authority of Section 15 of the Town's Fence Regulations, Application No. 2798 received May 15, 2023 for a front yard fence at 1250 Conception Bay Highway be approved to a maximum height of 1m between the front building line and the front boundary line, subject to approval from the Department of Transportation and Infrastructure.

### **1.d 786 Conception Bay Highway**

Councillor Connors declared a conflict of interest with respect to this item as he has immediate family members that live and own property in the area. Councillor Connors left the meeting for the duration of discussion of this item.

The Committee considered comments received from the public on the draft Terms of Reference for a Land Use Impact Assessment for re-development of a dwelling at the property and concurred to make the following recommendation.

**Recommendation:**

Be it so resolved that the Terms of Reference for a Land Use Impact Assessment Report regarding the proposed re-development of a single dwelling at 786 Conception Bay Highway, be approved as presented.

**1.e 20-38 Glebe Road**

The Committee considered the grading plan for the six proposed infill lots at this location. After a discussion, the Committee concurred with comments of staff that the grading plan would result in undesirable development with respect to the rear yards and grading of lot numbers five and six.

The Committee therefore requested that staff continue to work with the applicant to refine the development plans so that they are acceptable to both parties.

**1.f 17-19 Lincoln Place**

The Committee considered a commercial vehicle application for the property. The Committee considered aerial photography and reports from staff that indicate the transport trailer may not have moved in the last ten years and that there is no current Province of Newfoundland and Labrador license plate attached to the trailer. The Committee therefore concurred to defer further consideration of the application pending receipt of current motor registration documentation.

**2. Planning Matters**

**2.a 118 Red Bridge Road**

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

**Recommendation:**

Be it so resolved, that under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, Conception Bay South Municipal Plan Amendment No. 28, 2023 and Development Regulations Amendment No. 47, 2023, be adopted.

**AND FURTHER:**

Be it so resolved that, under authority of Section 19 of the *Urban and Rural Planning Act, 2000*, Marie Ryan be appointed as commissioner to hold a public hearing and complete a report respecting Municipal Plan Amendment No. 28, 2023 and Development Regulations Amendment No. 47, 2023.

**AND FURTHER:**

Be it so resolved that a Public Hearing regarding Conception Bay South Municipal Plan Amendment No. 28, 2023 and Development Regulations Amendment No. 47, 2023 be held at 7:00pm on July 12, 2023 at the Town Hall, and that should the Town receive no written submissions up to two days before the scheduled date, the public hearing will be cancelled.

**3. Non-Compliance**

**3.a 112 Lawrence Pond Road East**

The Committee discussed a dilapidated accessory building at the property and concurred that staff re-issue the demolition permit with a deadline for completion within 14 days.

**4. Information Items**

**4.a Notices Published**

**Public Notice Submission Deadlines:**

**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 (DU)
- 39 Spruce Hill Road, Home Based Business

**June 12, 2023:**

- 1435-1485 CBH, variance request
- 239 CBH, Manufacturing and Retail (DU)
- 39 Spruce Hill Road, Home Based Business

#### **4.b Noteworthy Files**

The Committee was advised of the following:

- **419 Conception Bay Highway**, pending digital sign application
- **JCL Construction**, pending EA & Mineral Lands Referrals

#### **5. Department Update**

The Committee was advised of recent, ongoing and upcoming initiatives of the Department along with areas of potential concern.

#### **6. Committee Report**

The Committee concurred to recommend that the discussion and decisions from the meeting be adopted.

There being no further business the meeting was adjourned at 12:55pm.

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Councillor Hillier, Chair

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Corrie Davis, Director of Planning  
and Development