

May 30, 2018

Email: [REDACTED]

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act**

On May 1, 2018, the City of St. John's received your request for access to the following information:

"Requesting the complete building and development files on Civic #11 and 15 Barrows Road, referencing the trade names of Flakehouse, Fort Amherst Seafoods. R.B.L. Ltd., Mallard Cottage, and now, Long Harbour Holdings Ltd.

Include full files including recent approvals for the waterfront in Quidi Vidi Village, as well as proposed building and parking area, in full size mapping as per their submission."

As required by 8(2) of the Act, we have severed information that is unable to be disclosed and have provided you with as much information as possible. Personal information pertaining to third parties has been redacted from the documentation provided as per Section 40 (1) of the ATIPP Act 2015:

Disclosure harmful to personal privacy

40. (1) The head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the *Access to Information and Protection of Privacy Act* (the Act). A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner:

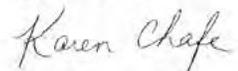
Office of the Information and Privacy Commissioner
2 Canada Drive; P. O. Box 13004, Stn. A, St. John's, NL. A1B 3V8
Telephone: (709) 729-6309; Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

ST. JOHN'S

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: kchafe@stjohns.ca

Yours truly,



Karen Chafe
ATIPP Coordinator

ST. JOHN'S

Printed: 2016/11/22 10:11:33 AM

User: kholwell

Case Details Report

Case ID 468650

Caller Information

Known Callers: 0 Anonymous Callers: 1

Case Information

Case Type: Building and Property Conditions Category: Property Concerns
 Status: Notified Priority: Normal
 Expected Completion: 2017/01/03 09:06:44 AM
 Last Updated: 2016/11/22 09:06:47 AM
 Submitted By: MarieHerlidan On 2016/11/22 09:06:44 AM
 Assigned To: Notified
 Access Code: 215458
 Subject: NEIGHBOUR COMPLAINING THAT MICE COMING FROM BUILDING
 Condition Type: Rodents Have you reported this concern before: No

110
~~*1-3*~~
BCG
Active file
B1163023
11 Burrows Rd

Location

Location: ? FLAKE HOUSE - QUIDI VIDI ROAD

Comments

11 Burrows Rd

Date	Type	Entry	Relates To	Created By
2016/11/22 09:06:44 AM	Case Notification	System Case was notified to PDE ADMIN WP 3(Sturge, Della), PDE ADMIN WP 4(Holwell, Karen), PDE ADMIN WP 5(Hickey, Stephanie), PDE ADMIN WP 7(Burton, Peg), PDE ADMIN WP 6(Devine, Michelle), PDE ADMIN WP 1(No User), PDE ADMIN WP 2(No User).	Building and Property Conditions	Marie Herlidan
2016/11/22 09:06:44 AM	Case Submission	System Case was submitted by Marie Herlidan.	Building and Property Conditions	Marie Herlidan

Ampar,
see active file B1163023

TAPSUDD1

File # B 1 163023

Roll #

630-1-0060-000-0

TUS

A *ACTIVE

-----APPLICATION DATA-----

11 BARROWS ROAD

-----ASSESSMENT ROLL DATA-----

Location 11 BARROWS RD
FORMERLY 630-0-0140-000-5

APPLICANT

SABLE BUILDING- [REDACTED]

16 TOPSAIL ROAD

ST. JOHN'S, NL

[REDACTED]

A1E 2A5 Home Ph #

Bus. Ph # [REDACTED]

CONTRACTOR

SABLE BUILDING-DOUG LA PRAIRIE

16 TOPSAIL ROAD

ST. JOHN'S, NL

[REDACTED]

A1E 2A5 Phone # [REDACTED]

F2 - Return

LISTED OWNER

Name LONG HARBOUR HOLDINGS INC.

Address 1 PO BOX 5383 STN. C

Address 2 ST. JOHN'S NL

Address 3 A1C 5W2

Res Water Units

Name

Address 1

Address 2

Address 3

REVIEW ONLY

Zone Zone Description

IQ INDUSTRIAL QUIDI VIDI

November 23, 2016

Sable Building – [REDACTED]
16 Topsail Road
St. John's NL A1E 2A5

Dear Sir/Madam:

**RE: 11 Barrow's Road
Demolition of Dwelling
Our File # B1 163023**

You are hereby advised that we have received your application for demolition of the above noted structure. The following is a list of information required to be submitted to this department prior to further review and approval. Permit cost is \$180.00.

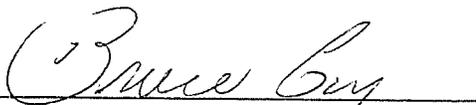
1. **Demolition Practice must conform to Part 8 of the 2010 National Building Code, Section 5.6 of the 2010 National Fire Code and Part 17 of the 2009 Occupation Health and Safety Regulations. The following items are noted for your attention and revision as necessary to conform to the code.**
2. Prior to obtaining a demolition permit, an applicant shall:
 - a) Provide written confirmation from the electrical utility that the electrical supply to the building has been disconnected and that adequate safeguards have been taken for the protection of adjacent lines or equipment or that protection is not required.
 - b) Have the water supply to the building discontinued and provide written verification that it has been discontinued from the City's Department of Environmental Services. Please note that a water deferral fee may be required.
 - c) Provide written confirmation that the building has been treated by a pest control company acceptable to the inspector.
 - d) Provide an acceptable demolition plan indicating the method, sequence and schedule of demolition, the demolition plan shall include a reference to **Section 8.2.1 of the National Building Code of Canada**. "Fencing and Barricades" and detail how compliance will be achieved, the plan also shall include a traffic handling plan where necessary. Demolition Plan must include a **Hazard Assessment of Property (completed by qualified professional)** which is required to be submitted to this office for review and approval
3. Work carried out under a demolition permit shall include:
 - a) removal of all foundations and footings;

ST. JOHN'S

- b) removal of any fuel tanks, lines and related equipment as per Provincial Government requirements; and
 - c) backfilling with suitable material, grading to match existing surrounding grades and providing a suitable ground cover such as sod or seed, unless otherwise permitted by the inspector.
4. Prior to releasing a building permit for any new construction, the owner may be required to replace the building water and sewer lateral pipes, from the building to the municipal or private mains. Please contact the City of St. John's Environmental Services Department for verification of existing.
 5. At no time shall construction equipment block or impede the flow of vehicles and/or pedestrians on the street or sidewalk.
 6. If any excavation to take place within the street right of way, a Street Excavation permit will be required.
 7. Concrete/foundation to be removed from site if not being used for new dwelling.
 8. The site is to be cleared of debris on a daily basis.
 9. The building/site is to be secured from unauthorized access at all times and kept in a safe condition. If it is found that this is not being complied with, the necessary action will be carried out by the City or its agents with associated costs charged to the property.
 10. Upon completion of demolition, lot to be graded if rebuild not scheduled within time line acceptable to City.

If you require additional information regarding this notice, please contact the undersigned.

Sincerely,



Bruce Guy
Senior Building Inspector
(709) 576-8296
bguy@stjohns.ca

BCG/smh

pc Long Harbour Holdings Inc.
PO Box 5383 Station C
St. John's NL A1C 5W2



Re: 11 Barrows Rd
[REDACTED] to: Bruce Guy

B1163023

2016/11/22 04:55 PM

History:

This message has been replied to and forwarded.

Thanks, Bruce. That's the first we'd heard about rats, and we were there all day. I'll look into it.
All the best,
[REDACTED]

On Tue, Nov 22, 2016 at 4:06 PM -0330, "Bruce Guy" <BGuy@stjohns.ca> wrote:

[REDACTED]

As you are probably aware, city has received a complaint regarding rats scurrying from property as demolition commenced. Please take necessary action to address this. Thanks

Sent from my iPhone



City of St. John's
 10 New Gower St.
 P.O. Box 908
 St. John's NL
 A1C 5M2
 www.stjohns.ca

BUILDING PERMIT

BCG

File #: B 1 163023 1

Issue Date: 2016/11/21

Expiry Date: 2018/11/21

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

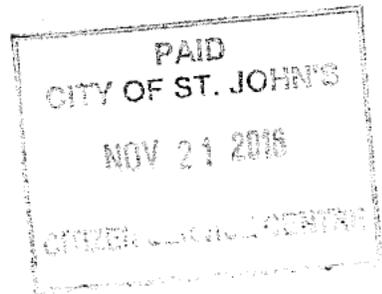
Applicant	Contractor
SABLE BUILDING- [REDACTED] 16 TOPSAIL ROAD ST. JOHN'S, NL [REDACTED] A1E 2A5	SABLE BUILDING- [REDACTED] 16 TOPSAIL ROAD ST. JOHN'S NL [REDACTED] A1E 2A5

Location of Work
 11 BARROWS ROAD

Description of Work
 FOR DEMOLITION OF RESTAURANT

Remarks or Conditions:
 SAFETY AND SECURITY MEASURES MUST MEET THE REQUIREMENTS OF PART-8, NATIONAL BUILDING CODE AND CSA S350-M1980- CODE OF PRACTICE FOR SAFETY IN DEMOLITION OF STRUCTURES. ANY WATER METER LOCATED WITHIN THE BUILDING IS THE PROPERTY OF THE CITY OF ST. JOHN'S. PLEASE CONTACT ENVIRONMENTAL SERVICES AT 576-8934 TO COORDINATE THE REMOVAL OF THE WATER METER.

 AS PER APPROVED PLANS AND INSPECTOR'S REQUIREMENTS



MINIMUM STANDARDS E1300532

NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK.

All work must be carried out in accordance with the City of St. John's Act and applicable By-Laws or Regulations.

Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit.

Permit holder is responsible for compliance with any applicable Federal or Provincial Regulations.

This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.

Estimated Job Value:	Permit Fee:	Signature of Owner or Authorized Agent:	City Official:
\$20,000	\$180.00	<i>D. D'Amico</i>	<i>J. Marshall</i>

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

Rentokil Steritech

The Experts in Pest Control!

COPY

1199 Westfield Road
Saint John, NB E2M 7N3
Phone: 1-800-561-1817
Fax: 1-506-696-5200

www.rentokil-steritech.ca

Linda Woodford
Tract Consulting
100 Lemarchant Road
St. John's NL
A1C 2H2
lwoodford@tractconsulting.com

Oct 31, 2016

Dear Linda:

Thank you for this opportunity to submit this Inspection report.

For over eighty five years Rentokil Steritech Inc. has provided professional, dependable service in the specialized areas of Pest Management and Hygiene-Washroom Services to business, ships, apartments, hospitals and homes, with dedication and pride.

We are committed to Atlantic Canada coverage in all aspects of structural pest management, Structural and container fumigation, nuisance wildlife removal, bat & bird control services and customer training and education. Our pest management professionals reside in all major cities and most towns and our mobile service vehicles are equipped to service your facility and worksite on a consistent and reliable basis.

Rentokil is the largest commercial pest management services provider in the world. We are proud to be able to offer quality services across Canada and around the globe, yet remain a local service oriented district serving the East Coast.

Please visit our website at www.rentokil-steritech.ca for a description of our complete services.

Scope of work: 11 Borrows Road

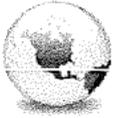
Rodent Inspection: Conducted on Oct 24th at 1 pm

This is to certify that Eliot Woodford of Rentokil Steritech conducted a visual on-site inspection of both inside and outside this facility. At and time of this inspection, no rodent activity was noticed.

In closing I hope this report meets with your approval. We at Rentokil Steritech sincerely wish to thank you for your business

Sincerely,

Randy Hobbs
Account Executive



Re: 11 Barrows Road - the Flakehouse

to: [REDACTED]
Cc: Arthur MacDonald, [REDACTED] Bruce Guy, Sylvester Crocker

2016/11/21 03:46 PM

History: This message has been replied to and forwarded.

Hi Arthur,

Thank you very much for the insight and the prompt attention this matter has been given.

Appreciate the time, and thanks again for the note.

[REDACTED]

On 2016-11-21 12:59, [REDACTED] wrote:

> Appreciate the response. Thanks very much.

>

> [REDACTED]

>

> On Nov 21, 2016, at 3:26 PM, Arthur MacDonald <amacdonald@stjohns.ca>
> wrote:

>

>> Hi [REDACTED],

>>

>> Upon speaking with [REDACTED] and Ken, and upon further reflection, please
>> be advised that the demolition permit application should not be
>> withheld due to any heritage concerns. The subject property is not a
>> designated Heritage Building nor is it located within any of the
>> City's Heritage Areas, therefore a demolition permit may be issued.

>>

>> Council does have the authority to withhold the issuance of a
>> demolition permit for up to 90 days to consider whether the building
>> should be designated as a Heritage Building in keeping with Section
>> 355 of the City of St. John's Act. However, upon discussions with
>> [REDACTED] and Ken, staff recommends that this provision be waived in this
>> instance and that a demolition permit may be issued, in keeping with
>> the City's applicable regulations.

>>

>> If you have any questions or comments on the above, please do not
>> hesitate to contact me.

>>

>> I certainly apologize for any inconvenience this may of caused.

>>

>> Regards,

>>

>> Arthur MacDonald MCIP

>> Planner III - Urban Design and Heritage

>> City of St. John's Department of Planning, Development and

>> Engineering

>> John Murphy Building (City Hall Annex), 4th Floor

>> P.O. Box 908,

>> St. John's, NL

>> A1C 5M2

>> Tel: (709) 570-2041

>> e-mail: amacdonald@stjohns.ca

>>

>> This email communication (and any attached documents) is intended
>> only for the individual or entity to which it is addressed and may
>> contain information that is confidential, privileged or exempt from
>> disclosure under applicable law. Any use of this information by
>> anyone other than the intended recipient is prohibited. If you have
>> received this email in error, sorry for the inconvenience; please
>> notify the sender and delete all copies (electronic or otherwise)
>> immediately.



11 Barrows Rd Demolition
Bruce Guy to: Arthur MacDonald

2016/11/20 10:11 PM

Sorry forgot the PDF attachment on initial email.

1 attachment



doc03502220161120220704.pdf

Bruce Guy
Senior Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Phone: (709) 576-8296
Fax: (709)576-8160

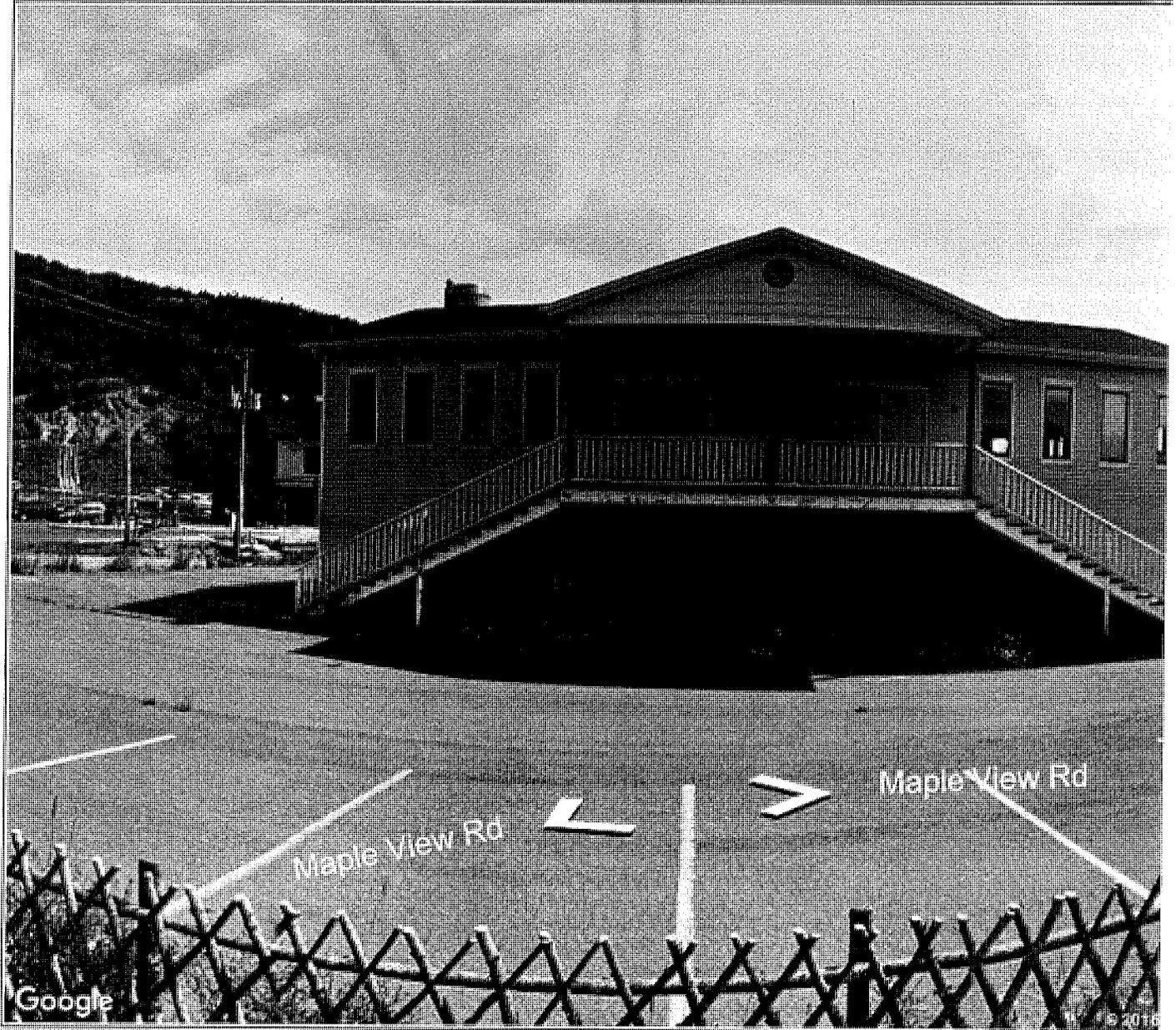
Arthur:

File # B1163023

An application has been received to Demolish the above referenced property. Copy of application attached by pdf. Please advise if you have any concerns and/or comments prior to me releasing a permit. IE pending the standard information provided such as pest, power, water shut off, water referral fees, demolition plan and haz mat report. Most of this has been provided with application.

Please review ASAP due to time of year.

Thanks



Bruce Guy
Senior Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Phone: (709) 576-8296
Fax: (709) 576-8160



11 Barrows Road

Bruce Guy to: [REDACTED]

Cc: [REDACTED]

Bcc: Keith Williams, Perry Fitzgerald

2016/11/20 10:29 PM

Dear Sir/ Madam:

File # B1163023

Review of application completed. A permit can be released when proof of water shut off provided and proof of water deferral payment to City if applicable. I have copied Environmental Services Inspectors on this email also.

Bruce Guy
Senior Building Inspector
Department of Planning, Development & Engineering
City of St. John's
Phone: (709) 576-8296
Fax: (709)576-8160

B11 63023



PDE - 3003

Department of Planning, Development and Engineering

BUILDING/DEVELOPMENT APPLICATION

PLEASE PRINT

PROPERTY LOCATION **SECTION 1**

Civic Address 11 Barrows Road

Suite/Floor _____ Subdivision _____ Lot # _____

Account # 630-0-0140-000-5 630-1-0060-000-0 Date (yyyy-mm-dd) _____

CONTACT INFORMATION **SECTION 2**

Applicant _____

Email _____

Mailing Address _____

_____ Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

Property Owner Long Harbour Holdings Inc.

Email _____

Mailing Address 95 Water Street, P.O. Box 5383 Strn C

St John's Postal Code A1C 5W2

Telephone (Home) _____ (Work) 709-738-5524

(Fax) _____ (Cell) _____

Contractor Sable Building & Design Ltd

Email _____

Mailing Address " " _____

_____ Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

Consultant _____

Email _____

Mailing Address _____

_____ Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

PROJECT INFORMATION **SECTION 3**

Have you applied for or will you receive Affordable Housing Funding? YES NO

Is selling price of dwelling less than \$275,000 YES NO

Building floor area 4500 sq.ft Project floor area 4500 sq.ft Property/lot area 8000 sq.ft # of on-site parking spaces _____

Please check all that apply:

Electrical work Plumbing work Private well installation (Must be drilled) Private septic installation (GSC approval required) Culvert installation (Must be approved by Streets Dept.)

Description of project We propose to demolish the exiting building, the former Flakehouse Restaurant, in preparation for as yet unknown future development.

Estimated cost of land/site development (\$) _____ Estimated cost of work on structure (\$) ~20 000

APPLICANT SIGNATURE OF AGREEMENT

SECTION 4

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested.

Note: Where the applicant and property owner are not the same, the signature of the property owner is required before the application can be accepted for processing.

Applicant _____ Date (yyyy-mm-dd) 2016-11-14

Property Owner _____ Date (yyyy-mm-dd) 2016-11-14

Staff signature *G Marshall* Date (yyyy-mm-dd) 2016-11-15

FOR INTERNAL USE ONLY

SECTION 5

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City Staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee _____ Budget Number _____

Inspection Services

Roll # _____ File # _____ Class _____

Work type _____ Structure type _____ Sub type _____ Inspector _____

Planning, Development, and Engineering

File # _____ Application Type _____

Date Entered (yyyy-mm-dd) _____ Staff initials _____

Use _____ Land Use Zone _____

- Permitted use
 Discretionary Use
 Change to non-conforming use

Heritage area or designated building Yes No If yes, area: _____

Department of Historic Resources Notification Required Yes No

City Services Water Yes No

Sanitary Sewer Yes No

Storm Sewer Yes No

Street Excavation Permit required Yes No

Fee charges required

Notes

Please mail completed form to:

Access St. John's, City Hall
 10 New Gower Street
 P.O. Box 908
 St. John's NL A1C 5M2

Call: 311 or 709-754-2489
 Where 311 is unavailable, call 709-754-CITY (2489)
 Fax: 709-576-7688
 Email: service@stjohns.ca



14 November 2016

Re: Demolition plan, 11 Barrows Road, Quidi Vidi Village

We propose to demolish and remove the existing building at 11 Barrows Road, Quidi Vidi Village using an excavator and dump truck. From our past experience demolishing buildings we expect that the duration of the demolition and removal should be about one week. It is estimated that the removal of the house to Robin Hood Bay should require 15 to 18 dump truck loads. Given the short distance between the house location and Robin Hood Bay, with a required time to load, dump and return of about one hour, we expect that the total transit time for material to Robin Hood bay should take about two days. The location of the building is away from the road with an ample parking lot, so we do not expect the demolition and hauling activity to in any way interfere with local traffic.

Following demolition, the void space where the building stood is to be backfilled and compacted. Suitable, approved rock or fill material is to be used so that the ground can be made level without substantial subsiding. Five to 10 truck loads of fill material are expected to be used. We expect that this material can be placed and tamped, using the excavator bucket, in the same day.

During the demolition and backfill process the presently fenced perimeter of the property is to be supplemented with a six-foot tall steel construction fence with signage as required by law. Where the fence is opened to allow the passage of the excavator and truck a Sable Building & Design employee is to be present so as to limit access to the property to those who are working on the site. The fence is to be kept in place after the demolition and backfill work is complete in anticipation of future work on site. A water pump and hose for dust suppression, if needed, is to be on site.

All those working on site, including employees of Sable Building & Design (Sable), sub-contractors and any work-related visitors are to be supplied with adequate safety gear; hardhats, safety boots, reflective vests, ear and eye protection must be worn on site. Sable will keep extra safety gear on site to supply work-related visitors without safety gear of their own. Sable will also have a safety officer on site to monitor safety related aspects of the work.

Please don't hesitate to contact Adam Steffler-Minty (adam@sablebuilding.com, [REDACTED]) or me (doug@sablebuilding.com, [REDACTED]) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug La Prairie".

Doug La Prairie
SABLE BUILDING & DESIGN LTD

Rentokil Steritech

The Experts in Pest Control

1199 Westfield Road
Saint John, NB E2M 7N3
Phone: 1-800-561-1817
Fax: 1-506-696-5200

www.rentokil-steritech.ca

Linda Woodford
Tract Consulting
100 Lemarchant Road
St. John's NL
A1C 2H2
lwoodford@tractconsulting.com

Oct 31, 2016

Dear Linda:

Thank you for this opportunity to submit this Inspection report.

For over eighty five years Rentokil Steritech Inc. has provided professional, dependable service in the specialized areas of Pest Management and Hygiene-Washroom Services to business, ships, apartments, hospitals and homes, with dedication and pride.

We are committed to Atlantic Canada coverage in all aspects of structural pest management, Structural and container fumigation, nuisance wildlife removal, bat & bird control services and customer training and education. Our pest management professionals reside in all major cities and most towns and our mobile service vehicles are equipped to service your facility and worksite on a consistent and reliable basis.

Rentokil is the largest commercial pest management services provider in the world. We are proud to be able to offer quality services across Canada and around the globe, yet remain a local service oriented district serving the East Coast.

Please visit our website at www.rentokil-steritech.ca for a description of our complete services.

Scope of work: 11 Borrows Road

Rodent Inspection: Conducted on Oct 24th at 1 pm

This is to certify that Eliot Woodford of Rentokil Steritech conducted a visual on-site inspection of both inside and outside this facility. At and time of this inspection, no rodent activity was noticed.

In closing I hope this report meets with your approval. We at Rentokil Steritech sincerely wish to thank you for your business

Sincerely,

Randy Hobbs
Account Executive

BELFOR

PROPERTY RESTORATION

SABLE BUILDING & DESIGN LTD.

16 Topsail Road

St. John's, NL

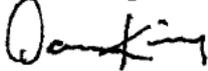
A1E 2A5

Attn Doug La Prairie

This is in reference to the Asbestos Abatement of asbestos shingles from the roof of the Flake House. Work is completed and disposal was done by Newfoundland Disposal at Robin Hood Bay.

Should you have any further questions or concerns, please contact us.

Dave King



Environmental Manager
Dave.king@ca.belfor.com
(w) 781-3264
(c) XXXXXXXXXX



August 17, 2016

Tract Consulting
100 LeMarchant Road
St. John's, NL A1C 2H2

E-mail: bskanes@tractconsulting.com

Attention: Bobbi Skanes, PMP Director, Project Management

Re: Limited Hazardous Materials Assessment
11 Barrows Lane, St. John's
Pinchin File: 02-02-1705

Tract Consulting (Client) retained Pinchin LeBlanc Environmental Limited (Pinchin) to conduct limited hazardous materials assessment of the residence located at 11 Barrows Lane, St. John's. The sampling was performed on August 5th, 2016.

The objective of the sampling program was to identify **asbestos, lead, mercury & PCB's** containing building materials (hazardous materials) in preparation for building demolition. The sampling area consisted of the entire building. The building was vacant at the time of the assessment.

Asbestos - The sampling involved the collection of a total of fourteen (14) suspect asbestos-containing building materials (ACM). The samples were submitted to the Pinchin LeBlanc Environmental asbestos testing laboratory located in St. John's, NL for analysis. Laboratory certificates for these analyses are attached.

In summary, the results indicate that all roofing materials have an asbestos content of greater than 1%. All roofing materials sampled should be managed as asbestos containing.

Lead - The sampling involved the collection of seven (7) paint chip samples from various painted finishes from inside and outside of the building. The samples were submitted to the SAI lead testing laboratory located in Greensboro NC for analysis. Laboratory certificates for these analyses are attached.

In summary, the results indicate that no paints exceeded a potential risk of exposure to workers during demolition with lead levels over 600 mg/kg or 0.06%.

Lead-containing solders, electrical components, including wiring connectors, grounding conductors, caulking and packing materials were commonly used for pipefitting in water distribution systems. Ceramic glazing, decorative mortars and flashings have also been historically manufactured with a lead content. These items may also be present at the site building.

Mercury – Sampling for mercury was not completed. A visual assessment of the building did not identify equipment that is typically known to contain mercury.

Polychlorinated Biphenyls - Sampling for PCBs was not completed. A visual assessment of the building did not identify equipment that is typically known to contain PCB.

Recommendations – Asbestos and lead containing materials are confirmed present in the building. In order to accommodate demolition, the following recommendations are warranted:

- Remove all asbestos containing materials prior to demolition. A certified asbestos abatement contractor is required to complete work as defined in the NL Asbestos Regulation 111/98.
- All ACM must be disposed of at a landfill approved to accept asbestos waste.
- Construction disturbance of lead materials may result in over-exposure to lead dust or fumes to workers. The need for work procedures, engineering controls and personal protective equipment will need to be assessed and must comply with provincial standards or guidelines

Limitations - The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. No warranty is either expressed or implied by furnishing written reports or findings. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the survey is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issue, regulatory statutes are subject to interpretation and these interpretations may change over time. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The liability of Pinchin or its staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin is only liable for damages resulting from the negligence of Pinchin. All claims by the Client shall be deemed relinquished if not made within two years after last date of services provided.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third



Limited Hazardous Materials Assessment
11 Barrows Lane, St. John's
Tract Consulting

August 17, 2016
Pinchin File: 02-02-1705

party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

Sincerely,

Pinchin LeBlanc Environmental Limited

Prepared by:

Paul Staeben
Vice President of NL
709.754.4490
pstaeben@pinchinleblanc.com

Reviewed by:

Jason Lewis
Director of Operation NL
709.754.4490
jlewis@pinchinleblanc.com

Encl.: Analytical Results (Asbestos & Lead)



Pinchin LeBlanc Environmental Asbestos Laboratory Certificate of Analysis

August 12, 2016

Pinchin LeBlanc Environmental Limited
27 Austin Street, St. John's, NL

Attention: Curtis Snelgrove
Lab Reference No.: NLb2310-2016
Project Name: 11 Barrows Lane
Project No.: 02-02-01705
Date Received: August 8, 2016
Date Analyzed: August 12, 2016
Analyst(s): Matt Sweeney
Samples submitted: 14
Phases analyzed: 16

Method of Analysis:

EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993

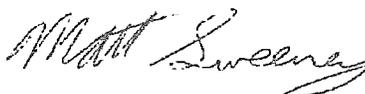
Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared with representative portions of material and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence, and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-3). Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Nova Scotia	0.5%, presence/absence in vermiculite	Newfoundland and Labrador, PEI, New Brunswick, NWT, Alberta, Yukon, Nunavut	1%
Quebec	0.1%	Saskatchewan, Manitoba	0.1% friable, 1% non-friable
Ontario, British Columbia	0.5%		

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin LeBlanc Environmental Limited adheres to the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials' for sample analysis.

This report relates only to the items tested. If you have any questions, please feel free to contact me.

Yours truly,

 Digital Signed by Matthew Sweeney
 msweeney@pinchinleblanc.com
 Environmental Asbestos Services
 Pinchin LeBlanc Environmental Limited

Note: This test report may not be reproduced, except in full, without the written approval of the laboratory. Vinyl floor tiles may contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Injural verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.



Pinchin LeBlanc Environmental Asbestos Laboratory Certificate of Analysis

Project Name: 11 Barrows Lane

Project No.: 02-02-01705
Prepared For: Curtis Snelgrove

Lab Reference No.: NLb2310-2016
Date Analyzed: August 12, 2016

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
02-02-01705-S010 12"x12" VFT White w/ Tan Fleck / Level 1	2 phases:		
	a) Homogeneous, white, consolidated material (tile)	None detected	Cellulose 1-5% Non-fibrous material >75%
	b) Homogeneous, black tar	None detected	Non-fibrous material >75%
02-02-01705-S011 ACT Pinhole Hole / Level 1	Homogeneous, beige, layered, compressed fibrous material	None detected	Cellulose 10-25% Glass fibres 50-75% Non-fibrous material 10-25%
02-02-01705-S012 Tar Paper / Exterior	Homogeneous, black, tar impregnated paper	None detected	Cellulose 50-75% Non-fibrous material 25-50%
02-02-01705-S013 Roofing Material / Shed Under Deck	Homogeneous, black tar	Chrysotile 1-5%	Non-fibrous material >75%
02-02-01705-S014 Roofign Materal / Main Building	Homogeneous, black tar	Chrysotile 1-5%	Non-fibrous material >75%

ANALYST

Matthew Sweetney



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7420



Customer: Pinchin LeBlanc Environmental Ltd. Attn: Curtis Snelgrove
27 Austin St
2nd Flr
St Johns, NL A1B 4C3
Project: 02-02-1705 11 Barrows Lane

Lab Order ID: 1615520
Analysis ID: 1615520_PBP
Date Received: 8/9/2016
Date Reported: 8/10/2016

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
02-02-1705-L001	White Paint / Kitchen	0.0760	< 53	< 0.005%
1615520PBP_1				
02-02-1705-L002	Yellow Paint / Subsurface Dining Room	0.0749	< 53	< 0.005%
1615520PBP_2				
02-02-1705-L003	Yellow Paint / Level 1	0.0775	< 52	< 0.005%
1615520PBP_3				
02-02-1705-L004	Green Paint / Level 1	0.0754	< 53	< 0.005%
1615520PBP_4				
02-02-1705-L005	Grey Floor Paint Level 1	0.0886	< 45	< 0.005%
1615520PBP_5				
02-02-1705-L006	Red Paint / Exterior Patio	0.0729	< 55	< 0.005%
1615520PBP_6				
02-02-1705-L007	White Paint / Exterior Trims	0.0783	< 51	< 0.005%
1615520PBP_7				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELFAT program. ELFAT Laboratory ID: 173198. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

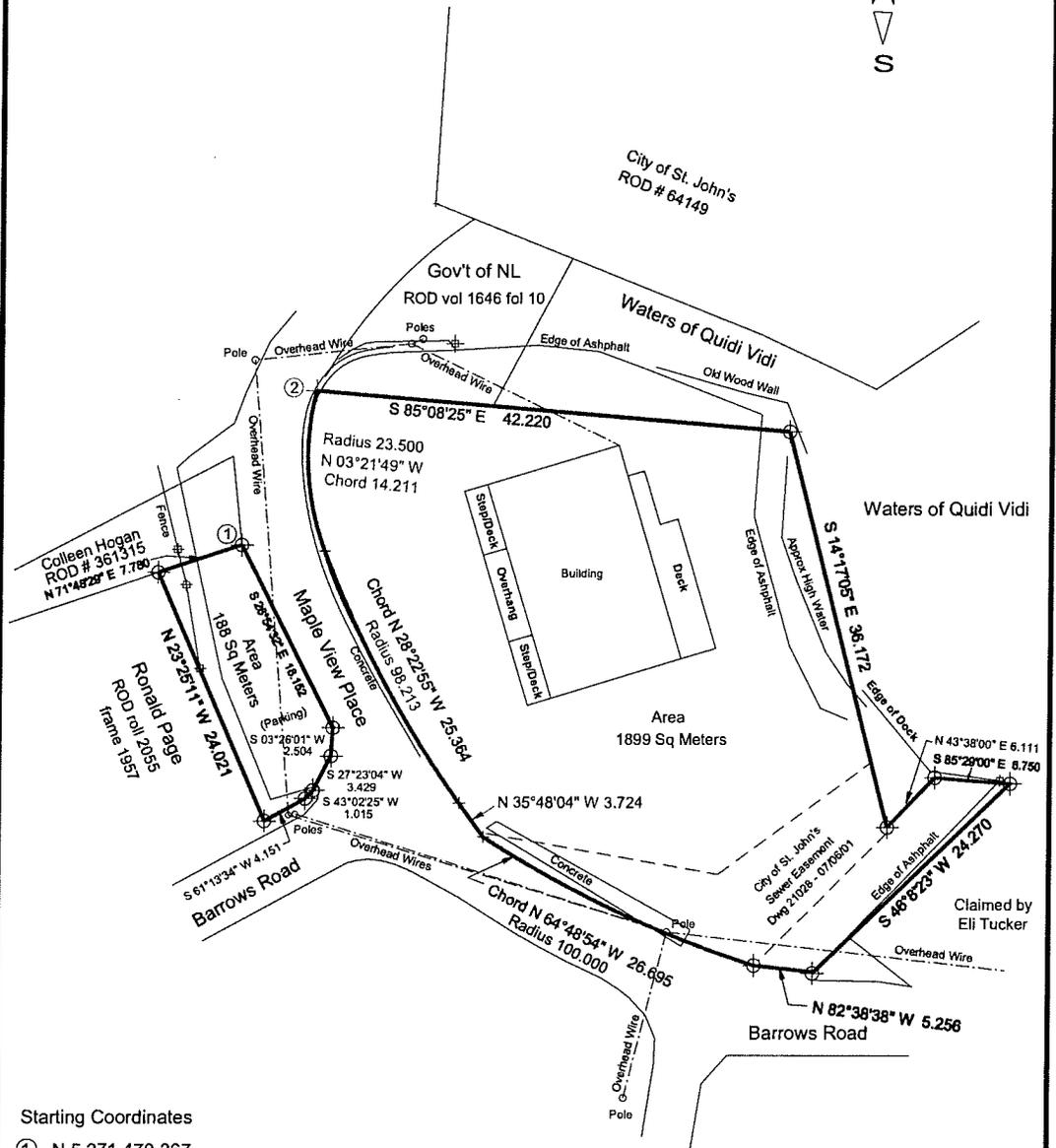
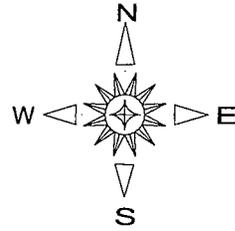
Taylor Davis (7)

Analyst

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Laboratory Director

Schedule "B"



Starting Coordinates
 ① N 5 271 470.367
 E 328 991.853
 ② N 5 271 484.032
 E 328 998.392

Control Used
 80G2252
 NAD 83 Values
 CM 53 Degrees West
 Zone 1
 Scale Factor 0.999901

Note
 Property surveyed comprises land registered at ROD roll 858 frame 1978 and roll 279 frame 2761

And a road widening survey by City of St. John's for Maple View Place dated May 3, 2010

James A Martin, NLS

Unauthorized use or alteration is prohibited by law as outlined in THE COPYRIGHT ACT
 This plan certifies the information shown as of June 4, 2013 and only as of that date

Martin Surveys & Land Services Inc.
 89 Red Head Road
 Flatrock NL. A1K 1C8
 Phone 437-6593

LEGEND	
	Rebar
	Nail
	Found Rebar
	Fence Post

TITLE: Flake House Property Maple View Place - Quidi Vidi - St. John's - NL		
SCALE	DATE	DRAWN BY
1:500	06-04-2013	JM
JOB	SURVEY BY	REVISED
0071-2013	SM	*****

ELECTRICAL PERMIT

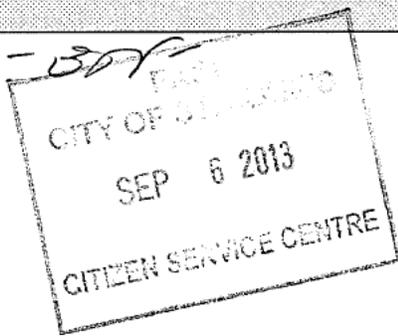
Star M 2013

File #: **E1300532 1**

Issue Date: 2013/09/06

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2013/12/31

Owner RLB HOLDINGS LIMITED [REDACTED]	Contractor GGD Electrical Inc. [REDACTED]
Location of Work 11 BARROWS RD 630-1-0060-000-0	
Description of Work ELECT INSTALLATION/WORK 810 KAS 1.00 MINIMUM PERMIT FEE 60.50 60.50	
Remarks or Conditions: <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>① Sept. 9/13 - Ser. not approved. - BDF Fan 15232</p> <p>② Sept. 12/13 - Ser. Ser - FXS - 15DF</p> </div> <div style="width: 35%; text-align: center;">  </div> </div> <p>All work must be carried out in accordance with the City of St. John's Act and Applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit. Permit holder is responsible for compliance with any Federal or Provincial Regulations. This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.</p>	
Estimated Job Value: \$200	Permit Fee: \$60.50
Signature of Owner or Authorized Agent: [REDACTED]	City Official: [Signature]

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

See over:

O'Dea Earle
 323 Duckworth St
 P O Box 5955
 St. John'S NL A1C 5X4

MUNICIPAL COMPLIANCE INFORMATION

The following information on this property is valid for **May 25, 2016**.

11 BARROWS RD		
Municipal Plan District	Land Use Zone	Number of Dwelling Units
Industrial (I)	Industrial Quidi Vidi (IQ)	0
Archaeological Site: N/A Waterway: N/A Watershed: N/A Wetland: N/A Flood Hazard Area: N/A Environmentally Valuable Area: N/A Battery Development Guideline Area: N/A Churchill Square Parking Development: N/A		
Heritage Area: N/A Designated Heritage Building: N/A Light Planes: N/A Sanitary Landfill Protection Area: N/A Landscaping and Screening: N/A Downtown Residential Parking Area: N/A Downtown Parking Study Area: N/A		
Outstanding Work Authorizations Contact Financial Management at 576-8339		No
Outstanding Civic Assessments Contact Financial Management at 576-8077		No
Building, Complaint, Plumbing, Electrical Files Contact Inspection Services Division at 576-8049		Yes
Active Planning and Development Files Contact Planning & Development Division at 576-8220		Yes

ACTIVE BUILDING FILE: E1300532 - ELECTRICAL INSTALLATION

Please note the City of St. John's does not necessarily have full and up to date information. This request for information has not resulted in a search of Legal Department files or an inspection of this property. For further information please call 576-8220 or view the Development Regulations at www.stjohns.ca.

Provision of Compliance Form is your receipt. Official receipts will only be issued upon request prior to processing of payment.



Chris Small, CET
 Planning Technician





Fw: Information request for DFO - 11 Barrows Road

Gerard Doran to: ndawe
Cc: Govern PDE Multi Media Mail

2016/07/12 11:01 AM

Hi Neil,

Please review the enclosed and attachments. I'd suggest you contact Tonya Warren with DFO if you should need assistance submitting any information required.

Regards

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/07/12 10:57 AM -----

From: "Warren, Tonya" <Tonya.Warren@dfo-mpo.gc.ca>
To: "gdoran@stjohns.ca" <gdoran@stjohns.ca>
Cc: "dfo.fpp.nl / ppp.t-n-e-l.mpo (DFO/MPO)" <FPP.XNFL@dfo-mpo.gc.ca>
Date: 2016/07/12 10:44 AM
Subject: information request

Hello Gerard,

Please see below regarding your request.

The *Fisheries Act* requires that projects avoid causing [serious harm to fish](#) unless authorized by the Minister of Fisheries and Oceans. This applies to work being conducted **in or near** waterbodies that support fish that are part of **or** that support a commercial, recreational or Aboriginal fishery. People proposing to conduct work in or near water are now required to **self-assess** using the DFO "**Projects Near Water**" website, located at <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>, and determine if their project requires a review by the Department of Fisheries and Oceans (DFO). To assist in this process, please refer to the following guidance document entitled "**Self-Assessment (26-01-15)**".

If after you conduct the self-assessment for the various proposed works/undertaking/activities of your project, you determine that a review by DFO is in fact required, please fully complete the "**Application for Review**" form located at:

<http://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/index-eng.html>. A guidance document entitled "**Request For Review**" will assist you in identification of the necessary information required to complete the application form. If submitting an application please ensure you attach photos/diagrams of the area, fish species in your project area, habitat types (e.g., boulder, cobble, gravels, etc.) and other pertinent information, e.g., if a fishery is located in/near by the project site, etc.

The *Projects Near Water* website also provides information on standard measures that can be implemented to assist in achieving compliance with the *Fisheries Act* (refer to the section entitled “*Measures to Avoid Causing Harm to Fish and Fish Habitat*”) as well as the *Species at Risk Act*. Please note that in-water project activities listed on the DFO **Projects Near Water** website as “not requiring review by DFO” should be avoided in certain time periods in some waters in Newfoundland and Labrador in order to reduce the risk of harm to salmon and trout populations during important or sensitive life stages. If you **cannot** avoid working in water during those periods, you should submit a Request for Review form.

It is also your responsibility to ensure compliance with the [Species at Risk Act](#). A listing of species at risk occurring in Newfoundland and Labrador is located at <http://www.nfl.dfo-mpo.gc.ca/NL/SARA/Species-at-Risk-NL> and for more details on a species please go to the SARA Public Registry located at: http://www.registrelep-sararegistry.gc.ca/sar/index/default_e.cfm.

Once completed, the Request for Review form should be sent to FPP-NL@dfo-mpo.gc.ca. If you are unsure whether your project requires a review by DFO, you should seek advice from a [qualified environmental professional](#)

In all cases, it is your responsibility to ensure you follow any additional requirements from other federal, provincial and municipal jurisdictions and ensure compliance the pollution prevention provisions of the *Fisheries Act*.

If you have any questions please call (709) 772-4140.

*Triage and Planning Unit
Fisheries Protection Program – Regulatory Review
Fisheries and Oceans Canada
Newfoundland and Labrador Region*

*Tonya Warren
Fisheries Protection Biologist – Triage and Planning
Regulatory Review, Fisheries Protection Division
Ecosystems Management – NL and Labrador Region
(709) 772-4180*



NL Timing windows .pdf



Guidance on Submitting a Request for Review.pdf



Self-Assessment (26-01-15).pdf



11 Barrows Rd., former Flakehouse property - EAR1500279 - Planning comments

Ken O'Brien to: Mike Cantwell

2015/10/02 11:08 AM

Cc: Govern PDE Multi Media Mail, Dave Wadden, Gerard Doran, Paul Boundridge

Occupancy load 200 persons. In the IQ Zone, an Eating Establishment is a discretionary use; the application must be advertised before being referred to Council for a decision .

There is little information included in the application to describe what is intended . Based on the drawings and previous discussions among City staff, it would appear to be classed as an Eating Establishment.

The Quidi Vidi Village Development Plan, 2006, did foresee a commercial or public use at this location . We need a parking calculation; the applicants will likely have to request parking relief .

Ken

.....
Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
* MCIP - Member of the Canadian Institute of Planners

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DECISION/DIRECTION NOTE

Title: Proposed Redevelopment of 11 Barrow's Road (former Flakehouse)
Date Prepared: November 10, 2015
Report To: Chair and Members of the Planning and Development Committee
Ward: 2

Decision/Direction Required:

To provide direction on advancing this Discretionary Use Application.

Discussion – Background and current status:

The subject waterfront property is situated in the Industrial (I) District under the St. John's Municipal Plan and is located in the Industrial Quidi Vidi (IQ) Zone under the St. John's Development Regulations. This property is located in the new Quidi Vidi Harbour (QVH) Overlay Zone. Currently, there exists an unoccupied two (2) storey building on the property, formerly the Flakehouse Restaurant, which has been vacant for approximately ten (10) years. It is proposed to demolish this building and construct a new two (2) storey Eating Establishment.

There are two Discretionary Uses proposed in the application. One Use is to occupy the subject property as an Eating Establishment. Within the same submission, there is an additional Discretionary Use proposed to develop a portion of 31 Stones Road as a Parking Area to meet the parking requirements of the subject Eating Establishment. The applicant has stated there are fifty-one (51) parking spaces identified for the development; these parking spaces have been presented in concept only and have not been verified to the City's parking standards. Parking is to be verified as part of the LUR.

The total floor area of the proposed building is 667 square metres. Level one comprises of 501 square metres and contains the seating area for a Restaurant and catered functions, plus the kitchen and amenity space. Level two hosts an administration office, two meeting rooms and amenity space with a floor area of 166 square metres.

The site is located in Area "D" of the Quidi Vidi Village Overlay Zone where it is recommended that new construction should be:

- i) In Scale
- ii) Appropriate size for the building lot
- iii) Adhere to Character definitions and looks like it belongs
- iv) Adhere to View and Open Space overlays
- v) Adherence to individual property overlays

The existing footprint is 284 square meters, the footprint of the proposed building is 501 square metres, this is a 77% increase in footprint area. Part 4 – Implementation of the Quidi Vidi Village Overlay Zone and Design Guidelines requires the applicant undertake a Land Use Report (LUR) if the proposed development exceeds the parameters of the Design Guidelines. These Design Guidelines only allow a maximum 25% increase in footprint area.

ST. JOHN'S

The proponent has stated that the Eating Establishment will also be available for catered functions; therefore it is assumed that the use of the building will be fairly fluid as the facility would host restaurant clientele and/or private functions. The facility will also avail of an outdoor eating area.

Key Considerations/Implications:

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:**
Area residents as well as property owners.
3. **Alignment with Strategic Directions/Adopted Plans:**
 - The redevelopment of this site for an eating establishment is in line with the existing zoning (Industrial Quidi Vidi Zone) under the St. John's Development Regulations and with the new zoning (Quidi Vidi Harbour Zone) proposed under the Quidi Vidi Village Overlay Study and Design Guidelines.
4. **Legal or Policy Implications:**
 - This is consistent with longstanding municipal planning policies to:
 - Encourage redevelopment in serviced areas (Municipal Plan, Part III, Section 1.2.1.)
 - Reinforce the use of existing industrial areas, taking into account the need for good road access, opportunities for growth, and separation from incompatible land uses (St. John's Municipal Plan, Part III, Section 4.2.1).
 - This is consistent with the draft Envision St. John's Municipal Plan (page 17), which has a policy regarding brownfield sites (sites that have been developed but are now vacant or unused):
 - Identify opportunities for redevelopment of brownfield sites.
5. **Engagement and Communication Considerations:**
Applications for Discretionary Uses must be advertised in accordance with Section 5.5 of the St. John's Development Regulations. The footprint of the proposed building will be in excess of 25% of the existing footprint such that the applicant will be required to undertake a Land Use Report. Staff recommend a Public Meeting to allow property owners/residents an opportunity to review and comment on the (LUR), prior to Council voting on the application.
6. **Human Resource Implication:** N/A
7. **Procurement Implications:** N/A
8. **Information Technology Implications:** N/A
9. **Other Implications:** N/A

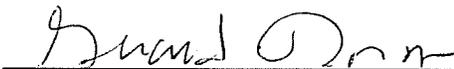
Recommendation:

That Council adopt the attached Terms of Reference for the Land Use Report as required under the Quidi Vidi Overlay Report and advertise the application in accordance with the St. John's Development Regulations.

Prepared by/Signature:

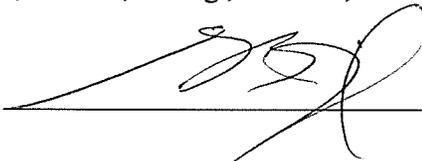
Prepared by/Signature:

Gerard Doran, Development Supervisor, Department of Planning and Development

Signature:  _____

Approved by/Date/Signature:

Jason Sinyard, M.B.A., P. Eng., Director, Planning and Development

Signature:  _____

GD/dlm

Attachments:

1. Location Map
2. Design Plans
3. Draft Terms of Reference

**TERMS OF REFERENCE
FOR LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A DISCRETIONARY USE OF PROPERTY AT
11 BARROWS ROAD FOR AN EATING ESTABLISHMENT
IN THE INDUSTRIAL QUIDI VIDI (IQ) ZONE**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with these terms of reference and a copy of the terms of reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15 MB). A list of those persons/agencies who prepared the Land-Use Assessment Report shall be provided in the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed new building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies in the building by their respective floor areas.

B. Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location and height of the proposed building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the views of the proposed building from these locations: Barrows Road at Stone's Road; Maple View Place near the rear of the houses at 66 and 70 Quidi Vidi Village Road; and near 21 Barrows Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios/balconies/wharf space.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.
- Identify the location and type of any exterior heating, ventilating and air-conditioning (HVAC) equipment to service the proposed building. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.

E. Landscaping & Buffering

- On a landscaping plan, identify the details of site landscaping and measures to buffer the proposed building from nearby houses, including but not limited to noise from outdoor seating areas.
- Identify the location and screening for electrical transformers and refuse containers.

F. Snowclearing and Snow Storage

Identify proposed method of snowclearing and the location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off-street parking spaces, and the means of managing parking-area stormwater runoff.

H. Traffic

Provide the anticipated traffic generation rates for the proposed development.

I. Municipal Water and Sewer Services

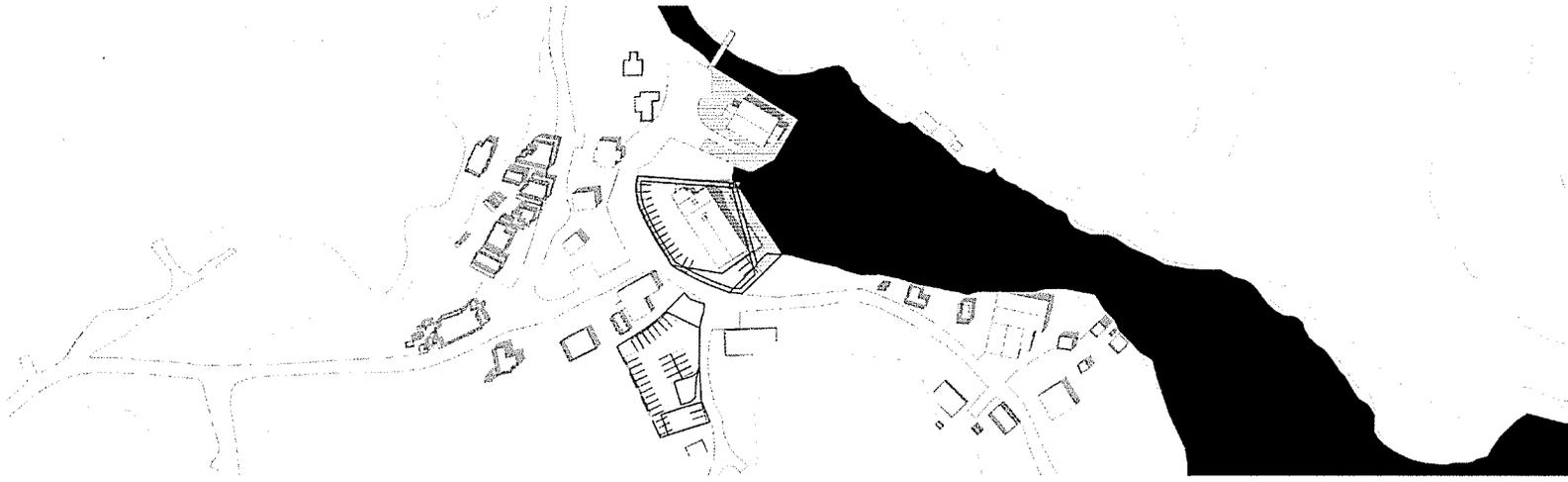
Provide information as may be required by the City's Department of Planning, Development and Engineering on the proposed installation of municipal water and sewer services to the site and on-site stormwater detention.

J. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for start and finish of each phase.
- Graphically, show on a site plan how workers' parking is to be accommodated during construction, and designated areas for equipment and materials during construction.

MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

FMA Proj. No: 6860-01



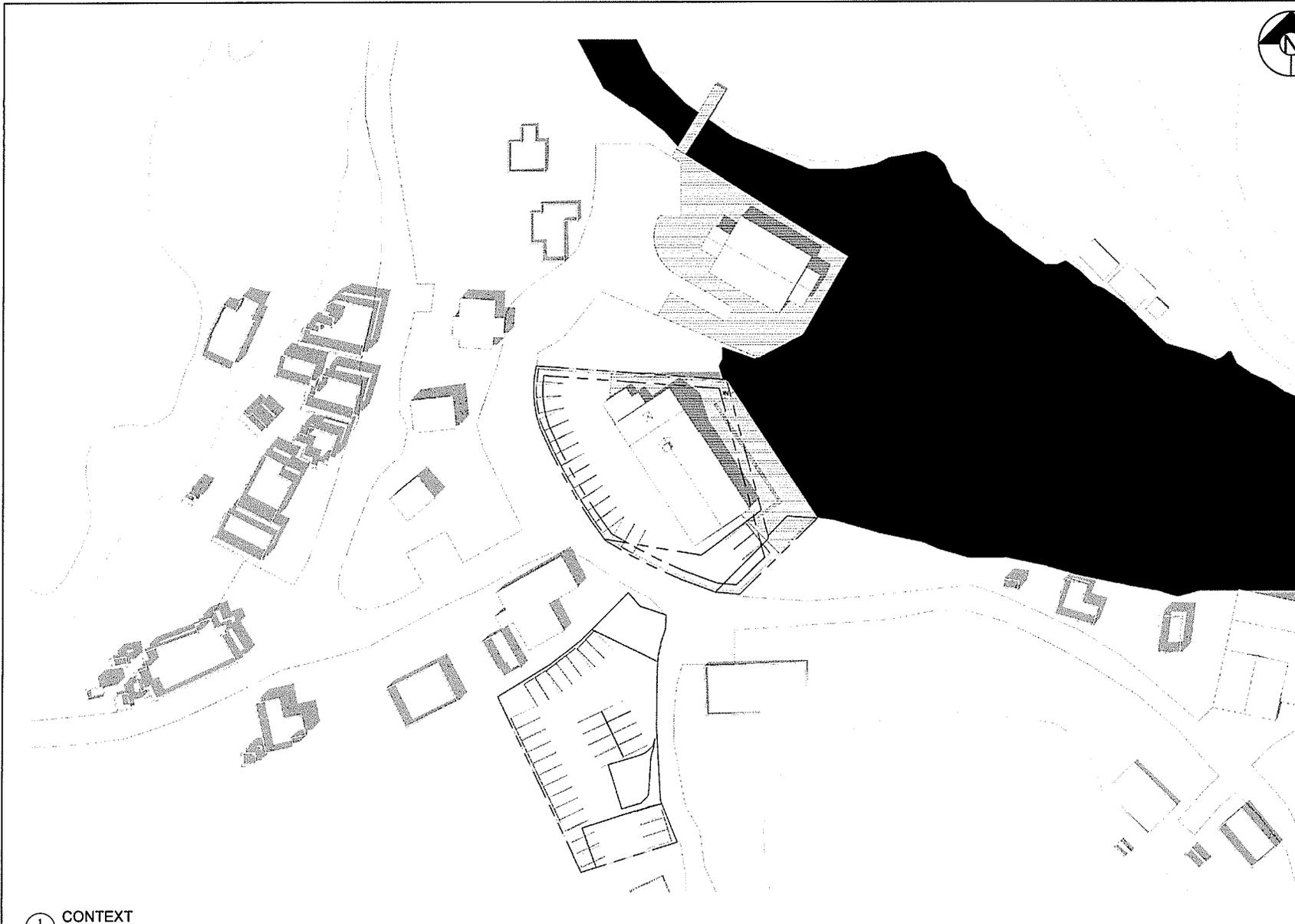
① QUIDI VIDI
1 : 1000

ARCHITECT

Fougere
Menchenton
ARCHITECTURE

Issued for Review: 01/05/2015

ARCHITECTURAL



Fougere Menchon Architecture

Fougere Menchon Architecture Inc. ARCHITECTURE
175 Long Bay Road, St. John's, NL, A1A 1A8
Phone: 709.726.8292
Fax: 709.726.8292

Mailing Address:
P.O. Box 21028, St. John's, NL, A1A 0A2

Discipline: ARCHITECTURAL

Sub-Consultant: Civil

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Structural

Drawn: JH. Checked: JH.

Designed: JH. Approved: JH.

Consultants Project No.
6860-01

Professional Stamp & Permit:



- Notes:
- DO NOT SCALE FROM THIS DRAWING.
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
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Revisions		
No.	Description	MM/DD/YY

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
CONTEXT PLAN

SCALE 1:400	CONTINUOUS
DATE 21 November 2015	A-1.0
REVISIONS 1	

CONTEXT
1:400



**Fougere
Menchenton**

Fougere Menchenton Architecture Inc. ARCHITECTURE
173 Logy Bay Road, St. John's, NL, A1A 1A8
Phone: (709) 762-0222
Fax: (709) 762-0222

Mailing Address:
P.O. Box 21026, St. John's, NL, A1A 8B2

Discipline: ARCHITECTURAL

Sub-Consultant: Civil

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Structural

Drawn: J.H. Checked: J.H.

Designed: J.H. Approved: J.H.

Consultants Project No.

6860-01

Professional Stamp & Permit



Notes:

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Revisions

No.	Description	MM/DD/YYYY

PROJECT TITLE
MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY

DRAWING TITLE

SITE PLAN

SCALE

1 : 150

DRAWING NO.

A-1.1

DATE

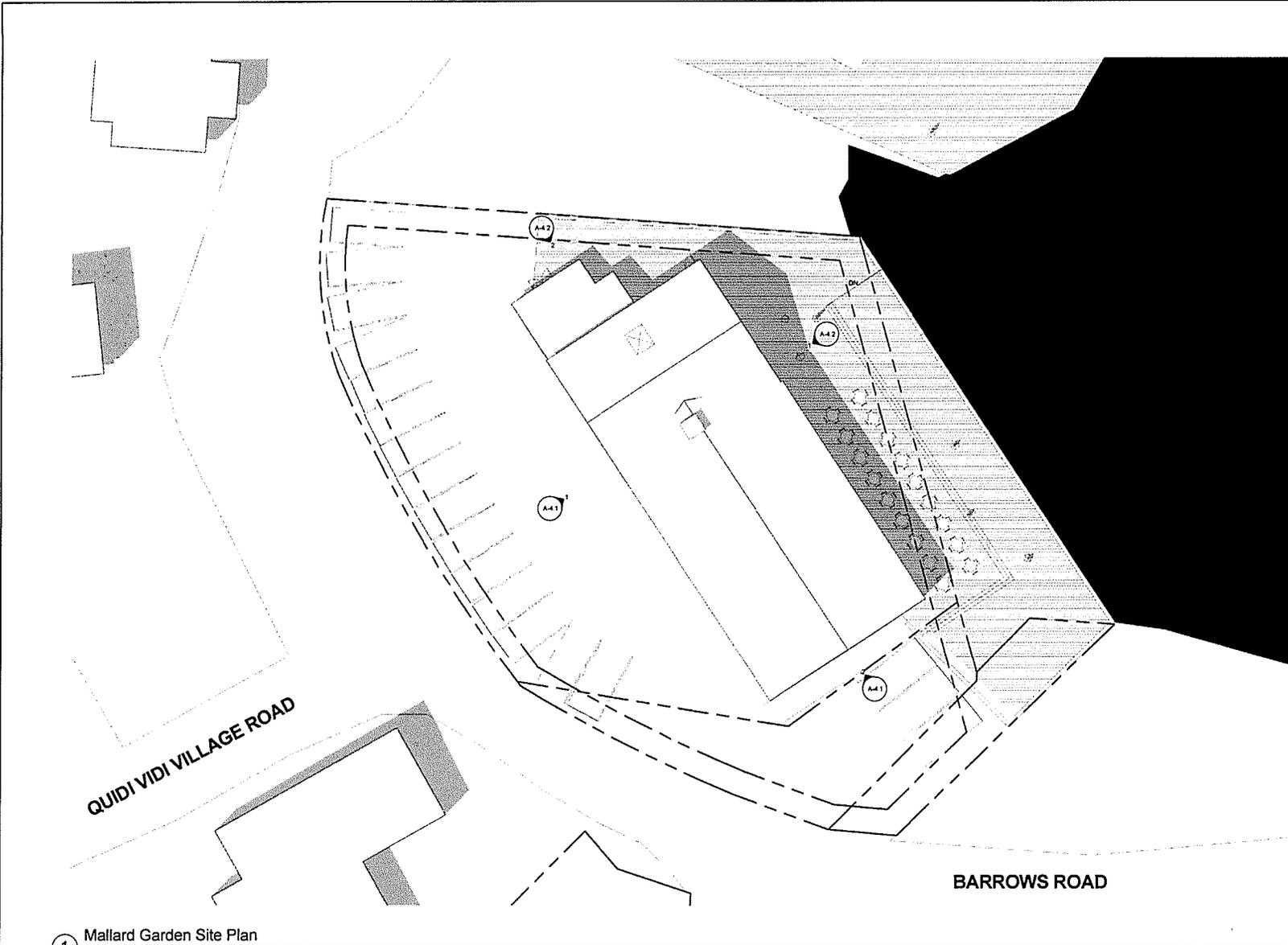
21 September 2017

REVISED BY

J

DATE

03/20/17 1:54 PM



1 Mallard Garden Site Plan
1 : 150



- Notes:
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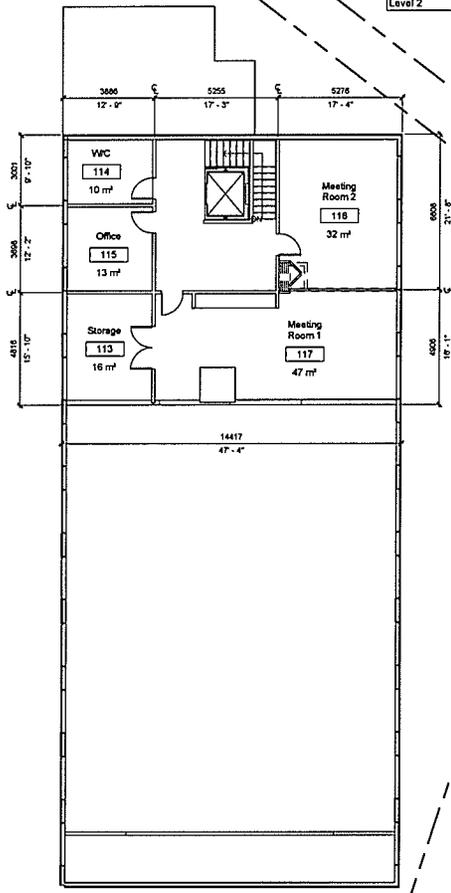
Revisions		
No.	Description	MM/DD/YY

PROJECT TITLE
MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

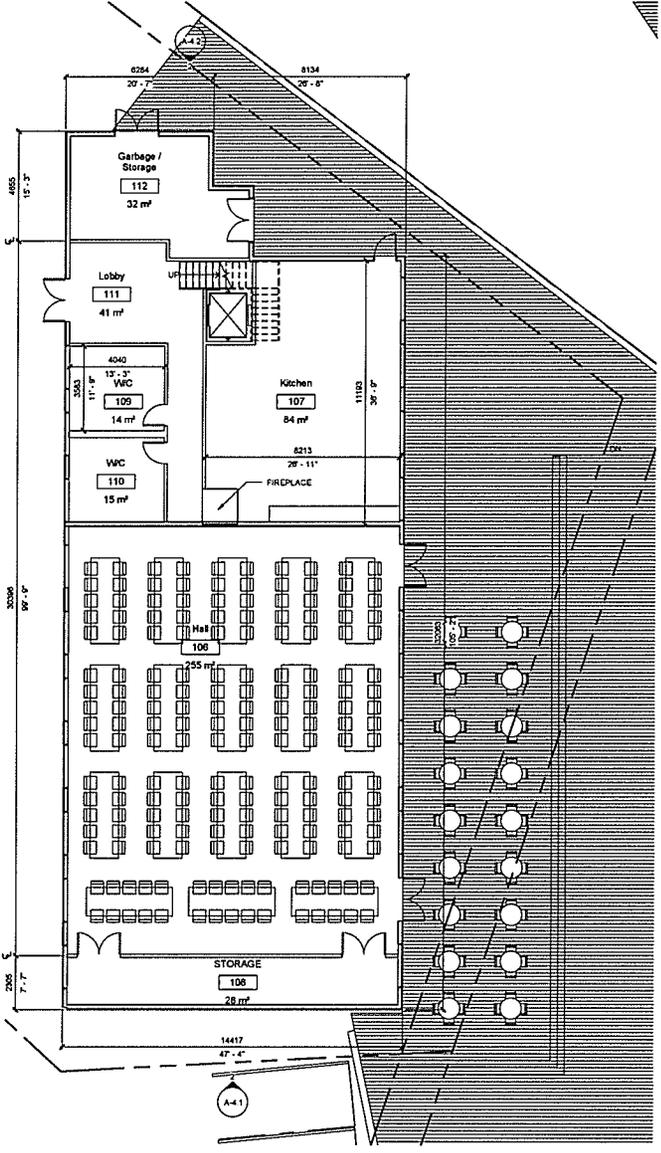
DRAWING TITLE
FLOOR PLANS

SCALE 1:100	DRAWING NO. A-2.1
DATE 23 November 2015	
REVISION NO. 2	

Area Schedule (Gross Building)		
Level	Area	Area Square Meters
Level 1	501 m ²	501 m ²
Level 2	166 m ²	166 m ²
	667 m ²	667 m ²



2 Level 2
1:100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



1 Level 1
1:100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



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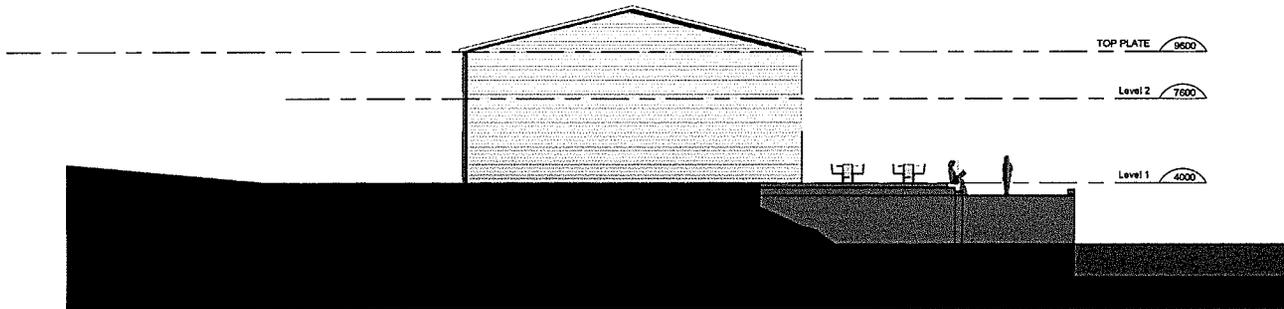
Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Pricing and Construction Review	13 September 2015

PROJECT TITLE
MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY

DRAWING TITLE
EXTERIOR ELEVATIONS
(SOUTH & WEST)

SCALE 1:100	DATE 27 September 2015	DRAWING NO. A-4.1
REVISION NO. 2	BY R122015 01 07 PM	



2 SOUTH ELEVATION
A4.1 1:100



1 WEST ELEVATION
A4.1 1:100



Notes:

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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 Aug 2015
2	Issue for Pricing and Construction Review	13 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(NORTH & EAST)**

SCALE
1:100

DATE
17 September 2015

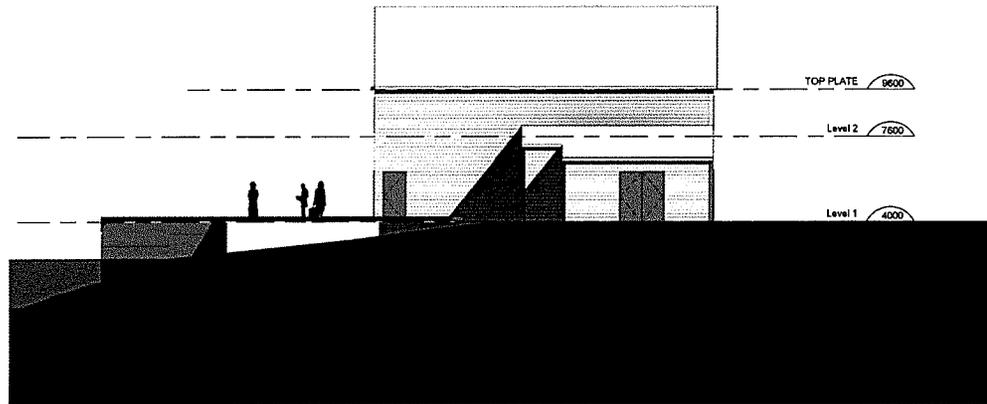
REVISIONS

2

DRAWING NO.

A-4.2

13/02/2015 09:17 PM



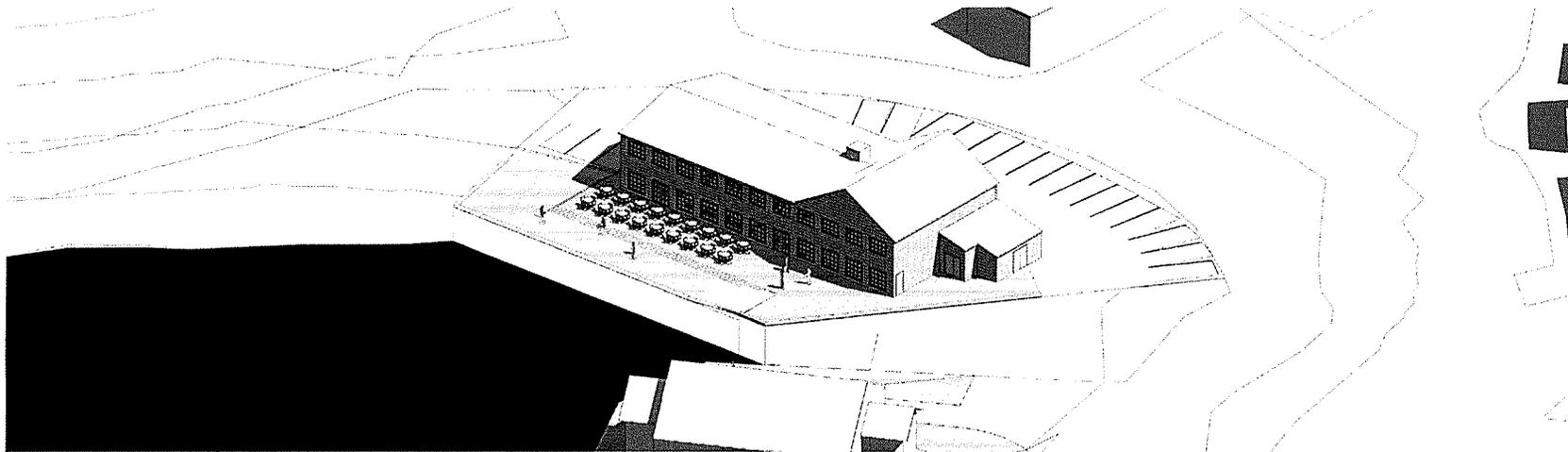
2 NORTH ELEVATION

A-4.1
1:100

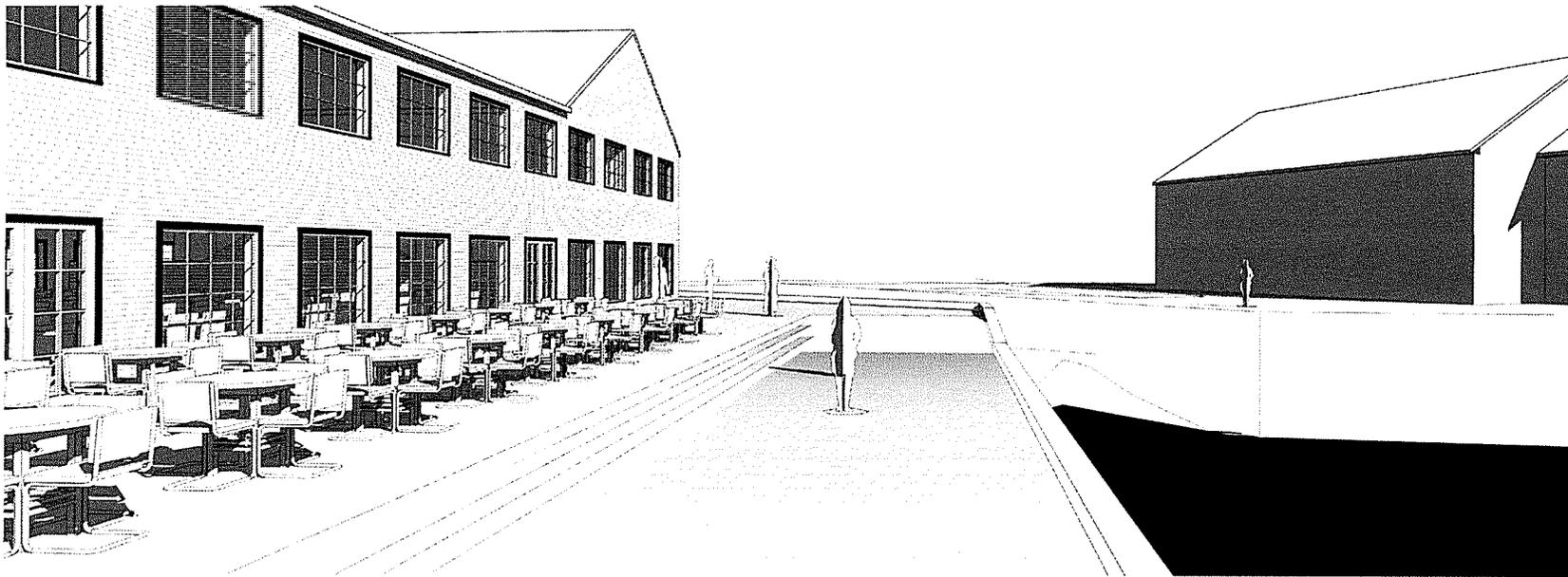


1 EAST ELEVATION

A-4.2
1:100



1 Birds Eye



2 Deck View

Fougeré
Menchenton

Fougeré Menchenton Architecture Inc. ARCHITECTURE
172 Lady Bay Road, St. John's, NL, A1A 1A6
Phone: 709.733.8202
Fax: 709.732.8202

Working Address:
P.O. Box 87008, St. John's, NL, A1A 6B2

Discipline: ARCHITECTURAL

Sub-Consultant: Civil

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Structural

Drawn	Author	Checked	Checker
-------	--------	---------	---------

Designed	Designer	Approved	Approver
----------	----------	----------	----------

Consultant's Project No:

6860-01

Professional Stamp & Permit

Preliminary
NOT FOR CONSTRUCTION

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Revisions

No.	Description	MM/DD/YY
1	Client Review and Commented Review	11/16/2016

PROJECT TITLE
MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY

DRAWING TITLE
PERSPECTIVE

SCALE	LETTERING NO
DATE	A-4.3
REVISION NO	9/23/2015 10:51 PM

**APPLICATION
TO BE REFERRED TO COUNCIL
MONDAY, JULY 25, 2016**

A Discretionary Use application has been submitted requesting permission to redevelop the property at **11 Barrow's Road** (formerly the Flakehouse) as an Eating Establishment (Restaurant). The building will have a total floor area of 450m², plus a seasonal outdoor eating area. The proposed building height is 9.45 metres. The restaurant will require a restaurant-lounge license in conjunction with the food service. Hours of operation will be 7-12 a.m. daily with 39 parking spaces provided. A Land Use Assessment Report (LUAR) is available. **Please see location plan on the back of this notice.**

Information regarding this application and LUAR may be viewed at the Department of Planning, Development and Engineering, third floor, St. John's City Hall. For further information, please phone 709-576-6192; email planning@stjohns.ca; or visit the City's website (www.stjohns.ca) under "**Public Notices**".

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by noon, **Tuesday, July 5, 2016**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email: cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on **Monday, July 25, 2016**, at which time Council is scheduled to make a decision on this application.

In accordance with the City's policy on public notification, properties within a radius of 150 metres of the application site are notified in writing by the City of this application. Notices are sent to property owners and not tenants. If you own but do not live at the property identified to receive this notice, we ask that you forward this notice to any tenants which you may have. Property ownership information is based on the City's assessment roll.

REVIEWED
June 21/16 JW

APPROVED
Diana D. S.

ST. JOHN'S

**APPLICATION
TO BE REFERRED TO COUNCIL
MONDAY, JULY 25, 2016**

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Advertise: *The Telegram*

Saturday, June 25, 2016

REVIEWED
June 21/16 UW

APPROVED
Diana Dora

**APPLICATION
TO BE REFERRED TO COUNCIL
MONDAY, JULY 25, 2016**

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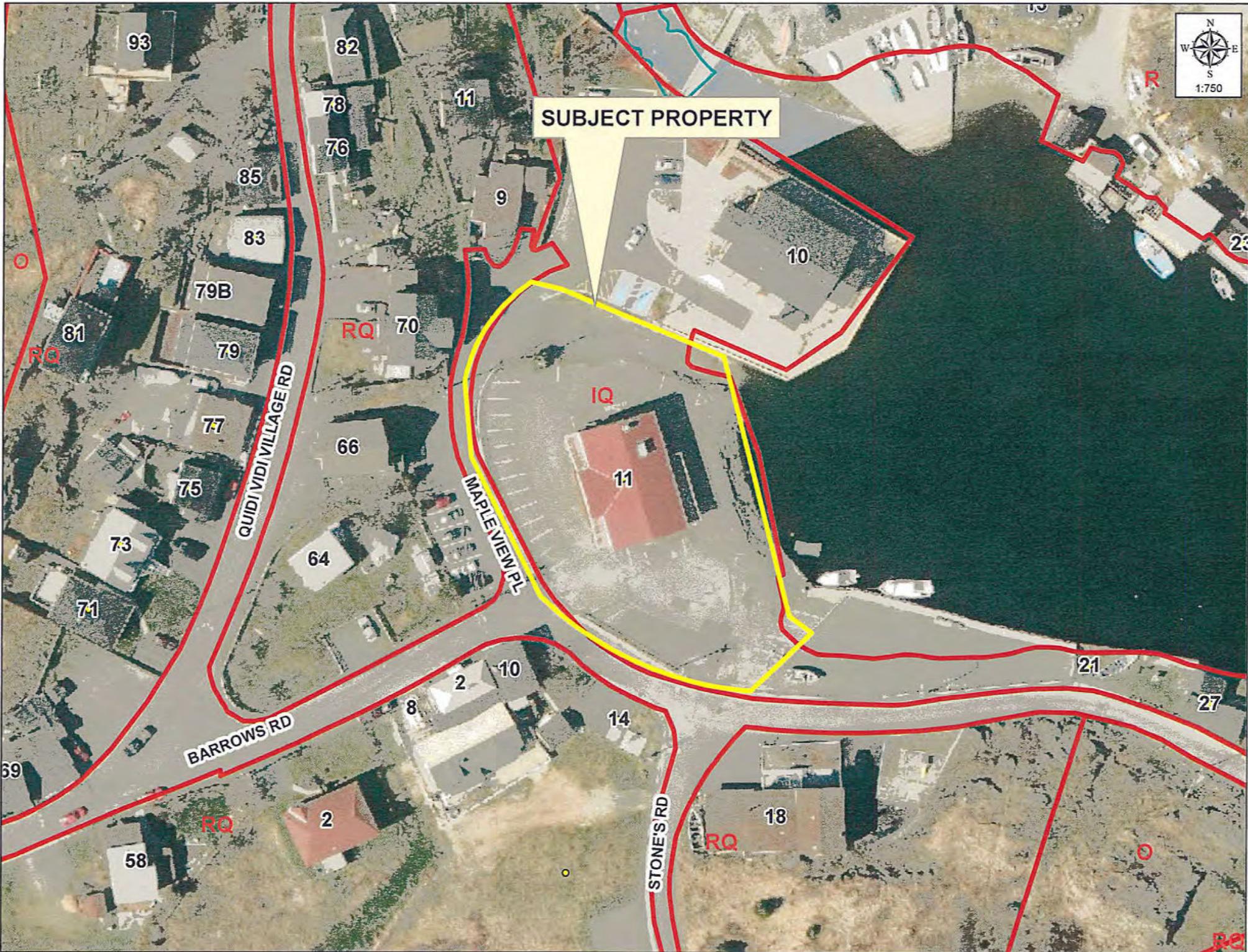
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REVIEWED
June 22/16 JW

APPROVED
A. Howard

ST. JOHN'S



SUBJECT PROPERTY



MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

FMA Proj. No: 6860-01

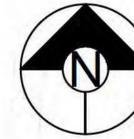


1 QUIDI VIDI
1 : 1000

ARCHITECT
Fougere
Menchenton
ARCHITECTURE

Issued for Review: 01/05/2015

ARCHITECTURAL



Notes:

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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE

**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE

CONTEXT PLAN

SCALE

1 : 400

DATE

23 September 2015

REVISION NO.

2

DRAWING NO.

A-1.0

9/23/2015 5:04:18 PM





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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
SITE PLAN

SCALE
1 : 150
DATE
23 September 2015
REVISION NO.
2

DRAWING NO.
A-1.1
9/23/2015 5:04:37 PM



1 Mallard Garden Site Plan
1 : 150



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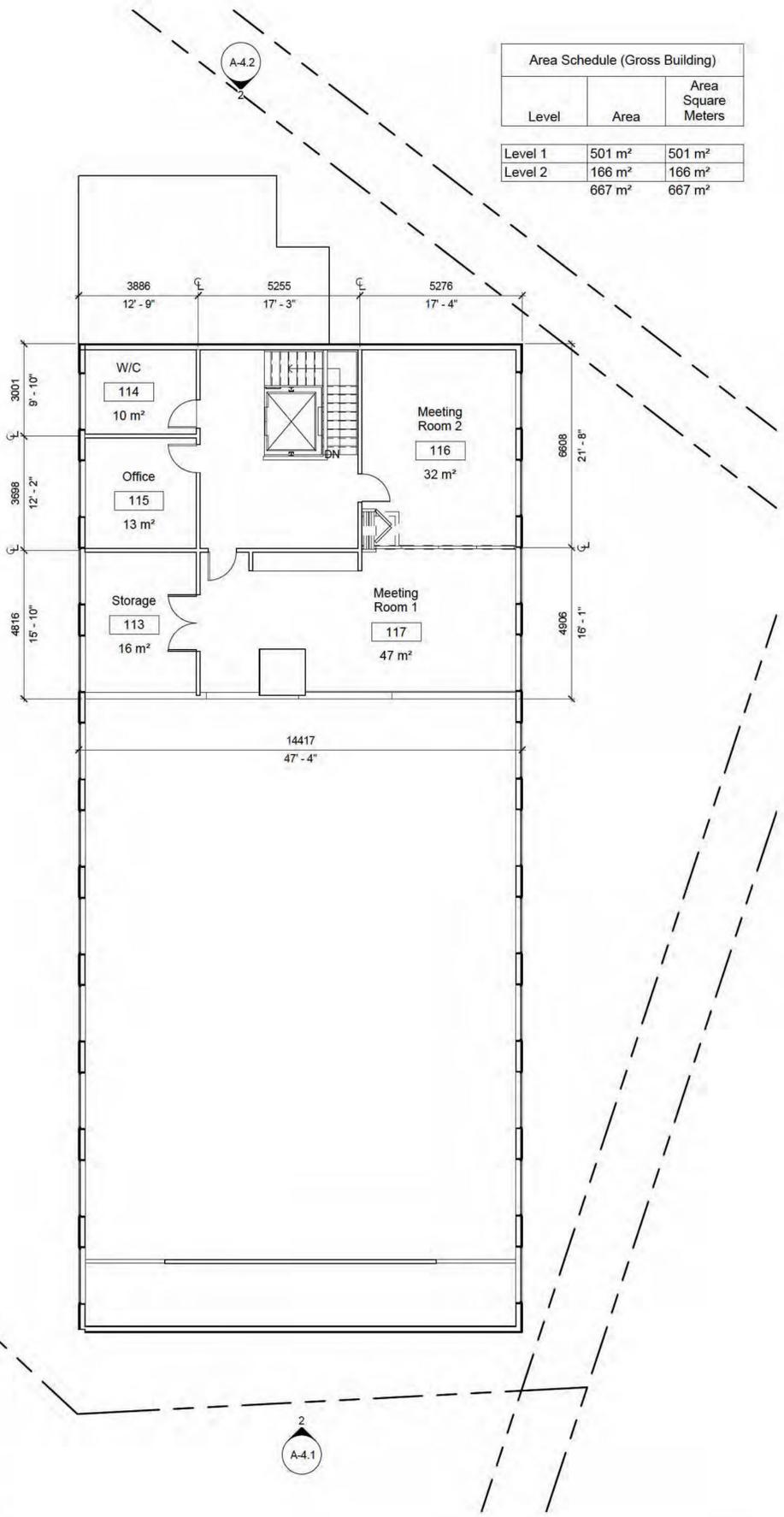
Revisions		
No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

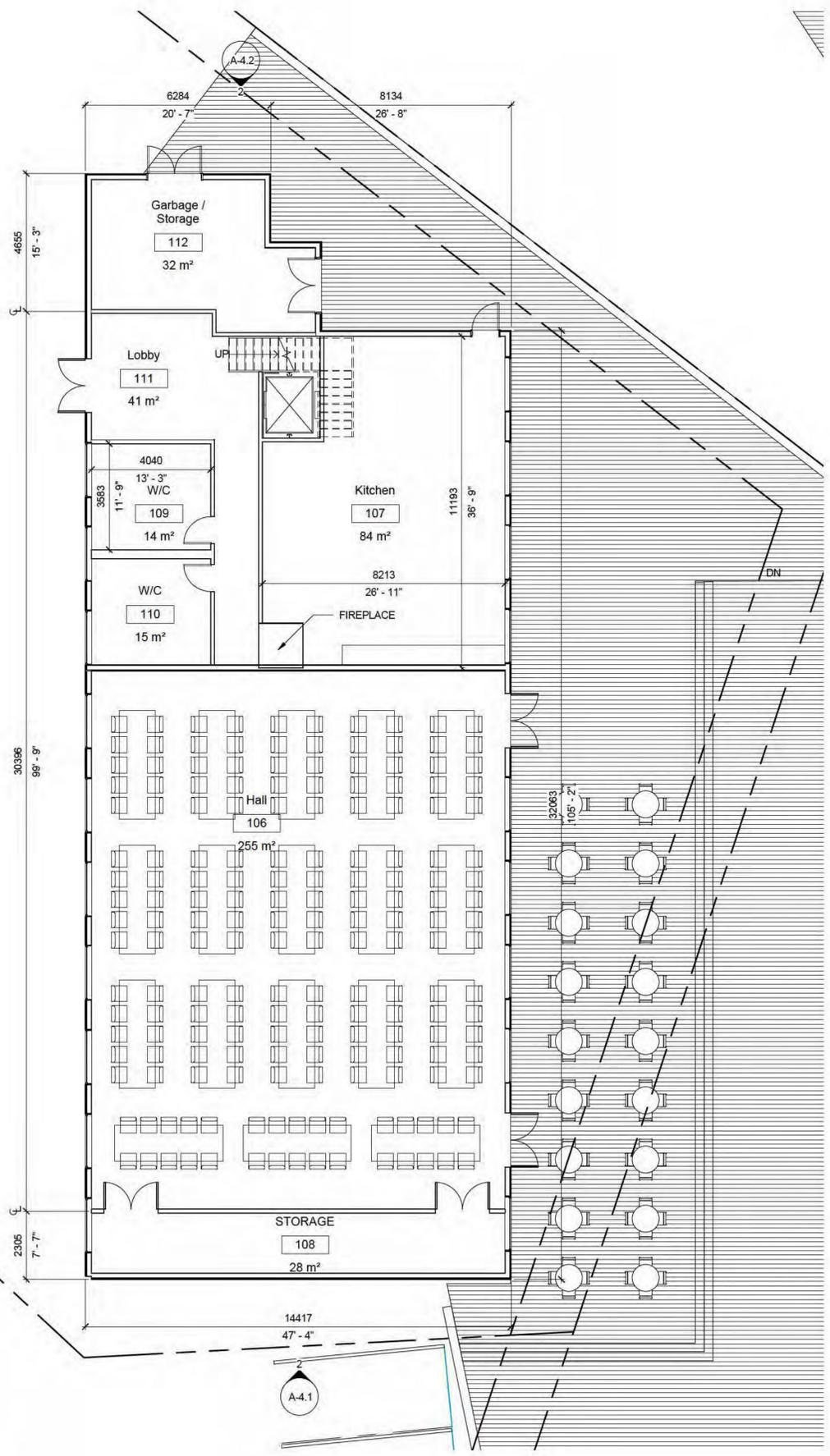
DRAWING TITLE
FLOOR PLANS

SCALE 1:100	DRAWING NO. A-2.1
DATE 23 September 2015	
REVISION NO. 2	9/23/2015 5:04:40 PM

Area Schedule (Gross Building)		
Level	Area	Area Square Meters
Level 1	501 m ²	501 m ²
Level 2	166 m ²	166 m ²
	667 m ²	667 m ²



2 Level 2
1:100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



1 Level 1
1:100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(SOUTH & WEST)**

SCALE
1 : 100
DATE
23 September 2015
REVISION NO.
2

DRAWING NO.

A-4.1

9/23/2015 5:05:07 PM



2
A-4.1 SOUTH ELEVATION
1 : 100



1
A-4.1 WEST ELEVATION
1 : 100



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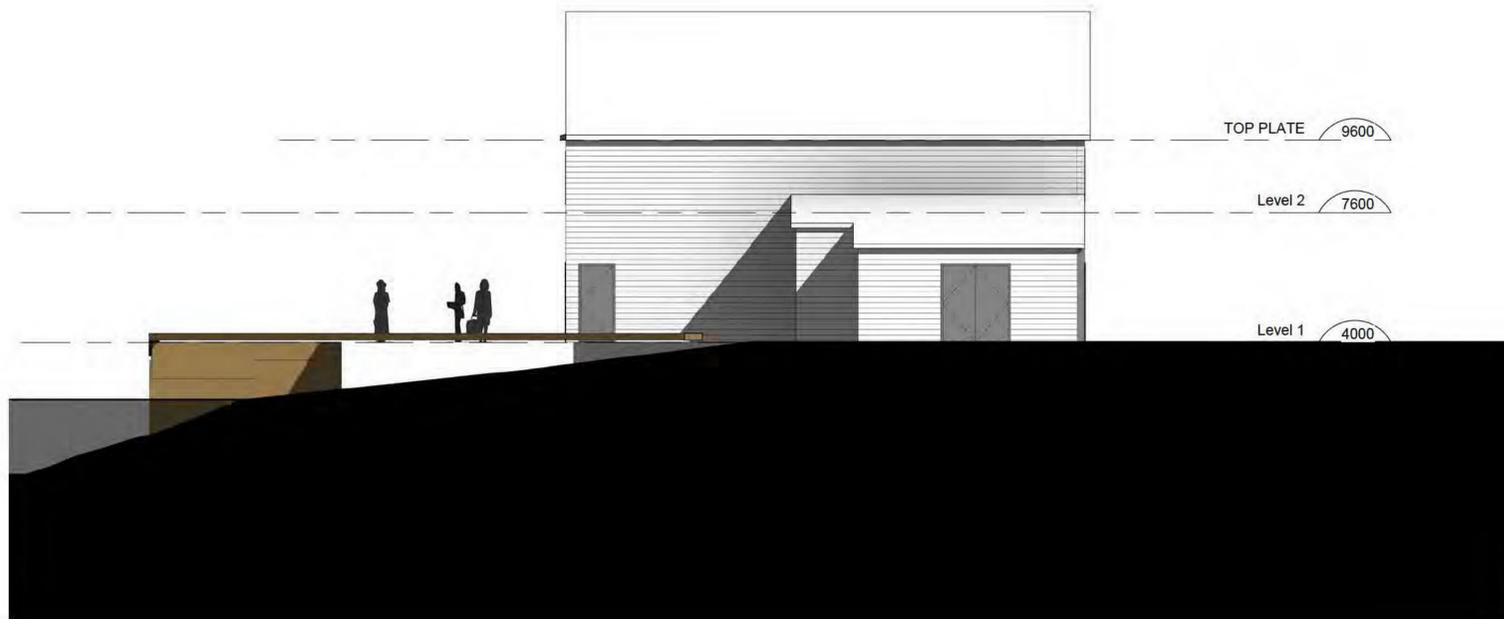
Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(NORTH & EAST)**

SCALE 1 : 100	DRAWING NO. A-4.2
DATE 23 September 2015	
REVISION NO. 2	9/23/2015 5:05:32 PM



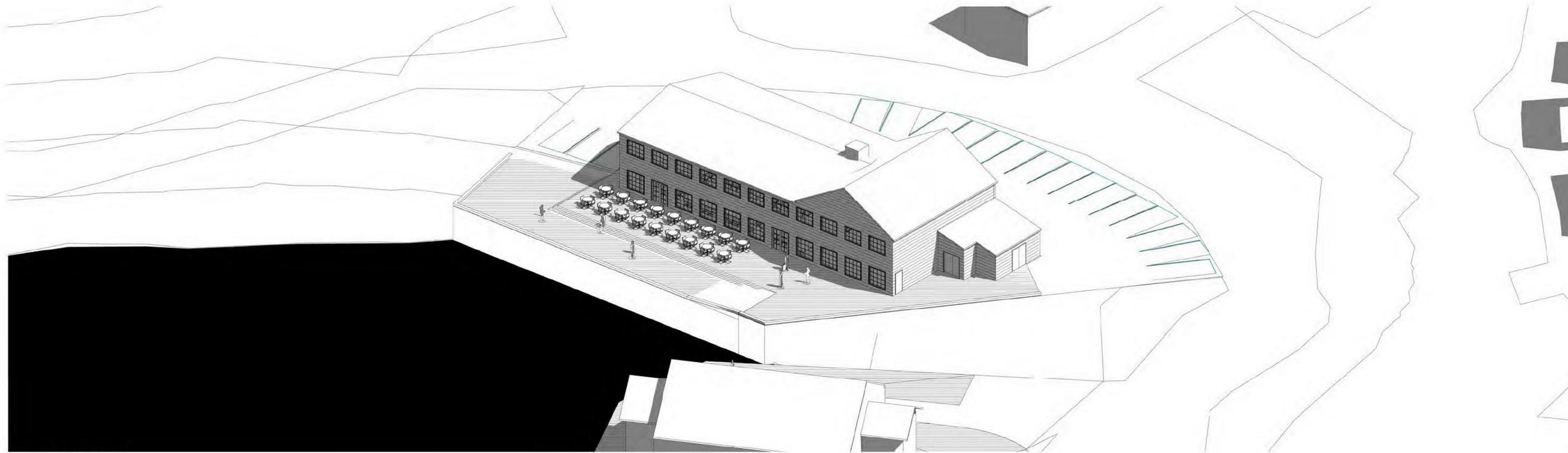
2 NORTH ELEVATION

1 : 100

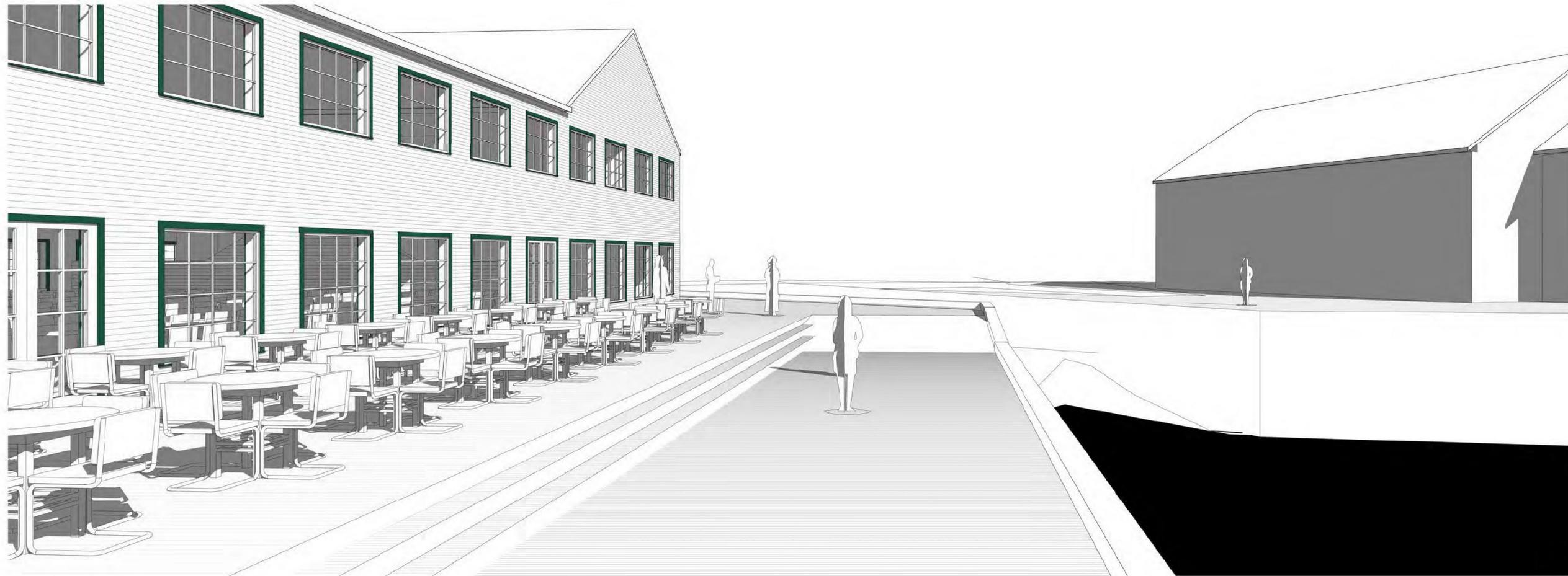


1 EAST ELEVATION

1 : 100



1 Birds Eye



2 Deck View



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Revisions

No.	Description	MM/DD/YY
1	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
PERSPECTIVE

SCALE	DRAWING NO.
DATE 23 September 2015	A-4.3
REVISION NO. 1	

To whom it may concern,

Friday, November 6th, 2015

This is a letter to outline the further developed vision my partners and I have to revitalize one of the most important vacant properties in St. John's, located in the heart of Quidi Vidi Village at 11 Barrows Road.

The site, a centerpiece of Quidi Vidi Village, was utilized by its previous owners as one of Newfoundland's most successful restaurants from 1986 – 2005, followed most recently by a catering company which operated from 2005 – 2010. This operation was a mainstay in the community for almost 20 years, and was a welcome part of the community, employing many of its residents.

Since 2010, the space has been largely vacant, but the public interest in the property has not waned. The owner's emotional ties to the property kept them from selling to the highest bidder, as they waited for the right project to come along that they felt would best suit land that has been in their family for generations. Following a lengthy 'Request for Proposals' process, the owners were able to get behind the vision of my partners and I as the best use for the property.

Our vision is two tiered, in that:

1. We plan to construct a restaurant/eating establishment that will be an offshoot of the reputation we have earned with our current restaurant, Mallard Cottage, in the heritage driven 'sense of place' aesthetic of the property, the business operation and in the quality of the product we will be serving.
2. In addition to the restaurant/eating establishment, we intend to implement one of the major tenants of the Quidi Vidi Development Plan (2003/2006/2015), in creating a publically accessible wharf that will allow tourists and residents alike to enjoy the waterfront, building on the Quidi Vidi Pier Walk that started with the City of St. John's development of the Quidi Vidi Plantation.

We are dedicated to complying with permitted discretionary usage for this property, evolving our concept to mirror that of our current restaurant operation at Mallard Cottage. We will be a full service restaurant, capitalizing on the increasing amount of daytime traffic in Quidi Vidi Village, much of which is underserved. The restaurant will also be available for catered functions on occasion. There will also be office space that will be utilized for administrative use, as well as small private meeting room for business purposes.

This project will be an estimated \$4 million investment in Quidi Vidi Village, with a lasting measureable economic offshoot. It will prove to be a major commercial development for our city, and provide a valuable piece of public infrastructure alongside a commercial asset. Our proposed building is 7200 Sq feet, and our intended capacity is 160 patrons, 20 administrative staff/office users, with approximately 30 service staff. As indicated within our architectural rendering, our parking requirements of 51 parking spaces for this project are met, and actually exceeded. We have 54 spaces of standard parking dimensions available with the space associated with 11 Barrow's Road, and that of a separate purchase of approximately 15000 sq feet at 31 Stone's Road, which would be fully dedicated to parking.

All business operations will occur between 7:00 am – midnight, and would be taking all municipal by-laws into consideration so as to provide minimal disruption to the residents of Quidi Vidi Village, and the surrounding community. Since 2013, we have proven our adherence to these guidelines through a mirrored operation at Mallard Cottage.

We look forward to working with the City of St. John's in our development of the centerpiece of Quidi Vidi Village, and welcome any questions, and the opportunity to further discuss our plans.

Sincerely,

Stephen Lee

To whom it may concern,

Tuesday, October 13, 2015

My partners and I have a vision to revitalize one of the most important vacant properties in St. John's, located in the heart of Quidi Vidi Village at 11 Barrows Road.

The site, a centerpiece of Quidi Vidi Village, was utilized by its previous owners as one of Newfoundland's most successful restaurants from 1986 – 2005, followed most recently by a catering company which operated from 2005 – 2010. This operation was a mainstay in the community for almost 20 years, and was a welcome part of the community, employing many of its residents.

Since 2010, the space has been largely vacant, but the public interest in the property has not waned. The owner's emotional ties to the property kept them from selling to the highest bidder, as they waited for the right project to come along that they felt would best suit land that has been in their family for generations. Following a lengthy 'Request for Proposals' process, the owners were able to get behind the vision of my partners and I as the best use for the property.

Our vision is two tiered, in that :

1. We plan to construct an eating establishment that will be an offshoot of the reputation we have earned with our current restaurant, Mallard Cottage, in both the heritage driven 'sense of place' aesthetic of the property, and in the quality of the product we will be serving.
2. In addition to the eating establishment, we intend to implement one of the major tenants of the Quidi Vidi Development Plan (2003/2006/2015), in creating a publically accessible wharf that will allow tourists and residents alike to enjoy the waterfront, building on the Quidi Vidi Pier Walk that started with the City of St. John's development of the Quidi Vidi Plantation.

The commercial aspect of our plan is to operate an eating establishment built for private functions first and foremost. Our focus will be on group bookings, as there is no dedicated venue in St. John's that offers quality private events as their primary focus. There is a serious market gap in this type of venue in St. John's, and we intend to satisfy the overwhelming demand for a quality venue that focuses on private events.

Our purposed building is 7200 Sq feet, and our intended capacity is 160 patrons, with approximately 25 staff. As indicated within our architectural rendering, our parking requirements of 51 parking spaces for this project are met, and actually exceeded. We have 54 spaces of standard parking dimensions available with the space associated with 11 Barrow's Road, and that of a separate purchase of approximately 15 000 sq feet at 31 Stone's Road, which would be fully dedicated to parking.

Our operational hours would be subject to private event bookings, so would not be a regular 7 day a week restaurant operation. However, our operations would take place between 9:00 am – 12:00 am, and would be taking all municipal by-laws into consideration so as to not disrupt the residents of Quidi Vidi Village, and the surrounding community. Since 2013, we have proven our adherence to these guidelines with our current operation at Mallard Cottage.

We look forward to working with the City of St. John's in our development of the centerpiece of Quidi Vidi Village, and welcome any questions, and the opportunity to further discuss our plans.

Sincerely,

Stephen Lee

1500192
ONE STOP CITY SERVICE
access 311
stjohns.ca

PDE - 3003

Department of Planning, Development and Engineering

BUILDING/DEVELOPMENT APPLICATION

PLEASE PRINT

PROPERTY LOCATION

SECTION 1

Civic Address 11 BARROWS ROAD, ST. JOHN'S, NL

Suite/Floor _____ Subdivision _____ Lot # _____

Account # _____ Date (yyyy-mm-dd) _____

CONTACT INFORMATION

SECTION 2

Applicant _____

Email _____

Mailing Address _____

Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

Property Owner _____

Email _____

Mailing Address _____

Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

Contractor Sweet Lumber Enterprises Ltd.

Email _____

Mailing Address _____

Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

Consultant (FOUGERE MONTGOMERY)

Email _____

Mailing Address _____

Postal Code _____

Telephone (Home) _____ (Work) _____

(Fax) _____ (Cell) _____

PROJECT INFORMATION

SECTION 3

Tenant, Occupancy, Trade Name MALTED COTTAGE Inc.

Building floor area 6170 sq ft Project floor area 7176 sq ft. Property/lot area 22 000 + 14 000 sq ft

Number of on-site parking spaces TBD Number of Employees 50

Please check all that apply:

- Electrical work Plumbing work Private well installation (Must be drilled) Private septic installation (GSC approval required) Culvert installation (Must be approved by Streets Dept)

Description of project Demolition of current structure, remediation of property, reinstating wharf, development + construction of new building in keeping with traditional Newfoundland style Estimated cost of project (\$) \$3.8 Million

+ installation of parking lot at adjacent property

APPLICANT SIGNATURE OF AGREEMENT

SECTION 4

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information requested.

Note: Where the applicant and property owner are not the same, the signature of the property owner may be required before the application can be accepted for processing.

Applicant _____ Date (yyyy-mm-dd) 2015-08-27
 Property Owner _____ Date (yyyy-mm-dd) _____
 Staff signature (Signature) Date (yyyy-mm-dd) 2015/09/11

FOR INTERNAL USE ONLY

SECTION 5

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City Staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee _____ Budget Number _____

Inspection Services

Roll # _____ File # _____ Class _____

Work type _____ Structure type _____ Sub type _____ Inspector _____

Planning, Development, and Engineering

File # _____ Application Type _____

Date Entered (yyyy-mm-dd) _____ Staff initials _____

Use _____ Land Use Zone _____

Permitted use Discretionary Use Change to non-conforming use

Heritage area or designated building Yes No If yes, area: _____

Department of Historic Resources Notification Required Yes No

City Services Water Yes No

Sanitary Sewer Yes No

Storm Sewer Yes No

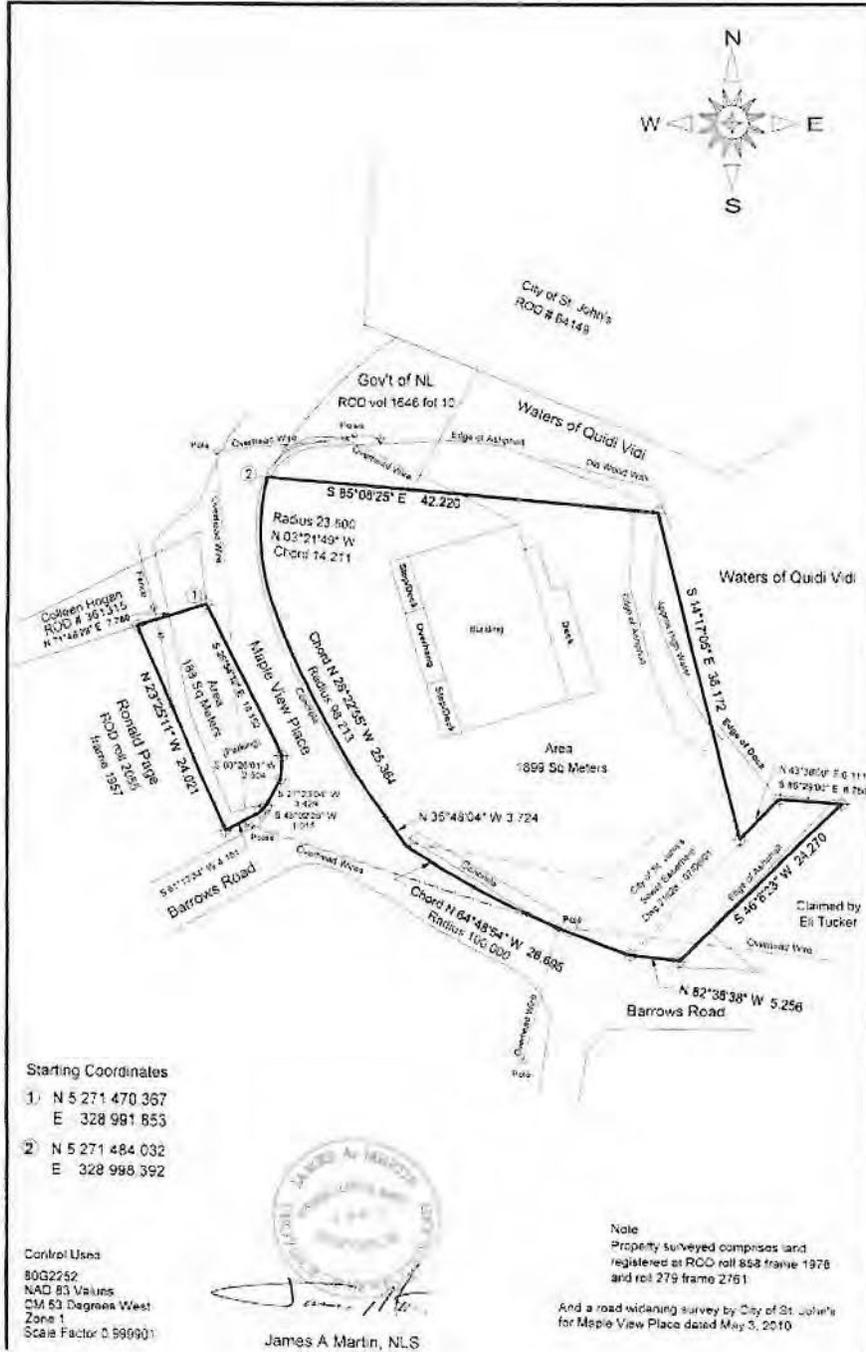
Street Excavation Permit required Yes No

Fee charges required

Notes

Please mail completed form to:	Access St. John's, City Hall 10 New Gower Street P.O. Box 908 St. John's NL A1C 5M2	Call: 311 or 709-754-2489 Where 311 is unavailable, call 709-754-CITY (2489) Fax: 709-576-7688 Email: service@stjohns.ca
--------------------------------	--	---

7.3 SURVEY



Subject: **Fw: Mallard Cottage Inc.**
From: Susan Morrison <smorrison@cwatlantic.com>
To: <steve@mallardcottage.ca>
Reply To: <smorrison@cwatlantic.com>
Date: 2015-09-09 17:36



-----Original Message-----

From: Larry And Kelly Bursey
To: Susan Morrison
Subject: Mallard Cottage Inc.
Sent: Sep 9, 2015 7:24 AM

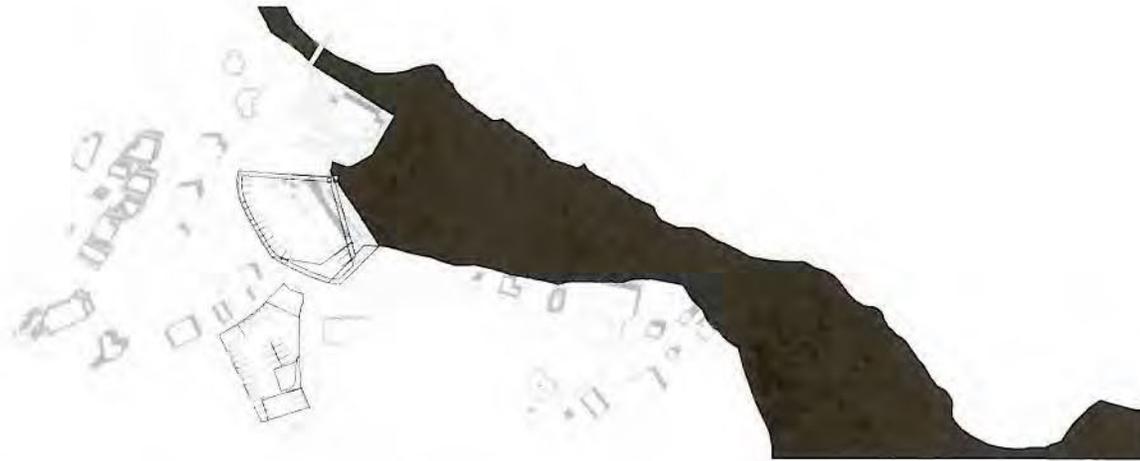
To the city of st john's
We are aware that Mallard Cottage inc is applying for a development permit for the property known as 11 Barrows Road.
Regards

Larry Bursey

Director RLB Holdings Inc.
Sent wirelessly from my BlackBerry device on the Bell network.
Envoyé sans fil par mon terminal mobile BlackBerry sur le réseau de Bell.

MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

FMA Proj. No: 6860-01



1 QUIDI VIDI
1 : 1000

ARCHITECT
**Fougere
Menchenton**
ARCHITECTURE

Issued for Review: 01/05/2015

ARCHITECTURAL



**Fougeré
Menchenon** ARCHITECTURE

Fougeré Menchenon Architecture Inc.
171 Long Bay Road, St. John's, NL, A1A 1A8
Phone: 709 738 8202
Fax: 709 722 2202

Building Address:
P.O. Box 21038, St. John's, NL, A1A 5B2

Discipline: ARCHITECTURAL

Sub-Consultant: Civil

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Structural

Drawn: JCB Checked: JH

Designed: JH Approved: JH

Consultant's Project No:
6860-01

Professional Stamp & Print

Preliminary

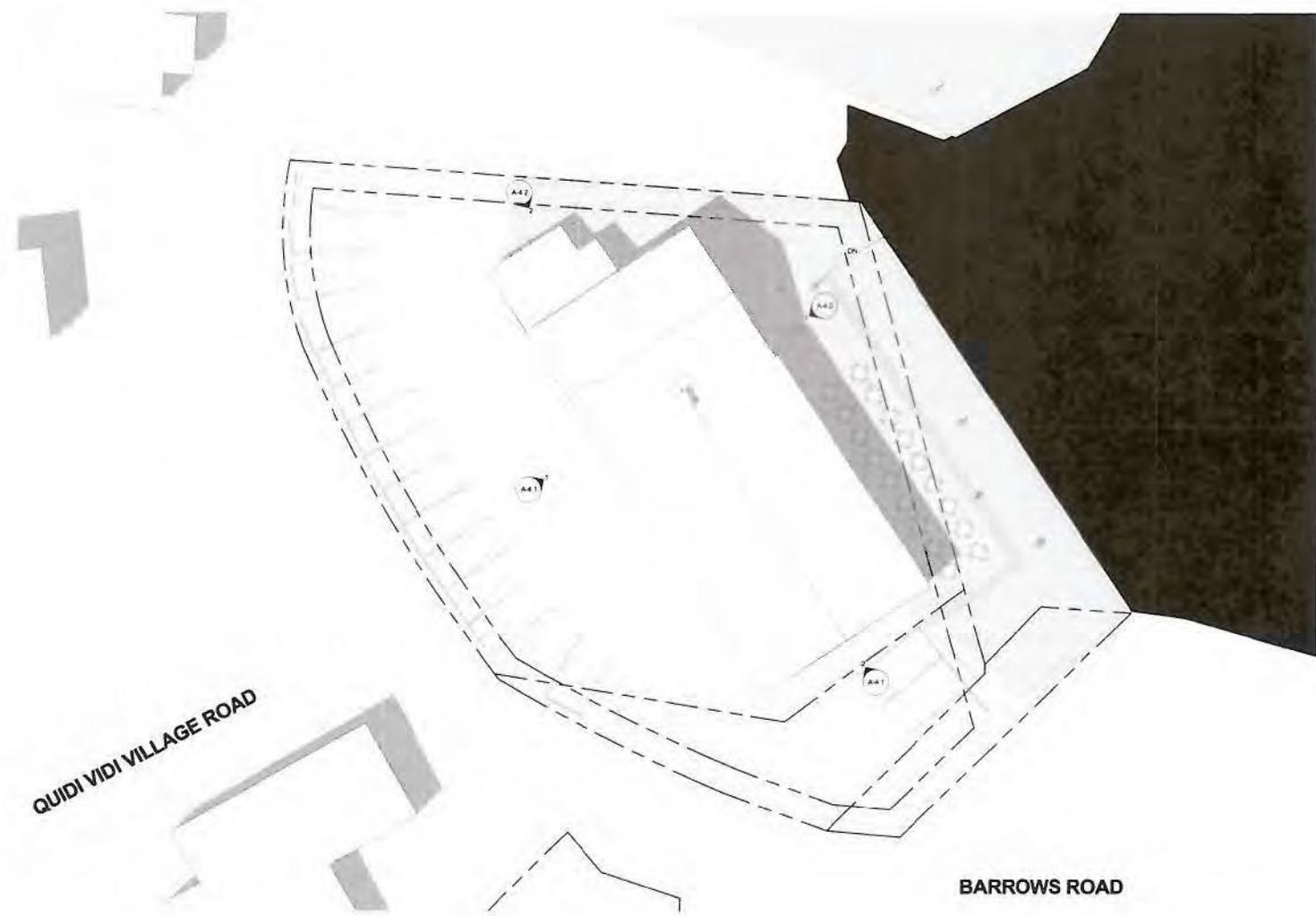
- Notes
- DO NOT SCALE FROM THIS DRAWING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN MILLIMETRES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
 - CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.

Revisions		
No.	Description	MM/DD/YY

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
SITE PLAN

DATE 1 - 2014	REVISION A-1.1
DATE 1988-2014	
REVISION 1	DATE 2014-03-12/16



QUIDI VIDI VILLAGE ROAD

BARROWS ROAD

1 Mallard Garden Site Plan
1 - 150



**Fougere
Menchenton**
ARCHITECTURE

Fougere Menchenton Architecture Inc. ARCHITECTURE
175 Long Bay Road, St. John's, N.L. A1A 1A8
Phone: 709 728 8382
Fax: 709 728 8382

Working Address:
P.O. Box 21038, St. John's, N.L. A1A 5B2

Discipline: ARCHITECTURAL

Sub-Consultant: Civil

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Structural

Drawn: () () Checked: () ()

Designed: () () Approved: () ()

Consultants Project No:

6860-01

Professional Stamp & Permit

Preliminary

Notes

1. DO NOT SCALE FROM THIS DRAWING
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK
4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA

Revisions

No.	Description	MM/DD/YY

PROJECT TITLE

MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY

DRAWING TITLE

CONTEXT PLAN

DATE

1/10/2011

SCALE

1/4" = 1'-0"

REVISIONS

1

1/10/2011

1

1/10/2011

1

1

1

1

1

1

1

1

1

A-1.0



CONTEXT

1/400

Discipline: ARCHITECTURAL

Sub-Consultant: CM4

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Structural

Drawn	JH	Checked	Chocler
Designed	JH	Approved	Approver

Consultants Project No:
6860-01

Professional Stamp & Permit

Preliminary

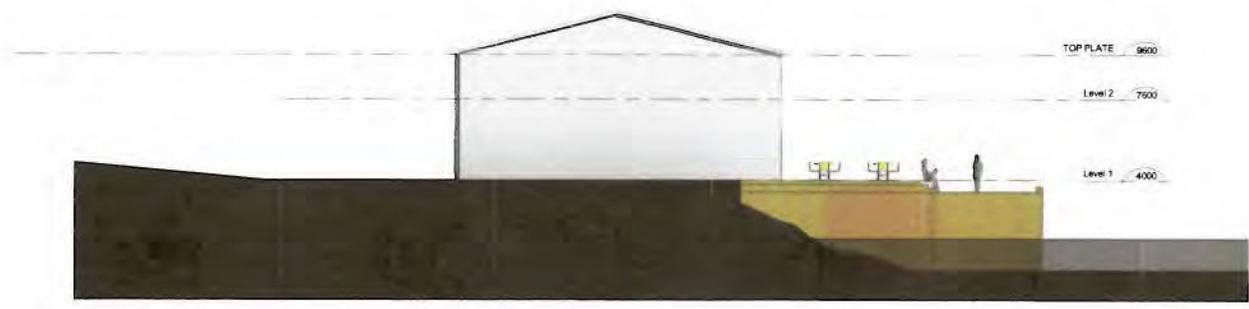
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Revisions		
No.	Description	MM/DD/YY

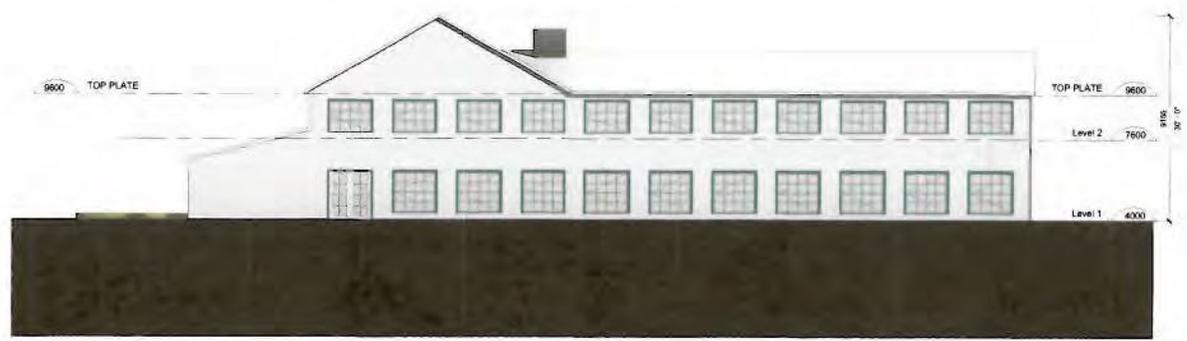
PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(SOUTH & WEST)**

SCALE	1:100	DATE	11/04/2016
DRAWN	JH	REVISIONS	1
A-4.1		A-4.1	



2
SOUTH ELEVATION
1:100



1
WEST ELEVATION
1:100

Drawn	LM	Checked	Checker
Designed	LM	Approved	Approver

Consultant Project No:
6860-01

Professional Stamp & Permit

Preliminary

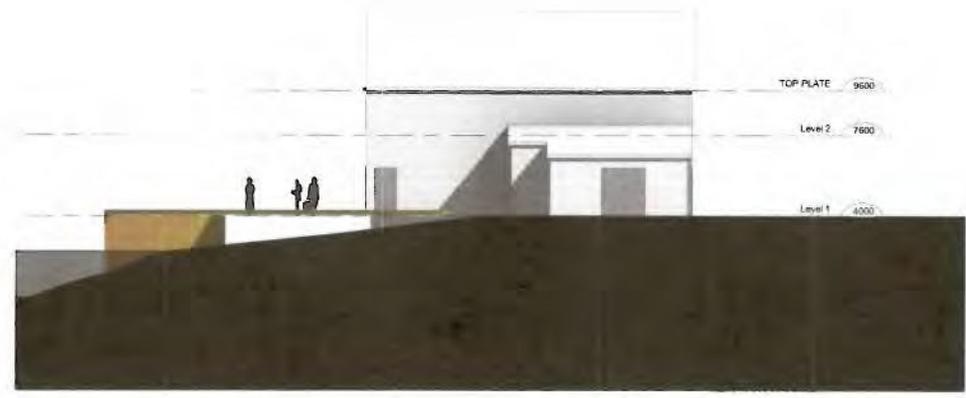
- Notes
- DO NOT SCALE FROM THIS DRAWING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN MILLIMETRES.
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 - CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.

Revisions		
No.	Description	MMDDYY

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(NORTH & EAST)**

SCALE	1:100	DRAWING NO.	A-4.2
DATE	1/18/2017	PROJECT NO.	6860-01
REVISED BY		DATE	



NORTH ELEVATION

2
A-4.2
1:100



EAST ELEVATION

1
A-4.2
1:100



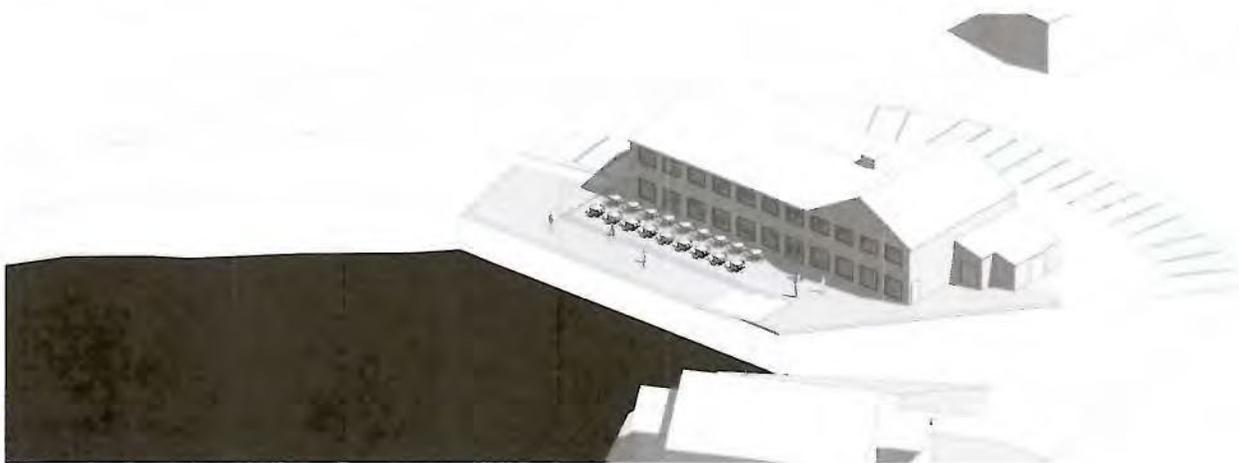
- 1 DO NOT SCALE FROM THIS DRAWING
- 2 UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE IN MILLIMETRES
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No.	Description	MM/DD/YY

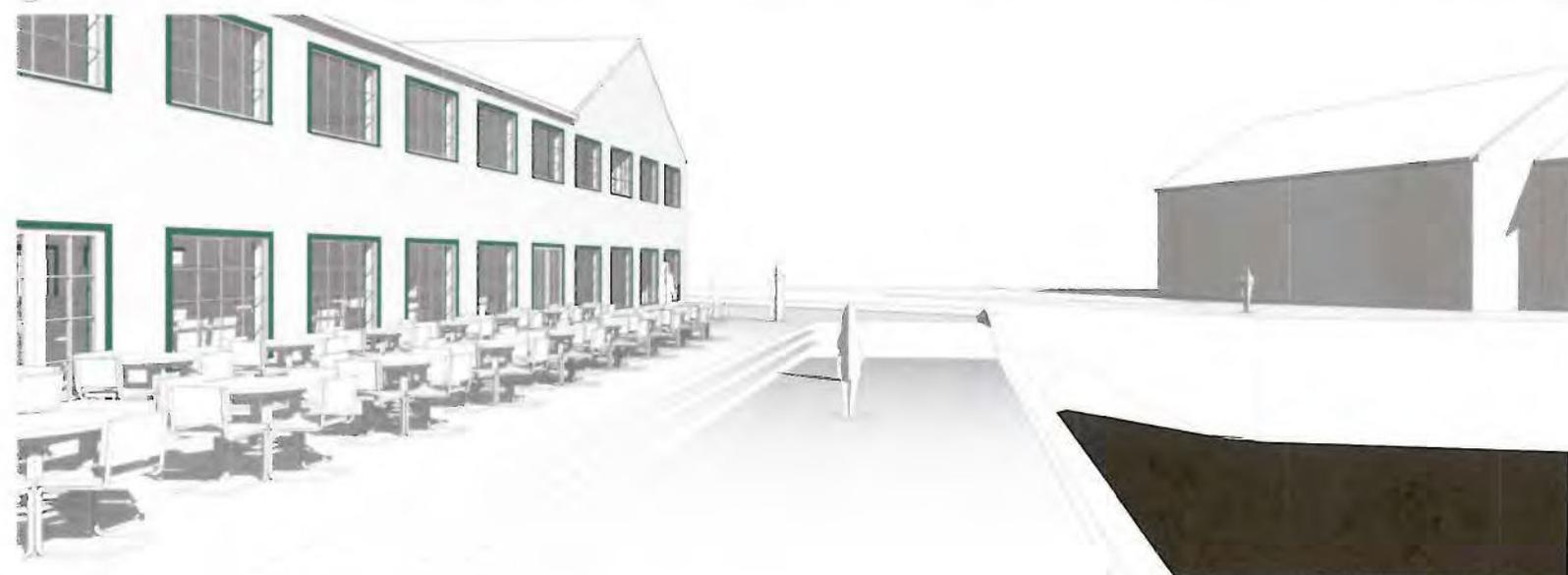
PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
PERSPECTIVE

DATE: _____ DRAWING NO:
A-4.3



1 Birds Eye



2 Deck View

July 28, 2016



Dear Sirs:

**Re: Planning, Development and Engineering File No. DEV1500192
Mallard Cottage Inc.
Discretionary Use Application - Proposed Eating Establishment (Restaurant)
11 Barrows Road - Ward 2
Industrial Quidi Vidi (IQ) Zone**

This is to inform you that your application as noted above was approved at a Regular Meeting of the St. John's Municipal Council held on **July 25, 2016**, subject to all applicable City requirements. **Please note that the Development Regulations require that a Development Agreement (attached) be signed by the Applicant and The City Clerk within six (6) months of the date of Council's approval of the application.**

Please note, the City approves the service of liquor to both Eating Establishment and Lounge uses both indoors and outdoors.

If you have not already done so, you should now make application and submit all required plans and information to Access St. John's, located on the first floor of St. John's City Hall, for processing and permits, and to make sure all other required approvals are in place and any applicable fees paid prior to the commencement of any development on the site. Please allow adequate time for processing of your application by the appropriate City staff.

Attached are two (2) items that are required by the City of St. John's to be completed and remitted at your earliest convenience:

- 1) The ***Development Agreement (Discretionary Use Permit)*** sets out the conditions of Council's approval. You must sign this agreement and return it to the City Clerk within this **six (6) months** of the date of Council's approval of the application, as noted above.

When received, the City Clerk will sign the Development Agreement and arrange for a copy to be forwarded to you. Upon receiving your signed copy, you must then make application and submit all required plans and information to Access St. John's for processing and permits, and to ensure all other required approvals are in place and appropriate fees paid, prior to any Development on the site. Please allow adequate time for processing of your application by the appropriate City staff.

ST. JOHN'S

Page 2
11 Barrows Road
July 27, 2016

The City Clerk's Department is located on the 4th Floor, St. John's City Hall while Access St. John's is located on the 1st Floor, St. John's City Hall. The mailing address of both Departments is listed at the bottom of this page.

- 2) Please note that Section 57 of the St. John's Assessment Act requires you to notify the City Clerk, in writing, of the civic address of the real property at which you commenced or resumed a commercial operation. Attached for your use is a copy of the ***Business Operator's Information*** form.

The purpose of this form is to provide the City with the necessary information to assist with the completion of an accurate Business Occupancy Tax Assessment. Please complete and remit the questionnaire to the address that is listed on the form. If you have any questions related to this questionnaire please contact Mr. Gareth Griffiths, Manager of Assessment at (709) 576-8233.

You should take note that the St. John's Development Regulations (the "*Development Regulations*") provide that any person may appeal the decision of the Development Officer to approve the application to the St. John's Local Board of Appeal (the "*Appeal Board*"), provided that **an appeal is filed with the Secretary of the Appeal Board within fourteen (14) days of the date the Development Officer's decision appears in the agenda for a Regular Meeting of the St. John's Municipal Council.** The Development Regulations provide that where an appeal is filed, the Development concerned shall not proceed pending a decision of the appeal and the subsequent issue of all required permits.

Should you have any questions pertaining to this matter, please do not hesitate to contact the undersigned at (709) 576-8452, fax: (709) 576-8625, or by e-mail: gdoran@stjohns.ca.

Yours truly,



Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering

GD/jw

Enclosures: Development Agreement
Business Operators Assessment Questionnaire

pc Dave Wadden, Manager of Development Engineering
Johnathan Galgay, Ward 2 Councillor
Gareth Griffiths, Manager of Assessment
Lynn Cooper, Office Services Supervisor (Assessment)
Michelle Devine, Administrative Coordinator

**DEVELOPMENT AGREEMENT
(DISCRETIONARY USE PERMIT)**

THIS AGREEMENT made at St. John's in the Province of Newfoundland this _____ day of _____, 20__.

BETWEEN: **CITY OF ST. JOHN'S**, a statutory corporation under the City of St. John's Act, R.S.N. 1990, c.C-17, as amended (hereinafter called the "City")

AND: Mallard Cottage Inc. (hereinafter called the "Developer")
8 Barrows Road
St. John's NL A1A 1G8

WHEREAS pursuant to the provisions of the St. John's Land Use Zoning and Subdivision Regulations, (hereinafter called the "Development Regulations"), the Municipal Council of the City in Regular Session convened on the **25th day of July 2016**, granted approval to the Developer for the Development hereinafter described.

AND WHEREAS the Development Regulations require the Developer to enter into this Development Agreement with the City.

NOW THEREFORE THIS AGREEMENT WITNESSETH for and in consideration of the sum of One Dollar (\$1.00) paid by each party hereto to the other (the receipt of which is hereby acknowledged), the covenants contained herein and other good and valuable consideration, the parties hereto agree as follows:

1. The City hereby grants permission to the Developer to develop property situate at 11 Barrows Road for the purpose of Eating Establishment (Restaurant), subject to the following conditions;
 - A) Conformity with the application/site development plan/floor plan submitted to the City's Department of Planning, Development and Engineering on **May 26, 2016**, by the Developer as described in Schedule 'A' attached hereto which Schedule forms part of this Agreement;
 - B)
 - i) The hours of operation shall be 7:00 am to 12am daily.
 - ii) Thirty-nine (39) parking spaces shall be provided in accordance with the site plan.
 - iii) The building floor area shall be 450 square meters as measured from the footprint.
 - iv) The building height shall be 9.45 metres.
 - v) Compliance with the Land Use Assessment Report (LUAR).
 - vi) The City approves liquor licences for indoor and outdoor use.
 - C) Compliance with all applicable Municipal regulations and by-laws, and all other applicable Provincial and Federal laws and regulations;
 - D) Compliance with all requirements of the Planning, Development and Engineering Divisions.
2. No final approval or permits will be issued until this Agreement has been signed by the Developer, the Mayor and the City Clerk. This Agreement shall be signed within six (6) months of the date of the approval granted by the City.
3. The Development is deemed to be/shall be an Unapproved Use if the Developer is, in the sole opinion of the City, in violation of any terms of this Agreement or any other applicable Municipal, Provincial, Federal regulation, by-law or statute.
4. The Developer agrees and acknowledges that this Agreement is non-transferable and non-assignable.

5. Upon approval of a request for a change in the Use or terms and conditions of this Agreement, a new Agreement shall be entered into between the City and the Developer.

IN WITNESS WHEREOF the parties hereto have caused this Development Agreement to be duly executed in accordance with their respective regulations.

THE DEVELOPER

WITNESS

DEVELOPER

DATE

THE CITY OF ST. JOHN'S

MAYOR

WITNESS

CITY CLERK

DATE

Original: City Clerk

**Copy: Developer
Manager of Assessment
Manager of Development Engineering
Inspection Services Coordinator**



PLEASE PRINT

FIN-1012

Department of Financial Management

BUSINESS OPERATOR'S INFORMATION
(COMPLETE ALL FILLABLE AREAS)

BUSINESS INFORMATION

SECTION 1

Civic Address _____

Corporate Name _____ Trade Name _____

Mailing Address _____

City _____ Postal Code _____

Contact Person _____

Telephone (home) _____ (work) _____ (cell) _____

Email _____

LOCATION DETAILS

SECTION 2

Initial Occupancy Date (yyyy-mm-dd) _____

Area Type Office Retail Warehouse Other _____

Location of Area Basement 1st Floor 2nd Floor 3rd Floor _____ Floor

Other _____

Square Footage _____

Rental Rate _____ per square foot _____ per month _____ Other (Explain _____)

LEGISLATION (Assessment Act 2006)

SECTION 4

Section 23 (1) (a)(b) of the Assessment Act 2006 states:

23. (1) A person who (a) alters, erects, constructs, extends, enlarges or makes an addition to real property; or (b) starts or resumes a business shall, within 30 days from the day on which the person completed altering, erecting, constructing, extending, enlarging or making an addition to real property or started or resumed a business, give written notice to the clerk setting out the address of that real property or business.

Return by mail:
Assessment Division
P.O. Box 908
St. John's NL A1C 5M2

Return by fax:
(709) 576-8603

Return by email:
assessment@stjohns.ca

For more information:
Gareth Griffiths, Manager of Assessment
Call - (709) 576-8233



**TERMS OF REFERENCE
FOR LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A DISCRETIONARY USE OF PROPERTY AT
11 BARROWS ROAD FOR AN EATING ESTABLISHMENT
IN THE INDUSTRIAL QUIDI VIDI (IQ) ZONE
APPLICANTS: STEPHEN LEE & TODD PERRIN – PDE FILE NO. DEV150019**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with these terms of reference and a copy of the terms of reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15 MB). A list of those persons/agencies who prepared the Land-Use Assessment Report shall be provided in the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed new building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies in the building by their respective floor areas.

B. Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location and height of the proposed building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the views of the proposed building from these locations: Barrows Road at Stone's Road; Maple View Place near the rear of the houses at 66 and 70 Quidi Vidi Village Road; and near 21 Barrows Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios / balconies / wharf space.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.
- Identify the location and type of any exterior heating, ventilating and air-conditioning (HVAC) equipment to service the proposed building. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.

E. Landscaping & Buffering

- On a landscaping plan, identify the details of site landscaping and measures to buffer the proposed building from nearby houses, including but not limited to noise from outdoor seating areas.
- Identify the location and screening for electrical transformers and refuse containers.

F. Snowclearing and Snow Storage

Identify proposed method of snowclearing and the location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of offstreet parking spaces, and the means of managing parking-area stormwater runoff.

H. Traffic

Provide the anticipated traffic generation rates for the proposed development.

I. Municipal Water and Sewer Services

Provide information as may be required by the City's Department of Planning, Development and Engineering on the proposed installation of municipal water and sewer services to the site and on-site stormwater detention.

J. Public Transit

Consult with Metrobus (St. John's Transportation Commission) regarding any public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development. It is recognized that Metrobus routes currently do not enter the Barrows Road area.

L. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for start and finish of each phase.
- Graphically, show on a site plan how workers' parking is to be accommodated during construction, and designated areas for equipment and materials during construction.



Re: LUAR - 11 Barrow's Road - DEV1500192 📎

Andrea Roberts to: [REDACTED]

Cc: Gerard Doran

Bcc: Govern PDE Multi Media Mail

2016/06/09 11:22 AM

Good Morning,

I am reviewing the LUAR and drafting the advertisement for the eating establishment, in Gerard's absence this week.

I just wanted to confirm that there will be an outdoor eating area (patio) as mentioned in the LUAR. If so, please indicate the size. This should be included in the advertisement now, to avoid having to advertise for the same later on. Please also confirm whether or not there will be a restaurant liquor license requested, or any other type of liquor license. We may try to include as much information in the Discretionary use ad as we can, given the information currently available.

Please let me know if you have any questions.

Thanks,

Andrea Roberts
Development Officer
City of St. John's
Planning, Development and Engineering
(709) 576-8430
(709) 576-8625 fax



Fw: 11 Barrows Road , Decision Application #DEV1500192

Blair Bradbury to: Ken O'Brien, Gerard Doran
Cc: Mike Cantwell, Govern PDE Multi Media Mail

2015/09/25 03:16 PM

Ken / Gerard

there is an application in now for 11 Barrows Road for the "Mallard Cottage Waterfront Food Service Facility" and I am wondering if there have been any previous discussions or arrangements concerning parking for the property. In general I am questioning if the parking requirements for the development have already been established or concessions promised/made. Some of the items that come to mind are:

- overall intention to increase public parking spaces in the Quidi Vidi area
- existing use of the parking lot for general parking
- any intentions to increase parking for Mallard Cottage

Please let me know if there is anything that would modify the requirement for parking for this development or if the standard requirements, such as 1 parking stall per 5 sq meters of seating area, would apply.

Thanks,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625

----- Forwarded by Blair Bradbury/CSJ on 2015/09/25 01:53 PM -----

From: Blair Bradbury/CSJ
To: Mike Cantwell/CSJ@CSJ
Cc: Govern PDE Multi Media Mail/CSJ@CSJ
Date: 2015/09/25 01:52 PM
Subject: 11 Barrows Road, Decision Application #DEV1500192

Mike

as per your request the application for 11 Barrows Road has been reviewed.

From a traffic perspective the main concerning is the available /required parking for the development. The applicant will need to provide a break down of the building uses and associated floor areas so that the parking requirements can be fully determined. In addition a site plan will be required to verify that the indicated parking meets the City's parking standards for stall dimensions and laneway widths.

Regards,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625



Re: 11 Barrows Road - DEV1500192 - Parking 

Blair Bradbury to: Ken O'Brien

Cc: Gerard Doran, Govern PDE Multi Media Mail, Mike Cantwell

2015/09/28 08:29 AM

Thanks Ken

so as far as we know there are no intentions to create public parking (for the general Quidi Vidi area) down in this area of the development. I ask as I was under the impression that the current parking lot of this property is use now for public parking, however I may be mistaken on that.

Regards,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625

Ken O'Brien

Blair, I have not reviewed the application but und...

2015/09/25 04:30:31 PM

From: Ken O'Brien/CSJ
To: Blair Bradbury/CSJ@CSJ
Cc: Gerard Doran/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ, Mike Cantwell/CSJ@CSJ
Date: 2015/09/25 04:30 PM
Subject: Re: 11 Barrows Road - DEV1500192 - Parking

Blair, I have not reviewed the application but understand that, in addition to the Flakehouse property, the applicants have secured land nearby for additional parking. When Mallard Cottage was approved for a restaurant, they had to seek parking relief.

Ken

.....
Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
* MCIP - Member of the Canadian Institute of Planners

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Blair Bradbury

Ken / Gerard there is an application in now for 1...

2015/09/25 03:16:47 PM



11 Barrows Rd, Decision Application # DEV1500192

Blair Bradbury to: Mike Cantwell

Cc: Govern PDE Multi Media Mail

2016/06/16 11:20 AM

From: Blair Bradbury/CSJ
To: Mike Cantwell/CSJ@CSJ
Cc: Govern PDE Multi Media Mail/CSJ@CSJ

Mike

concerning the proposed parking layout, assuming that all the dimensional requirements are met, the only concern is the direct access parking for stalls #8 through 12. The City does not allow private commercial parking to have direct access to and from the street right of way. In the case of stalls #1 through 7, these are existing and have been in place with no modifications intended.

Regards,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625



11 Barrows Road, Decision Application #DEV1500192

Blair Bradbury to: Mike Cantwell

Cc: Govern PDE Multi Media Mail

2015/09/25 01:52 PM

Mike

as per your request the application for 11 Barrows Road has been reviewed.

From a traffic perspective the main concern is the available /required parking for the development. The applicant will need to provide a break down of the building uses and associated floor areas so that the parking requirements can be fully determined. In addition a site plan will be required to verify that the indicated parking meets the City's parking standards for stall dimensions and laneway widths.

Regards,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625



Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

Cliff Johnston

to:

Jason Sinyard

2015/11/13 11:25 AM

Cc:

steve, Blair Bradbury, Dave Wadden, Gerard Doran, Govern PDE Multi Media Mail, Ian Higenell, "Ken O'Brien"

Hide Details

From: Cliff Johnston [REDACTED] Sort List...

To: Jason Sinyard <JSinyard@stjohns.ca>

Cc: [REDACTED], Blair Bradbury <BBradbury@stjohns.ca>, Dave Wadden <DWadden@stjohns.ca>, Gerard Doran <GDoran@stjohns.ca>, Govern PDE Multi Media Mail <govpdemm@stjohns.ca>, Ian Higenell <ian@fougeremenchenton.ca>, "Ken O'Brien" <kobrien@stjohns.ca>

Jason:

Thank you for your note about the upcoming meeting of the Planning and Development Committee on Tuesday, November 17th.

Ian Higenell and I will wait to hear from City staff as to the time we should attend for the Committee meeting.

Would it be possible for a copy of the City staff report on the Barrow's Road application to be emailed to Stephen Lee, Ian Higenell and myself once the report is available for distribution? It would be helpful for us to have an opportunity to view the staff report prior to the Committee meeting.

Thank you very much for assistance.

Regards, Cliff

On Fri, Nov 13, 2015 at 11:13 AM, Jason Sinyard <JSinyard@stjohns.ca> wrote:

Steve

They are on the agenda as a delegation.

Jason

Jason Sinyard, P.Eng., MBA
Director of Planning & Development
City of St. John's

From: [REDACTED]

To: Gerard Doran <GDoran@stjohns.ca>, Ian Higenell <ian@fougeremenchenton.ca>, Cliff Johnston [REDACTED]
Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien <kobrien@stjohns.ca>, Dave Wadden <DWadden@stjohns.ca>, Blair Bradbury <BBradbury@stjohns.ca>, Govern PDE Multi Media Mail <govpdemm@stjohns.ca>

Date: 2015/11/13 11:09 AM

Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

Hi Gerard,

I was wondering if there was any discussion regarding the presence of Ian and Cliff at the meeting of the Planning and Development Committee on Tuesday?

Thanks,

Steve

On 2015-11-09 11:20, Gerard Doran wrote:

> Hi Steve,
>
> In the enclosed email and the attached letter, you reference using the
> meeting rooms (I'm assuming the rooms on the second level). Are these
> rooms to be used in conjunction with patrons of the restaurant or can
> these be booked separately. This is important to know as parking
> requirements for Uses other than Restaurant, need to be included in
> the assessment for parking spaces. Would you please clarify this item.
>
>

> Thanks
>

> Gerard Doran
> Development Supervisor
> Department of Planning, Development and Engineering
> City of St. John's
> 576-8452
> 576-8625 fax
>

> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien
> <kobrien@stjohns.ca>, Neil Dawe <ndawe@tractconsulting.com>,
> [REDACTED] Bobbi Skanes <bskanes@tractconsulting.com>,
> Cliff Johnston [REDACTED]
> Date: 2015/11/09 09:36 AM
> Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
>

> -----
>

> Gerard,
>

> Please see attached updated document concerning our revised intended
> use
> for 11 Barrows Road.
>

> As you will see, we intend to focus primarily on mirroring the
> current
> restaurant operation at Mallard Cottage, just to a larger scale.
>

> Like our operation at Mallard Cottage, we will be available for
> private
> bookings, but we have shifted focus to operate primarily as a

> restaurant, which is the business we know best.
>
> Also, we will utilize the meeting rooms for just that. Spaces for
> private meetings or for business purposes. These rooms could be
> available for private usage for meetings. Should those using the
> rooms
> wish to dine at the restaurant, they will do so in the restaurant.
>
> Is this information suffice to go forward with your report?
>
> Also, I would like to request that Cliff Johnson of Tract Consulting
> and
> Ian Higinell of Fougere Menchenton sit in on the meeting with
> Planning
> and Development Committee on Tuesday, November 17th. They can be
> available to answer any questions about the project that the
> committee
> may have. Could you confirm if this request can be granted?
>
> Lastly, we would like to attain a copy of the staff report(s) related
> to
> this project, once they are circulated to the committee members.
>
> Thanks Gerard,
>
> Steve
>
> On 2015-11-06 13:50, Gerard Doran wrote:
> > Steve,
> >
> > As per our recent conversation. I will be finalizing a report to
> > Planning and Development Committee on Monday, Nov. 9 for the
> > upcoming
> > meeting of Nov. 17/15. Please provide all the information you
> > propose
> > to submit as soon as possible.
> >
> > Thanks
> >
> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Cc: [REDACTED]
> > Date: 2015/11/02 11:38 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
> >
> > -----
> >
> > Hi Gerard,
> >
> > The meeting rooms on the second floor are for private dining,
> > geared
> > toward samll corporate meetings.

> >
> > They would could be used concurrently within general restaurant
> > operations.
> >
> > I wanted to confirm that you are meeting next week to discuss our
> > project in further detail? I will have a document with a more clear
> > outline of our intended business operation to aid in your
> > discussions.
> >
> > Thanks,
> >
> > Steve
> >
> > On 2015-11-02 09:00, Gerard Doran wrote:
> > > Hi Steve,
> > >
> > > The Meeting Rooms on the second floor of the building. Typically,
> > > who
> > > would use them? Could they be used by others, while the
> > downstairs
> > > area is being used by another group at the same time.
> > >
> > > Thanks,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: Gerard Doran/CSJ
> > > To: [REDACTED]
> > > Cc: [REDACTED] Dave Wadden/CSJ@CSJ, Ken
> > > O'Brien/CSJ@CSJ,
> > > Jason Sinyard/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ
> > > Date: 2015/10/20 11:10 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
> > >
> > > -----
> > >
> > > Hi Steve,
> > >
> > > Staff met yesterday regarding the above noted proposed
> > development.
> > > After considering a number of factors within the application, it
> > > was
> > > decided that a summary of the application be prepared by staff
> > for
> > > direction and recommendation of the Planning and Development
> > > Committee. In general terms, the report to the committee would
> > > include
> > > information about the scale and scope of the development and the
> > > business operation within. As the Development Regulations state,
> > an
> > > Eating Establishment is a Discretionary Use in the (IQ) zone.
> > While
> > > the business will offer the services of a catering establishment,
> > > the

> > > proposed overall development closely mirrors that of a Place of
> > > Assembly. Where the application will be recommended for public
> > > meeting
> > > prior to Council considering it, the proponent should be aware
> > > that
> > > careful scrutinizing by the public may challenge both the City
> > > and
> > > the
> > > applicant to differentiate between an Eating Establishment which
> > > can
> > > be considered by Council and a Place of Assembly which is not
> > > permitted in the zone.
> > >
> > > It is anticipated that the staff report on the development would
> > > be
> > > tabled at the next Planning and Development committee meeting in
> > > November, after which Council will consider the recommendation of
> > > the
> > > committee at a future meeting.
> > >
> > > Regards,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: [REDACTED]
> > > Date: 2015/10/14 09:34 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > >
> > > -----
> > >
> > > Hi Gerard,
> > >
> > > Thank you for the acknowledgement.
> > >
> > > We were wondering how the meeting with the committee went, and if
> > > there
> > > was any feedback that you could offer us?
> > >
> > > Thanks,
> > >
> > > Steve
> > >
> > > On 2015-10-13 12:45, Gerard Doran wrote:
> > > > Hi Steve,
> > > >
> > > > This is to acknowledge receipt of the referenced items for the
> > > > above
> > > > noted application. Staff will review the enclosed information
> > > > and
> > > > respond to it as soon as possible,
> > > >
> > > > Gerard Doran

> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: Dave Wadden <DWadden@stjohns.ca>, ian@fougeremenchenton.ca,
> > Ken
> > > O'Brien <kobrien@stjohns.ca>, [REDACTED]
> > > Date: 2015/10/13 10:15 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former
> Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > >
> > > -----
> > >
> > > Hi Gerard,
> > >
> > > Thanks for the follow up and hope you had a great Thanksgiving
> > > Weekend.
> > >
> > > Please see attached documents which contain a cover letter
> > > outlining
> > > our
> > > intent with the property, updated architectural drawings, and
> the
> > > Purchase and Sale for the property at 31 Stone's Road.
> > >
> > > Thanks, and please advise of anything further that we can
> > provide.
> > >
> > > Steve
> > >
> > > On 2015-10-13 06:55, Gerard Doran wrote:
> > > > Hi Steve,
> > > >
> > > > I'm just checking my email from Friday, after the long
> weekend.
> > A
> > > > copy
> > > > of the purchase and sale agreement regarding the property for
> > > > additional parking spaces(at rear of Mallard Cottage) would
> be
> > > > sufficient.
> > > >
> > > > Regards,
> > > >
> > > > Gerard Doran
> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's
> > > > 576-8452
> > > > 576-8625 fax
> > > >
> > > > From: [REDACTED]
> > > > To: Gerard Doran <GDoran@stjohns.ca>
> > > > Cc: Dave Wadden <DWadden@stjohns.ca>, Ken O'Brien
> > > > <kobrien@stjohns.ca>, ian@fougeremenchenton.ca,

> > > [REDACTED]
 > > > >
 > > > > Date: 2015/10/09 04:50 PM
 > > > > Subject: Re: Fw: Proposed Site Redevelopment (former
 > > Flakehouse)
 > > > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
 > > > >
 > > > > -----
 > > > >
 > > > > Hi Gerard,
 > > > >
 > > > > Thanks for the note. I will address all forms of business
 > that
 > > we
 > > > > wish
 > > > > to prosecute at the property in the cover letter to accompany
 > > our
 > > > > application.
 > > > >
 > > > > The application and the consent for the properties were to
 > > cover
 > > > > both
 > > > > as
 > > > > they are the same owners. Would a provision of the Purchase
 > and
 > > > > Sale
 > > > > for
 > > > > that property be sufficient?
 > > > >
 > > > > I will forward the cover letter off to you prior to your
 > > meeting
 > > > on
 > > > > Tuesday.
 > > > >
 > > > > We have also reached out to Neil at TRACT to consulting for
 > his
 > > > > feedback
 > > > > on the project. Given his intimate knowledge of the area, we
 > > > > thought
 > > > > that could be beneficial. He indicated that he would give
 > > > feedback
 > > > > on
 > > > >
 > > > > our proposal and we hope to have a discussion with him on
 > > > Tuesday.
 > > > >
 > > > > Thanks, and have a great Thanksgiving Weekend!
 > > > >
 > > > > Stephen
 > > > >
 > > > > On 2015-10-09 13:37, Gerard Doran wrote:
 > > > > > Hi Steve,
 > > > > >
 > > > > > In your letter to summarize the development of the subject
 > > > > > project,
 > > > > > please include all types of activity that you would
 > > > anticipate
 > > > > > having
 > > > > > in addition to a Restaurant Use. Will it host banquets,
 > > > private

> > > > > functions, etc.?
> > > > >
> > > > > Also, while you may not own the property where additional
> > > parking
> > > > > would be provided (land at rear of Mallard Cottage), the
> > owners
> > > > > consent for the use must be on the application for the
> same.
> > I
> > > will
> > > > be
> > > > > presenting the application for information and direction at
> a
> > > > > meeting
> > > > > of Development Committee on Tuesday, Oct. 13/15.
> > > > >
> > > > > Best regards,
> > > > >
> > > > > Gerard Doran
> > > > > Development Supervisor
> > > > > Department of Planning, Development and Engineering
> > > > > City of St. John's
> > > > > 576-8452
> > > > > 576-8625 fax



Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Dave Wadden to: Mike Cantwell
Cc: Govern PDE Multi Media Mail

2016/05/31 03:15 PM

Mike:

This has been referred to you in Govern

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625
e-mail: dwadden@stjohns.ca

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----- Forwarded by Dave Wadden/CSJ on 2016/05/31 03:13 PM -----

From: Andrea Roberts/CSJ
To: Dave Wadden/CSJ@CSJ
Date: 2016/05/31 01:59 PM
Subject: Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Hi Dave,

This has been referred to you in Govern

Thanks

Andrea Roberts
Development Officer
City of St. John's
Planning, Development and Engineering
(709) 576-8430
(709) 576-8625 fax

----- Forwarded by Andrea Roberts/CSJ on 2016/05/31 01:59 PM -----

From: Gerard Doran/CSJ
To: Andrea Roberts/CSJ@CSJ
Date: 2016/05/30 03:05 PM
Subject: Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Hi ,

I've assigned this to you in Govern. Jess added the LUAR this morning. Please refer to Dave W.

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's

576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/05/30 03:00 PM -----

From: Jessica Whelan/CSJ
To: Gerard Doran/CSJ@CSJ
Date: 2016/05/30 10:43 AM
Subject: Re: DEV1500192

Hey,

LUAR saved to Govern & Development Folder.

Jess Whelan
Records Management Clerk
Planning, Development & Engineering
City of St. John's
576-8255

Gerard Doran

Hi Jess, Please let me now when this is added.

2016/05/30 09:45:57 AM

From: Gerard Doran/CSJ
To: Jessica Whelan/CSJ@CSJ
Date: 2016/05/30 09:45 AM
Subject: DEV1500192

Hi Jess,

Please let me now when this is added.

Thanks

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax



**Re: Fw: DEV1500192 11 Barrows Road - Site Redevelopment former
Flakehouse site** 

Dave Wadden to: Mike Cantwell

2015/10/02 02:50 PM

Cc: Dave Blackmore, Govern PDE Multi Media Mail, Melissa Bragg,
Gerard Doran

Mike:

Please respond with the comments you have thus far and advise that ES comments will be forthcoming .
Melissa can then get these comments out today and Melissa please cc Dave Blackmore . Thanks.

Dave Wadden, M.Eng., P.Eng.
Acting Director of Planning & Development
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625
e-mail: dwadden@stjohns.ca

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that is provided is current or accurate . You should verify that the information is accurate before acting on
it."

Mike Cantwell

Dan, Can you please put priority on the above n...

2015/10/02 02:09:02 PM

From: Mike Cantwell/CSJ
To: Daniel T Martin/CSJ@CSJ
Cc: Jason Phillips/CSJ@CSJ, Dave Wadden/CSJ@CSJ
Date: 2015/10/02 02:09 PM
Subject: Fw: DEV1500192 11 Barrows Road - Site Redevelopment former Flakehouse site

Dan,

Can you please put priority on the above noted application . Can you please indicate when your review
will be expected to be completed.

Thankyou,

Mike Cantwell, P.Eng.,

Development Engineer

Department of Planning, Development & Engineering

City of St. John's

T 709.576.8722

F 709.576.8625

----- Forwarded by Mike Cantwell/CSJ on 2015/10/02 02:07 PM -----

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ
Cc: Dave Blackmore/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ
Date: 2015/10/02 02:05 PM
Subject: Re: DEV1500192 11 Barrows Road - Site Redevelopment former Flakehouse site

Ok, contact ES, ask them to expedite, and get a timeframe for our response and then I will advise Dave.
Thanks.

Dave Wadden, M.Eng., P.Eng.
Acting Director of Planning & Development
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625
e-mail: dwadden@stjohns.ca

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Mike Cantwell	Dave, I have not yet received comments from E...	2015/10/02 01:58:37 PM
Dave Wadden	Mike: Govern indicates all the comments have b...	2015/10/02 01:07:21 PM



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Subject: Fw: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour - DEV1500192
From: Andrea Roberts/CSJ - Tuesday 2016/06/14 02:27 PM

From: "Boutilier, Dawn" <Dawn.Boutilier@dfo-mpo.gc.ca>
To: "Gerard Doran (GDoran@stjohns.ca)" <GDoran@stjohns.ca>
Cc: "ARoberts@stjohns.ca" <ARoberts@stjohns.ca>, "DWadden@stjohns.ca" <DWadden@stjohns.ca>, "Bartlett, Zachary" <Zachary.Bartlett@dfo-mpo.gc.ca>
Date: 2016/06/14 09:34 AM
Subject: FW: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour

Hi Gerard – so for this application, it doesn't impact Small Craft Harbours waterlot, see attached plan for our ownership (red boundary only, other parcels have been transferred).

It should, however, be reviewed by the Fisheries Protection section of DFO. The phone number is 772-4140 and the website is <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>.

The application to expand the wharf I hope to have a response to your shortly, that one is more complicated on our end.

Thanks.
Dawn
--

Dawn Boutilier, MCIP

A/Regional Manager, Client Services

Small Craft Harbours / Ports pour petits bateaux
Newfoundland and Labrador Region / Région de Terre-Neuve et Labrador
Fisheries and Oceans Canada / Pêches et Océans Canada
John Cabot Building / Édifice John Cabot
10 Barter's Hill / 10, Barter's Hill
PO Box 5667 / CP 5667
St. John's, NL A1C 5X1

Telephone / Téléphone: 709-772-4389
Fax / Télécopieur: 709-772-4610
dawn.boutilier@dfo-mpo.gc.ca

From: Gerard Doran [mailto:GDoran@stjohns.ca]
Sent: June-03-16 10:55 AM
To: Boutilier, Dawn

Cc: Dave Wadden; Andrea Roberts

Subject: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour

Hi Dawn,

Attached is a copy of the site plan of the proposed development. It appears that the new seawall/wharf will extend beyond the boundary line of the property. Would you please review this plan and provide comments on the same.

Best regards,

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/06/03 10:45 AM -----

From: EngFrontOffice@stjohns.ca

To: gdoran@stjohns.ca

Date: 2016/06/03 10:44 AM

Subject:

TASKalfa 3051ci



----- doc02429320160603104424.pdf S-5779-boundary1.pdf



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Fw: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour
DEV1500192
Subject:

From: Gerard Doran/CSJ - Tuesday 2016/07/12 09:30 AM

From: "Boutilier, Dawn" <Dawn.Boutilier@dfo-mpo.gc.ca>
To: "Gerard Doran (GDoran@stjohns.ca)" <GDoran@stjohns.ca>
Date: 2016/07/08 02:48 PM
Subject: FW: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour

Hi Gerard – this response is for the Flake House redevelopment. Doesn't impact Small Craft Harbours, however should be sent to Fisheries Protect section of DFO. See below.

Dawn

From: Boutilier, Dawn
Sent: June-14-16 9:34 AM
To: Gerard Doran (GDoran@stjohns.ca)
Cc: 'ARoberts@stjohns.ca'; 'DWadden@stjohns.ca'; Bartlett, Zachary
Subject: FW: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour

Hi Gerard – so for this application, it doesn't impact Small Craft Harbours waterlot, see attached plan for our ownership (red boundary only, other parcels have been transferred).

It should, however, be reviewed by the Fisheries Protection section of DFO. The phone number is 772-4140 and the website is <http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>.

The application to expand the wharf I hope to have a response to your shortly, that one is more complicated on our end.

Thanks.

Dawn

--

Dawn Boutilier, MCIP

A/Regional Manager, Client Services

Small Craft Harbours / Ports pour petits bateaux

Newfoundland and Labrador Region / Région de Terre-Neuve et Labrador

Fisheries and Oceans Canada / Pêches et Océans Canada

John Cabot Building / Édifice John Cabot

10 Barter's Hill / 10, Barter's Hill

PO Box 5667 / CP 5667

St. John's, NL A1C 5X1

Telephone / Téléphone: 709-772-4389

Fax / Télécopieur: 709-772-4610

dawn.boutilier@dfo-mpo.gc.ca

From: Gerard Doran [<mailto:GDoran@stjohns.ca>]
Sent: June-03-16 10:55 AM
To: Boutilier, Dawn
Cc: Dave Wadden; Andrea Roberts
Subject: Proposed Site Redevelopment - 11 Barrow's Road - Quidi Vidi Village Harbour

Hi Dawn,

Attached is a copy of the site plan of the proposed development. It appears that the new seawall/wharf will extend beyond the boundary line of the property. Would you please review this plan and provide comments on the same.

Best regards,

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/06/03 10:45 AM -----

From: EngFrontOffice@stjohns.ca
To: gdoran@stjohns.ca
Date: 2016/06/03 10:44 AM
Subject:

TASKalfa 3051ci



doc02429320160603104424.pdf



S-5779-boundary1.pdf



Re: Former Flake House Restaurant - 11 Barrow's Road DEV1500192 

Gerard Doran to: Cliff Johnston

2016/04/26 03:49 PM

Cc: Dave Wadden, Ken O'Brien, Jason Sinyard, Govern PDE Multi Media
Mail

Hi Cliff,

I have reviewed the QVV Overlay Zone and Design Guidelines as it relates to the property at 11 Barrow's Road. Page 17 of the study, Figure 25, identifies the area for wharf expansion. Based on the condition of the subject lot where it meets the harbour, wharf restoration/construction is anticipated in the redevelopment of the Flake House property. The wharf expansion plan would need to be included in the LUAR for the property. This plan would be referred to Department of Fisheries and Oceans for review and comment as part of the LUAR review.

The City's Municipal Plan notes that Uses such as a Restaurant be scaled in a manner consistent with the character and scale of the historic village. This policy is also reinforced in the Design Guidelines of the study (page 8).

On page 33 of the study, The Flake House is identified in the Overlay Zone Table for possible development.

Please call if you have any questions or concerns.

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

Cliff Johnston

[Hello Gerard: I was wondering if you have had a...](#)

2016/04/26 09:36:58 AM

From: Cliff Johnston [REDACTED]
To: Gerard Doran <gdoran@stjohns.ca>
Date: 2016/04/26 09:36 AM
Subject: Fwd: Civic Number 11 Barrow's Road

Hello Gerard:

I was wondering if you have had an opportunity to review my email below regarding Civic No. 11 Barrow's Road?

Thanks very much.

Regards,

Cliff

----- Forwarded message -----

From: **Cliff Johnston** [REDACTED]
Date: Tue, Apr 19, 2016 at 2:48 PM
Subject: Civic Number 11 Barrow's Road

To: Gerard Doran <gdoran@stjohns.ca>

Hello Gerard:

I hope you are doing well.

I have another question respecting the application for the proposed redevelopment of Civic Number 11 Barrow's Road which I hope you might be able to address.

I believe the property is currently zoned as Industrial Quidi Vidi (IQ) under the St. John's Development Regulations. Section 10.29.3 of the Development Regulations states that the Zone Requirements for the IQ Zone are as determined by Council.

With respect to the Land Use Assessment Report being prepared for the proposed redevelopment of the property at Civic Number 11 Barrow's Road, is there anything the City would want the proponents to consider in relation to Zone Requirements? The proponents and their consultants do understand that the LUAR will need to address all the items set out in the Terms of Reference for the LUAR for the application which were approved by Council. We wanted to check and see if there is any information the City might be looking for in the LUAR with respect to Zone Requirements.

Thanks very much for your help with this enquiry.

Regards,

Cliff



Re: 11 Barrows Road - DEV1500192 - Parking 📎

Gerard Doran to: Ken O'Brien

Cc: Blair Bradbury, Mike Cantwell, Govern PDE Multi Media Mail

2015/09/28 11:03 AM

To add to this, to the best of my knowledge, the parking area for No. 11 also has spaces off Maple View Place. This is shown on the attached airphoto and is between the back fence of No. 64 QV Village Road and Maple View Place. Enough space there for 5 or 6 vehicles. This land is part of No. 11 Barrows Road, which survey plan is in Govern.

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

Ken O'Brien

So far as I know, the parking available at the for...

2015/09/28 09:16:39 AM

From: Ken O'Brien/CSJ
To: Blair Bradbury/CSJ@CSJ
Cc: Gerard Doran/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ, Mike Cantwell/CSJ@CSJ
Date: 2015/09/28 09:16 AM
Subject: Re: 11 Barrows Road - DEV1500192 - Parking

So far as I know, the parking available at the former Flakehouse property , 11 Barrow's Road, is not public parking. It is private property.

The City has plans to create some public parking spaces elsewhere in the village , but I am not aware of any plan for the City to have public parking in this immediate area , other than the spaces already created at the Plantation building, 10 Maple View Place. Jason Sinyard would know if there are other plans.

Ken



Blair Bradbury

Thanks Ken so as far as we know there are no i...

2015/09/28 08:29:58 AM



Re: Flake House Redevelopment - 11 Barrow's Road DEV1500192 

Gerard Doran to: Stephen Lee

2016/02/24 11:45 AM

Cc: Todd Perrin, Andrew Woodland, Dave Wadden, Govern PDE Multi Media Mail

Steve,

Further to our meeting last Friday specially related to parking areas within 200 meters of a Development. Section 9.2.1 (4) makes provision for such parking areas. A proposal for such parking areas can be considered within the subject application.

Regards,

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

Gerard Doran

Steve, You might want to bring the architect, unl...

2016/02/18 10:46:42 AM

From: Gerard Doran/CSJ
To: Stephen Lee [REDACTED]
Cc: Todd Perrin [REDACTED] Andrew Woodland/CSJ@CSJ, Dave Wadden/CSJ@CSJ
Date: 2016/02/18 10:46 AM
Subject: Re: Flake House Redevelopment - Meeting

Steve,

You might want to bring the architect, unless there's an engineer involved, if so bring them. The discussion we be around parking, particularly off Stone's Road.

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

Stephen Lee

Hi Gerard Absolutely .

2016/02/17 03:50:23 PM



Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV 1500192 - (IQ) zone 📎

Gerard Doran to: steve

2015/10/20 11:10 AM

Cc: todd, Dave Wadden, Ken O'Brien, Jason Sinyard, Govern PDE Multi Media Mail

Hi Steve,

Staff met yesterday regarding the above noted proposed development. After considering a number of factors within the application, it was decided that a summary of the application be prepared by staff for direction and recommendation of the Planning and Development Committee. In general terms, the report to the committee would include information about the scale and scope of the development and the business operation within. As the Development Regulations state, an Eating Establishment is a Discretionary Use in the (IQ) zone. While the business will offer the services of a catering establishment, the proposed overall development closely mirrors that of a Place of Assembly. Where the application will be recommended for public meeting prior to Council considering it, the proponent should be aware that careful scrutinizing by the public may challenge both the City and the applicant to differentiate between an Eating Establishment which can be considered by Council and a Place of Assembly which is not permitted in the zone.

It is anticipated that the staff report on the development would be tabled at the next Planning and Development committee meeting in November, after which Council will consider the recommendation of the committee at a future meeting.

Regards,

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

steve

Hi Gerard, Thank you for the acknowledgement.

2015/10/14 09:34:28 AM

From: [REDACTED]
To: Gerard Doran <GDoran@stjohns.ca>
Cc: [REDACTED]
Date: 2015/10/14 09:34 AM
Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192

Hi Gerard,

Thank you for the acknowledgement.

We were wondering how the meeting with the committee went, and if there was any feedback that you could offer us?

Thanks,

Steve

On 2015-10-13 12:45, Gerard Doran wrote:

> Hi Steve,
>
> This is to acknowledge receipt of the referenced items for the above
> noted application. Staff will review the enclosed information and
> respond to it as soon as possible,
>
> Gerard Doran
> Development Supervisor
> Department of Planning, Development and Engineering
> City of St. John's
> 576-8452
> 576-8625 fax
>
> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Cc: Dave Wadden <DWadden@stjohns.ca>, ian@fougeremenchenton.ca, Ken
> O'Brien <kobrien@stjohns.ca>, [REDACTED]
> Date: 2015/10/13 10:15 AM
> Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
>
> -----
>
> Hi Gerard,
>
> Thanks for the follow up and hope you had a great Thanksgiving
> Weekend.
>
> Please see attached documents which contain a cover letter outlining
> our
> intent with the property, updated architectural drawings, and the
> Purchase and Sale for the property at 31 Stone's Road.
>
> Thanks, and please advise of anything further that we can provide.
>
> Steve
>
> On 2015-10-13 06:55, Gerard Doran wrote:
> > Hi Steve,
> >
> > I'm just checking my email from Friday, after the long weekend. A
> copy
> > of the purchase and sale agreement regarding the property for
> > additional parking spaces(at rear of Mallard Cottage) would be
> > sufficient.
> >
> > Regards,
> >
> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Cc: Dave Wadden <DWadden@stjohns.ca>, Ken O'Brien
> > <kobrien@stjohns.ca>, ian@fougeremenchenton.ca,
> > [REDACTED]
> >

> > Date: 2015/10/09 04:50 PM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > -----
> >
> > Hi Gerard,
> >
> > Thanks for the note. I will address all forms of business that we
> > wish
> > to prosecute at the property in the cover letter to accompany our
> > application.
> >
> > The application and the consent for the properties were to cover
> both
> > as
> > they are the same owners. Would a provision of the Purchase and
> Sale
> > for
> > that property be sufficient?
> >
> > I will forward the cover letter off to you prior to your meeting on
> > Tuesday.
> >
> > We have also reached out to Neil at TRACT to consulting for his
> > feedback
> > on the project. Given his intimate knowledge of the area, we
> thought
> > that could be beneficial. He indicated that he would give feedback
> on
> >
> > our proposal and we hope to have a discussion with him on Tuesday.
> >
> > Thanks, and have a great Thanksgiving Weekend!
> >
> > Stephen
> >
> > On 2015-10-09 13:37, Gerard Doran wrote:
> > > Hi Steve,
> > >
> > > In your letter to summarize the development of the subject
> project,
> > > please include all types of activity that you would anticipate
> > having
> > > in addition to a Restaurant Use. Will it host banquets, private
> > > functions, etc.?
> > >
> > > Also, while you may not own the property where additional parking
> > > would be provided (land at rear of Mallard Cottage), the owners
> > > consent for the use must be on the application for the same. I
> will
> > be
> > > presenting the application for information and direction at a
> > > meeting
> > > of Development Committee on Tuesday, Oct. 13/15.
> > >
> > > Best regards,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering

> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax



Fw: Proposed Site Redevelopment (former Flakehouse)
Stephen Lee & Todd Perrin
11 Barrows Road DEV 1500192
DEV1500192

Gerard Doran to: steve, ian

2015/10/05 10:26 AM

Cc: Melissa Bragg, Dave Wadden, Govern PDE Multi Media Mail

Hi Steve,

Please refer to the enclosed engineering and development review of the above noted. Just this morning, you were sent an invitation to attend a meeting of the Development Team on Wednesday afternoon, Oct. 7 at 2:30 pm. The proposed development of the property can be discussed in further detail at that meeting.

It appears that this is an application for an Eating Establishment, which is a discretionary use in the Industrial Quidi Vidi (IQ) Zone. After staff review, the application will be advertised for public review and comment - the minimum advertising period is two (2) weeks. Then it will be referred to a regular meeting of Council (the weekly public meeting) for a decision. We look forward to discussion on this development on Wednesday.

----- Forwarded by Gerard Doran/CSJ on 2015/10/05 10:14 AM -----

Date: 2015/10/02 04:08 PM
Subject: Proposed Site Redevelopment (former Flakehouse)
Stephen Lee & Todd Perrin
11 Barrows Road
DEV1500192

Date: October 2, 2015

Re: Proposed Site Redevelopment (former Flakehouse)
Stephen Lee & Todd Perrin
11 Barrows Road
DEV1500192

Further to your Referral regarding the above referenced project, please be advised that the information provided has been reviewed. The following comments apply:

- 1) All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book;
- 2) All plans to be stamped and signed by a Professional Engineer or Architect registered in the Province of Newfoundland and Labrador.
- 3) A detailed site plan and site servicing plan must be submitted for review. Plans must be accordance with the City of St. John's Commercial Development Policy.

- 4) The applicant will need to provide a break-down of the building uses and associated floor areas so that the parking requirements can be fully determined. In addition a site plan will be required to verify that the indicated parking meets the City's parking standards for stall dimensions and laneway widths.
- 5) Record drawings indicate that there is an existing WATER main for connection.
- 6) Record drawings indicate that there is an existing SANITARY SEWER for connection.
- 7) Record drawings indicate that there is an existing STORM SEWER for connection.
- 8) There is a sanitary sewer force main abutting the southern property boundary which follows the curb on Barrows Road.
- 9) There is a storm sewer which crosses the property. As part of the wharf reconstruction on this site, the storm sewer will need to be extended and terminated at an appropriately designed outfall discharging into Quidi Vidi Harbor. We believe there may be an easement currently over the storm crossing the property. However, an appropriately sized easement will be required if one does not exist.
- 10) The existing storm and sanitary sewer infrastructure referenced above should be shown on the servicing plan.
- 11) The existing water lateral servicing this property will need to be properly abandoned in accordance with City Policy 08-04-16. The property owner will have to obtain a Water Deferral Permit from the Citizen Service Center prior to the demolition of the existing property to ensure that the existing water service is properly abandoned.
- 12) For the proposed development, the City requires all water services connected to the City's water distribution system to fully comply with the City's Water Meter and Premises Isolation By-Laws:
 - (a) The City requires all water use on the property, except where used for the sole purpose of fire protection, to be metered in full. City water meter(s) are required be located inside the building(s) at the point of entry of the service into the building, prior to any branch or connection. The meter(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times.
 - (b) The City requires the installation **and testing** of approved backflow prevention device(s) on the water service(s), in accordance with the City's Premises Isolation By-Law. The backflow prevention device(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times. **The backflow prevention device(s) are required to be tested by a Licensed**

Backflow Prevention Device Tester (licensed with the City). Following the test, the Licensed Tester must submit to the City a completed Premises Isolation Testing and Inspection Form for each device, showing the device to be installed and operating properly. The form(s) must be submitted to the City as a condition of approval of the installation. Please contact Mr. Perry Fitzgerald, Water & Wastewater Division (pfitzgerald@stjohns.ca, 709-576-1384) for an up-to-date list of Licensed Backflow Prevention Device Testers.

- (c) Plans related to the following are required to be submitted for review and approval: site servicing, plumbing layout, fire protection layout, and water entry details. All plan submissions and enquiries relating to the City's water metering and premises isolation requirements should be directed to Mr. Chauncey Hayes, Water & Wastewater Division (chayes@stjohns.ca, 709-576-8199).
- 13) As per the City of St. John's Specifications Book, all on-site watermain must be constructed using PVC pipe;
 - 14) The diameter of the water service lateral must be as per the requirements of Section 230.08 of the City of St. John's Specifications Book;
 - 15) The applicant must complete a "Permit to Connect" prior to performing any servicing work;
 - 16) The applicant will be required to obtain a "Street Excavation Permit" prior to performing any work within the public street right-of-way;
 - 17) Water for firefighting purposes has been identified as being provided from a municipal water supply.
 - 18) The applicant should be advised in writing that they are responsible for contacting the City of St. John's Building Department with respect to confirming if a sprinkler system and/or fire alarm system is required.
 - 19) If a sprinkler system is required by the City of St. John's Building Department, a separate dedicated water supply will also be required to be provided for the system.
 - 20) Fire Department connections for automatic sprinkler and stand pipe systems shall be in conformance with Section 3.2.5.15 of the *National Building Code* , 45m, of unobstructed distance from the fire department connection to the hydrant.
 - 21) Access routes for a building not provided with a fire department connection shall be in conformance with Section 3.2.5.5.2 (b) of the *National Building Code* , 90m, of unobstructed distance from the hydrant to the building.

- 22) From a firefighting apparatus perspective, the access (street/roadway/parking lot) shall be designed in accordance with Section 3.2.5.6 of the *National Building Code* , such as but not limited to;
 - i) Must be accessible to Fire Department apparatus at all times
 - ii) Must be a minimum of 6m, as per NBC definition
 - iii) Must be designed with the knowledge that an aerial device may require a 12m turning radius
 - iv) Must also be designed with the knowledge that an aerial device with a static load of 35 tonnes on four (4) 0.436 sq. m. pads may be used
- 23) The Landscape Plan meets the City's Landscaping requirements providing the installation is in accordance with the City of St. John's Specifications
- 24) The Developer is responsible to locate all Newfoundland Power, Aliant, Rogers, Utility and City of St. John's water and sewer easements which are traversing the property and to maintain
- 25) Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work; and,
- 26) All applicable assessment and fees must be paid in full prior to final approval.

I am available at your convenience should you wish to discuss this matter.

Gerard Doran
Development Supervisor
576-8452
576-8625 fax



Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV 1500192 - (IQ) zone 

Gerard Doran to: steve

2015/11/09 01:50 PM

Cc: Jason Sinyard, Ken O'Brien, Dave Wadden, Blair Bradbury, Govern PDE Multi Media Mail

From: Gerard Doran/CSJ

To: 

Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien <kobrien@stjohns.ca>, Dave Wadden/CSJ@CSJ, Blair Bradbury/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ

Hi Steve,

In the enclosed email and the attached letter, you reference using the meeting rooms (I'm assuming the rooms on the second level). Are these rooms to be used in conjunction with patrons of the restaurant or can these be booked separately. This is important to know as parking requirements for Uses other than Restaurant, need to be included in the assessment for parking spaces. Would you please clarify this item.

Thanks

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

steve

Gerard, Please see attached updated document...

2015/11/09 09:36:56 AM

From: 
To: Gerard Doran <GDoran@stjohns.ca>
Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien <kobrien@stjohns.ca>, Neil Dawe <ndawe@tractconsulting.com>,  Bobbi Skanes <bskanes@tractconsulting.com>, Cliff Johnston  >
Date: 2015/11/09 09:36 AM
Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

Gerard,

Please see attached updated document concerning our revised intended use for 11 Barrows Road.

As you will see, we intend to focus primarily on mirroring the current restaurant operation at Mallard Cottage, just to a larger scale.

Like our operation at Mallard Cottage, we will be available for private bookings, but we have shifted focus to operate primarily as a restaurant, which is the business we know best.

Also, we will utilize the meeting rooms for just that. Spaces for private meetings or for business purposes. These rooms could be available for private usage for meetings. Should those using the rooms wish to dine at the restaurant, they will do so in the restaurant.

Is this information suffice to go forward with your report?

Also, I would like to request that Cliff Johnson of Tract Consulting and Ian Higinell of Fougere Menchenton sit in on the meeting with Planning and Development Committee on Tuesday, November 17th. They can be available to answer any questions about the project that the committee may have. Could you confirm if this request can be granted?

Lastly, we would like to attain a copy of the staff report(s) related to this project, once they are circulated to the committee members.

Thanks Gerard,

Steve

On 2015-11-06 13:50, Gerard Doran wrote:

> Steve,
>
> As per our recent conversation. I will be finalizing a report to
> Planning and Development Committee on Monday, Nov. 9 for the upcoming
> meeting of Nov. 17/15. Please provide all the information you propose
> to submit as soon as possible.
>
> Thanks

>
> Gerard Doran
> Development Supervisor
> Department of Planning, Development and Engineering
> City of St. John's
> 576-8452
> 576-8625 fax

>
> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Cc: [REDACTED]
> Date: 2015/11/02 11:38 AM
> Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

> -----

> Hi Gerard,

>
> The meeting rooms on the second floor are for private dining, geared
> toward samll corporate meetings.

>
> They would could be used concurrently within general restaurant
> operations.

>
> I wanted to confirm that you are meeting next week to discuss our
> project in further detail? I will have a document with a more clear
> outline of our intended business operation to aid in your
> discussions.

>
> Thanks,

>
> Steve

>
> On 2015-11-02 09:00, Gerard Doran wrote:

> > Hi Steve,

> >
> > The Meeting Rooms on the second floor of the building. Typically,
> who
> > would use them? Could they be used by others, while the downstairs
> > area is being used by another group at the same time.
> >
> > Thanks,
> >
> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: Gerard Doran/CSJ
> > To: [REDACTED]
> > Cc: [REDACTED], Dave Wadden/CSJ@CSJ, Ken
> O'Brien/CSJ@CSJ,
> > Jason Sinyard/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ
> > Date: 2015/10/20 11:10 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
> >
> > -----
> >
> > Hi Steve,
> >
> > Staff met yesterday regarding the above noted proposed development.
> > After considering a number of factors within the application, it
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> > decided that a summary of the application be prepared by staff for
> > direction and recommendation of the Planning and Development
> > Committee. In general terms, the report to the committee would
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> the
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> > permitted in the zone.
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> > It is anticipated that the staff report on the development would be
> > tabled at the next Planning and Development committee meeting in
> > November, after which Council will consider the recommendation of
> the
> > committee at a future meeting.
> >
> > Regards,
> >
> > Gerard Doran
> > Development Supervisor

> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Cc: [REDACTED]
> > Date: 2015/10/14 09:34 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> >
> > -----
> >
> > Hi Gerard,
> >
> > Thank you for the acknowledgement.
> >
> > We were wondering how the meeting with the committee went, and if
> > there
> > was any feedback that you could offer us?
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> > Thanks,
> >
> > Steve
> >
> > On 2015-10-13 12:45, Gerard Doran wrote:
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> > >
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> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: Dave Wadden <DWadden@stjohns.ca>, ian@fougeremenchenton.ca,
> Ken
> > > O'Brien <kobrien@stjohns.ca>, [REDACTED]
> > > Date: 2015/10/13 10:15 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > >
> > > -----
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> > > Hi Gerard,
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> > > Thanks for the follow up and hope you had a great Thanksgiving
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> > > Please see attached documents which contain a cover letter
> > > outlining
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> > > intent with the property, updated architectural drawings, and the

> > > Purchase and Sale for the property at 31 Stone's Road.
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> > > > Regards,
> > > >
> > > > Gerard Doran
> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's
> > > > 576-8452
> > > > 576-8625 fax
> > > >
> > > > From: [REDACTED]
> > > > To: Gerard Doran <GDoran@stjohns.ca>
> > > > Cc: Dave Wadden <DWadden@stjohns.ca>, Ken O'Brien
> > > > <kobrien@stjohns.ca>, ian@fougeremenchenton.ca,
> > > > [REDACTED]
> > > >
> > > > Date: 2015/10/09 04:50 PM
> > > > Subject: Re: Fw: Proposed Site Redevelopment (former
> Flakehouse)
> > > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > > >
> > > > -----
> > > >
> > > > Hi Gerard,
> > > >
> > > > Thanks for the note. I will address all forms of business that
> we
> > > > wish
> > > > to prosecute at the property in the cover letter to accompany
> our
> > > > application.
> > > >
> > > > The application and the consent for the properties were to
> cover
> > > > both
> > > > as
> > > > they are the same owners. Would a provision of the Purchase and
> > > > Sale
> > > > for
> > > > that property be sufficient?
> > > >
> > > > I will forward the cover letter off to you prior to your
> meeting
> > > > on
> > > > Tuesday.

> > > >
> > > > We have also reached out to Neil at TRACT to consulting for his
> > > > feedback
> > > > on the project. Given his intimate knowledge of the area, we
> > > > thought
> > > > that could be beneficial. He indicated that he would give
> > feedback
> > > on
> > > >
> > > > our proposal and we hope to have a discussion with him on
> > Tuesday.
> > > >
> > > > Thanks, and have a great Thanksgiving Weekend!
> > > >
> > > > Stephen
> > > >
> > > > On 2015-10-09 13:37, Gerard Doran wrote:
> > > > > Hi Steve,
> > > > >
> > > > > In your letter to summarize the development of the subject
> > > > > project,
> > > > > please include all types of activity that you would
> anticipate
> > > > > having
> > > > > in addition to a Restaurant Use. Will it host banquets,
> private
> > > > > functions, etc.?
> > > > >
> > > > > Also, while you may not own the property where additional
> > parking
> > > > > would be provided (land at rear of Mallard Cottage), the
> owners
> > > > > consent for the use must be on the application for the same.
> I
> > > will
> > > > be
> > > > > presenting the application for information and direction at a
> > > > > meeting
> > > > > of Development Committee on Tuesday, Oct. 13/15.
> > > > >
> > > > > Best regards,
> > > > >
> > > > > Gerard Doran
> > > > > Development Supervisor
> > > > > Department of Planning, Development and Engineering
> > > > > City of St. John's
> > > > > 576-8452
> > > > > 576-8625 fax



Cover Letter for 11 Barrow's Road , Nov 7.docx



Re: Proposed Development - 11 Barrows Road - DEV1500192 

Gerard Doran to: steve

2015/10/08 01:53 PM

Cc: Govern PDE Multi Media Mail

Steve,

Please provide as best as you can an estimate of the maximum occupancy for the building as well .

Thanks

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

Ken O'Brien

Steve, this is a development application, so I wo...

2015/10/02 05:04:13 PM

From: Ken O'Brien/CSJ
To: 
Cc: Dave Blackmore <DBlackmore@stjohns.ca>, Dave Wadden <DWadden@stjohns.ca>, Jason Sinyard <JSinyard@stjohns.ca>, Gerard Doran/CSJ@CSJ
Date: 2015/10/02 05:04 PM
Subject: 11 Barrows Road - DEV1500192

Steve, this is a development application, so I would only be peripherally involved (my involvement is in rezonings and the like). Just to advise you, if this is an application for an Eating Establishment, that is a discretionary use in the Industrial Quidi Vidi (IQ) Zone. After staff review, the application will be advertised for public review and comment - the minimum advertising period is two (2) weeks. Then it will be referred to a regular meeting of Council (the weekly public meeting) for a decision.

Regards,

Ken O'Brien

.....
Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
* MCIP - Member of the Canadian Institute of Planners

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steve

Good Morning, We are approaching our October...

2015/10/02 11:40:21 AM



Fw: DFO referral - Wharf Rebuild at 11 Barrow's Road DEV1500192

Gerard Doran to: steve

2016/07/27 12:40 PM

Cc: Govern PDE Multi Media Mail

Steve,

Enclosed is what I sent to Neil with Tract on July 12/16.

Gerard

Fw: Information request for DFO - 11 Barrows Road

Gerard Doran to: ndawe 2016/07/12 11:01 AM

Cc: Govern PDE Multi Media Mail

Hi Neil,

Please review the enclosed and attachments. I'd suggest you contact Tonya Warren with DFO if you should need assistance submitting any information required .

Regards

Gerard Doran

Development Supervisor

Department of Planning, Development and Engineering

City of St. John's

576-8452

576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/07/12 10:57 AM -----

From: "Warren, Tonya" <Tonya.Warren@dfo-mpo.gc.ca>

To: "gdoran@stjohns.ca" <gdoran@stjohns.ca>

Cc: "dfo.fpp.nl / ppp.t-n-e-l.mpo (DFO/MPO)" <FPP.XNFL@dfo-mpo.gc.ca>

Date: 2016/07/12 10:44 AM

Subject: information request

Hello Gerard,

Please see below regarding your request.

The *Fisheries Act* requires that projects avoid causing **serious harm to fish** unless authorized by

the Minister of Fisheries and Oceans . This applies to work being conducted **in or near**

waterbodies that support fish that are part of **or** that support a commercial, recreational or

Aboriginal fishery. People proposing to conduct work in or near water are now required to

self-assess using the DFO "*Projects Near Water* " website, located at

<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>, and determine if their project requires a

review by the Department of Fisheries and Oceans (DFO). To assist in this process, please refer to the following guidance document entitled "*Self-Assessment (26-01-15)* " .

If after you conduct the self -assessment for the various proposed works /undertaking/activities

of your project, you determine that a review by DFO is in fact required , please fully complete the "*Application for Review*" form located at:

<http://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/index-eng.html>. A guidance document entitled "*Request For Review* " will assist you in identification of the necessary

information

required to complete the application form . If submitting an application please ensure you attach photos/diagrams of the area, fish species in your project area, habitat types (e.g., boulder, cobble, gravels, etc.) and other pertinent information , e.g., if a fishery is located in/near by the project site, etc.

The *Projects Near Water* website also provides information on standard measures that can be

implemented to assist in achieving compliance with the *Fisheries Act* (refer to the section

entitled "*Measures to Avoid Causing Harm to Fish and Fish Habitat* ") as well as the *Species at*

Risk Act . Please note that in-water project activities listed on the DFO **Projects Near Water**

website as "not requiring review by DFO" should be avoided in certain time periods in some waters in Newfoundland and Labrador in order to reduce the risk of harm to salmon and trout populations during important or sensitive life stages . If you **cannot** avoid working in water during those periods, you should submit a Request for Review form .

It is also your responsibility to ensure compliance with the *Species at Risk Act* . A listing of

species at risk occurring in Newfoundland and Labrador is located at

<http://www.nfl.dfo-mpo.gc.ca/NL/SARA/Species-at-Risk-NL> and for more details on a species please go to the SARA Public Registry located at :

http://www.registrelep-sararegistry.gc.ca/sar/index/default_e.cfm.

Once completed, the Request for Review form should be sent to FPP-NL@dfo-mpo.gc.ca. If you are unsure whether your project requires a review by DFO , you should seek advice from a **qualified environmental professional**

In all cases, it is your responsibility to ensure you follow any additional requirements from other federal, provincial and municipal jurisdictions and ensure compliance the pollution prevention provisions of the *Fisheries Act* .

If you have any questions please call (709) 772-4140.

Triage and Planning Unit

Fisheries Protection Program – Regulatory Review

Gerard Doran

Development Supervisor

Department of Planning, Development and Engineering

City of St. John's

576-8452

576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/07/27 12:38 PM -----

From:



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Subject: Fw: 11 Barrows Road DEV1500192
From: Melissa Bragg/CSJ - Friday 2015/09/25 11:16 AM

From: Ian Higenell <ian@fougeremenchenton.ca>
To: Melissa Bragg <MBragg@stjohns.ca>
Cc: [REDACTED], Govern PDE Multi Media Mail <govpdemm@stjohns.ca>
Date: 2015/09/23 05:09 PM
Subject: Re: 11 Barrows Road DEV1500192

Melissa,

Please see the attached PDF copy of the drawings for 11 Barrows Road. I have also included an occupancy load calculation at the last page of this package, complete with area breakdown, as requested. Please let Steve or myself know if you have any questions.

Thank you,

Ian Higenell

Fougere Menchenton Architecture Inc.

172 Logy Bay Road, St. John's, NL, A1A 1J8
Phone. 709.739.8202
Fax. 709.722.8202

Email. ian@fougeremenchenton.ca

Mailing Address:
P.O. Box 21039, St. John's, NL, A1A 5B2

On Tue, Sep 22, 2015 at 2:35 PM, Melissa Bragg <MBragg@stjohns.ca> wrote:

Hi Steve:

Could you please provide us with the proposed occupancies and the total floor areas in which they will occupy ? Also, can you please provide us with the PDF copy of the submitted drawings /site plans, etc.? This will be required for further Engineer review.

Regards,

Melissa Bragg | Assistant Development Officer

Department of Planning, Development & Engineering

City of St. John's | P.O. Box 908 | 10 New Gower Street | St. John's, NL A1C 1J3

tel: (709) 576-6153 | fax: [\(709\) 576-8625](tel:709-576-8625) | e-mail: mbragg@stjohns.ca



2015.09.23 - 11 Barrows Road.pdf

**Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin
11 Barrows Road DEV 1500192 - (IQ) zone** 📎

Jason Sinyard to: steve

2015/11/13 11:13 AM

Cc: Blair Bradbury, Cliff Johnston, Dave Wadden, Gerard Doran, Govern PDE Multi Media Mail, Ian Higenell, Ken O'Brien

Steve

They are on the agenda as a delegation.

Jason

Jason Sinyard, P.Eng., MBA
Director of Planning & Development
City of St. John's

steve

Hi Gerard, I was wondering if there was any disc...

2015/11/13 11:09:53 AM

From: [REDACTED]
To: Gerard Doran <GDoran@stjohns.ca>, Ian Higenell <ian@fougeremenchenton.ca>, Cliff Johnston
Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien <kobrien@stjohns.ca>, Dave Wadden <DWadden@stjohns.ca>, Blair Bradbury <BBradbury@stjohns.ca>, Govern PDE Multi Media Mail <govpdemm@stjohns.ca>
Date: 2015/11/13 11:09 AM
Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

Hi Gerard,

I was wondering if there was any discussion regarding the presence of Ian and Cliff at the meeting of the Planning and Development Committee on Tuesday?

Thanks,

Steve

On 2015-11-09 11:20, Gerard Doran wrote:

> Hi Steve,

>

> In the enclosed email and the attached letter, you reference using the
> meeting rooms (I'm assuming the rooms on the second level). Are these
> rooms to be used in conjunction with patrons of the restaurant or can
> these be booked separately. This is important to know as parking
> requirements for Uses other than Restaurant, need to be included in
> the assessment for parking spaces. Would you please clarify this item.

>

>

> Thanks

>

> Gerard Doran

> Development Supervisor

> Department of Planning, Development and Engineering

> City of St. John's

> 576-8452
> 576-8625 fax
>
> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien
> <kobrien@stjohns.ca>, Neil Dawe <ndawe@tractconsulting.com>,
> [REDACTED] Bobbi Skanes <bskanes@tractconsulting.com>,
> Cliff Johnston [REDACTED]
> Date: 2015/11/09 09:36 AM
> Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
>
> -----
>
> Gerard,
>
> Please see attached updated document concerning our revised intended
> use
> for 11 Barrows Road.
>
> As you will see, we intend to focus primarily on mirroring the
> current
> restaurant operation at Mallard Cottage, just to a larger scale.
>
> Like our operation at Mallard Cottage, we will be available for
> private
> bookings, but we have shifted focus to operate primarily as a
> restaurant, which is the business we know best.
>
> Also, we will utilize the meeting rooms for just that. Spaces for
> private meetings or for business purposes. These rooms could be
> available for private usage for meetings. Should those using the
> rooms
> wish to dine at the restaurant, they will do so in the restaurant.
>
> Is this information suffice to go forward with your report?
>
> Also, I would like to request that Cliff Johnson of Tract Consulting
> and
> Ian Higinell of Fougere Menchenton sit in on the meeting with
> Planning
> and Development Committee on Tuesday, November 17th. They can be
> available to answer any questions about the project that the
> committee
> may have. Could you confirm if this request can be granted?
>
> Lastly, we would like to attain a copy of the staff report(s) related
> to
> this project, once they are circulated to the committee members.
>
> Thanks Gerard,
>
> Steve
>
> On 2015-11-06 13:50, Gerard Doran wrote:
> > Steve,
> >
> > As per our recent conversation. I will be finalizing a report to
> > Planning and Development Committee on Monday, Nov. 9 for the
> upcoming

> > meeting of Nov. 17/15. Please provide all the information you
> propose
> > to submit as soon as possible.
> >
> > Thanks
> >
> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Cc: [REDACTED]
> > Date: 2015/11/02 11:38 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
> >
> > -----
> >
> > Hi Gerard,
> >
> > The meeting rooms on the second floor are for private dining,
> geared
> > toward samll corporate meetings.
> >
> > They would could be used concurrently within general restaurant
> > operations.
> >
> > I wanted to confirm that you are meeting next week to discuss our
> > project in further detail? I will have a document with a more clear
> > outline of our intended business operation to aid in your
> > discussions.
> >
> > Thanks,
> >
> > Steve
> >
> > On 2015-11-02 09:00, Gerard Doran wrote:
> > > Hi Steve,
> > >
> > > The Meeting Rooms on the second floor of the building. Typically,
> > > who
> > > would use them? Could they be used by others, while the
> > downstairs
> > > area is being used by another group at the same time.
> > >
> > > Thanks,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: Gerard Doran/CSJ
> > > To: [REDACTED]
> > > Cc: [REDACTED] Dave Wadden/CSJ@CSJ, Ken

> > O'Brien/CSJ@CSJ,
> > > Jason Sinyard/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ
> > > Date: 2015/10/20 11:10 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
> > >
> > > -----
> > >
> > > Hi Steve,
> > >
> > > Staff met yesterday regarding the above noted proposed
> development.
> > > After considering a number of factors within the application, it
> > > was
> > > decided that a summary of the application be prepared by staff
> for
> > > direction and recommendation of the Planning and Development
> > > Committee. In general terms, the report to the committee would
> > > include
> > > information about the scale and scope of the development and the
> > > business operation within. As the Development Regulations state,
> > > an
> > > Eating Establishment is a Discretionary Use in the (IQ) zone.
> While
> > > the business will offer the services of a catering establishment,
> > > the
> > > proposed overall development closely mirrors that of a Place of
> > > Assembly. Where the application will be recommended for public
> > > meeting
> > > prior to Council considering it, the proponent should be aware
> that
> > > careful scrutinizing by the public may challenge both the City
> and
> > > the
> > > applicant to differentiate between an Eating Establishment which
> > > can
> > > be considered by Council and a Place of Assembly which is not
> > > permitted in the zone.
> > >
> > > It is anticipated that the staff report on the development would
> be
> > > tabled at the next Planning and Development committee meeting in
> > > November, after which Council will consider the recommendation of
> > > the
> > > committee at a future meeting.
> > >
> > > Regards,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: [REDACTED]
> > > Date: 2015/10/14 09:34 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192

> > >
> > > -----
> > >
> > > Hi Gerard,
> > >
> > > Thank you for the acknowledgement.
> > >
> > > We were wondering how the meeting with the committee went, and if
> > > there
> > > was any feedback that you could offer us?
> > >
> > > Thanks,
> > >
> > > Steve
> > >
> > > On 2015-10-13 12:45, Gerard Doran wrote:
> > > > Hi Steve,
> > > >
> > > > This is to acknowledge receipt of the referenced items for the
> > > > above
> > > > noted application. Staff will review the enclosed information
> and
> > > > respond to it as soon as possible,
> > > >
> > > > Gerard Doran
> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's
> > > > 576-8452
> > > > 576-8625 fax
> > > >
> > > > From: [REDACTED]
> > > > To: Gerard Doran <GDoran@stjohns.ca>
> > > > Cc: Dave Wadden <DWadden@stjohns.ca>, ian@fougeremenchenton.ca,
> > Ken
> > > > O'Brien <kobrien@stjohns.ca>, [REDACTED]
> > > > Date: 2015/10/13 10:15 AM
> > > > Subject: Re: Fw: Proposed Site Redevelopment (former
> Flakehouse)
> > > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > > >
> > > > -----
> > > >
> > > > Hi Gerard,
> > > >
> > > > Thanks for the follow up and hope you had a great Thanksgiving
> > > > Weekend.
> > > >
> > > > Please see attached documents which contain a cover letter
> > > > outlining
> > > > our
> > > > intent with the property, updated architectural drawings, and
> the
> > > > Purchase and Sale for the property at 31 Stone's Road.
> > > >
> > > > Thanks, and please advise of anything further that we can
> > provide.
> > > >
> > > > Steve
> > > >
> > > > On 2015-10-13 06:55, Gerard Doran wrote:

> > > > Hi Steve,
> > > >
> > > > I'm just checking my email from Friday, after the long
> weekend.
> > A
> > > > copy
> > > > of the purchase and sale agreement regarding the property for
> > > > additional parking spaces(at rear of Mallard Cottage) would
> be
> > > > sufficient.
> > > >
> > > > Regards,
> > > >
> > > > Gerard Doran
> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's
> > > > 576-8452
> > > > 576-8625 fax
> > > >
> > > > From: [REDACTED]
> > > > To: Gerard Doran <GDoran@stjohns.ca>
> > > > Cc: Dave Wadden <DWadden@stjohns.ca>, Ken O'Brien
> > > > <kobrien@stjohns.ca>, ian@fougeremenchenton.ca,
> > > > [REDACTED]
> > > >
> > > > Date: 2015/10/09 04:50 PM
> > > > Subject: Re: Fw: Proposed Site Redevelopment (former
> > Flakehouse)
> > > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > > >
> > > > -----
> > > >
> > > > Hi Gerard,
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> > > > Thanks for the note. I will address all forms of business
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> > we
> > > > wish
> > > > to prosecute at the property in the cover letter to accompany
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> > > > application.
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> > > > The application and the consent for the properties were to
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> > > > both
> > > > as
> > > > they are the same owners. Would a provision of the Purchase
> and
> > > > Sale
> > > > for
> > > > that property be sufficient?
> > > >
> > > > I will forward the cover letter off to you prior to your
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> > > > on
> > > > Tuesday.
> > > >
> > > > We have also reached out to Neil at TRACT to consulting for
> his
> > > > feedback

> > > > on the project. Given his intimate knowledge of the area, we
> > > > thought
> > > > that could be beneficial. He indicated that he would give
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> > > on
> > > >
> > > > our proposal and we hope to have a discussion with him on
> > > Tuesday.
> > > >
> > > > Thanks, and have a great Thanksgiving Weekend!
> > > >
> > > > Stephen
> > > >
> > > > On 2015-10-09 13:37, Gerard Doran wrote:
> > > > > Hi Steve,
> > > > >
> > > > > In your letter to summarize the development of the subject
> > > > project,
> > > > > please include all types of activity that you would
> > anticipate
> > > > having
> > > > > in addition to a Restaurant Use. Will it host banquets,
> > private
> > > > > functions, etc.?
> > > > >
> > > > > Also, while you may not own the property where additional
> > > parking
> > > > > would be provided (land at rear of Mallard Cottage), the
> > owners
> > > > > consent for the use must be on the application for the
> same.
> > I
> > > will
> > > > be
> > > > > presenting the application for information and direction at
> a
> > > > > meeting
> > > > > of Development Committee on Tuesday, Oct. 13/15.
> > > > >
> > > > > Best regards,
> > > > >
> > > > > Gerard Doran
> > > > > Development Supervisor
> > > > > Department of Planning, Development and Engineering
> > > > > City of St. John's
> > > > > 576-8452
> > > > > 576-8625 fax



Re: 11 Barrows Road - DEV1500192 - Parking 

Ken O'Brien to: Blair Bradbury

2015/09/25 04:30 PM

Cc: Gerard Doran, Govern PDE Multi Media Mail, Mike Cantwell

Blair, I have not reviewed the application but understand that, in addition to the Flakehouse property, the applicants have secured land nearby for additional parking. When Mallard Cottage was approved for a restaurant, they had to seek parking relief.

Ken

.....
Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
* MCIP - Member of the Canadian Institute of Planners

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Blair Bradbury	Ken / Gerard there is an application in now for 1...	2015/09/25 03:16:47 PM
From:	Blair Bradbury/CSJ	
To:	Ken O'Brien/CSJ@CSJ, Gerard Doran/CSJ@CSJ	
Cc:	Mike Cantwell/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ	
Date:	2015/09/25 03:16 PM	
Subject:	Fw: 11 Barrows Road, Decision Application #DEV1500192	

Ken / Gerard

there is an application in now for 11 Barrows Road for the "Mallard Cottage Waterfront Food Service Facility" and I am wondering if there have been any previous discussions or arrangements concerning parking for the property. In general I am questioning if the parking requirements for the development have already been established or concessions promised/made. Some of the items that come to mind are:

- overall intention to increase public parking spaces in the Quidi Vidi area
- existing use of the parking lot for general parking
- any intentions to increase parking for Mallard Cottage

Please let me know if there is anything that would modify the requirement for parking for this development or if the standard requirements, such as 1 parking stall per 5 sq meters of seating area, would apply.

Thanks,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625



Re: 11 Barrows Road - DEV1500192 - Parking 📄

Ken O'Brien to: Blair Bradbury

2015/09/28 09:16 AM

Cc: Gerard Doran, Govern PDE Multi Media Mail, Mike Cantwell

So far as I know, the parking available at the former Flakehouse property, 11 Barrow's Road, is not public parking. It is private property.

The City has plans to create some public parking spaces elsewhere in the village, but I am not aware of any plan for the City to have public parking in this immediate area, other than the spaces already created at the Plantation building, 10 Maple View Place. Jason Sinyard would know if there are other plans.

Ken



Blair Bradbury

Thanks Ken so as far as we know there are no i...

2015/09/28 08:29:58 AM

From: Blair Bradbury/CSJ
To: Ken O'Brien/CSJ@CSJ
Cc: Gerard Doran/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ, Mike Cantwell/CSJ@CSJ
Date: 2015/09/28 08:29 AM
Subject: Re: 11 Barrows Road - DEV1500192 - Parking

Thanks Ken

so as far as we know there are no intentions to create public parking (for the general Quidi Vidi area) down in this area of the development. I ask as I was under the impression that the current parking lot of this property is use now for public parking, however I may be mistaken on that.

Regards,
Blair Bradbury, P.Eng.
Development Engineer - Traffic
Department of Planning, Development & Engineering
City of St. John's
Ph: (709) 576-6182
Fax: (709) 576-8625



LUAR term of reference - 11 Barrows Rd., proposed eating establishment - DEV1500192 

Ken O'Brien to: Gerard Doran, Jason Sinyard, Dave Wadden

2015/11/05 02:07 PM

Bcc: Govern PDE Multi Media Mail

Draft terms of reference if a land-use assessment report (LUAR) is required. Please note that I left in a reference to Metrobus, though Metrobus does not service the Barrows Road area. We can delete that section if desired.



TOR - 11 Barrows Road - Nov 5 2015 (kob).docx

Ken

.....
Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
* MCIP - Member of the Canadian Institute of Planners

ST. JOHN'S

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11 Barrow's Road wharf design - Request for Geometric Reports for Quidi Vidi Village - PDE file DEV1500192 

Ken O'Brien to: steve
Cc: Gerard Doran
Bcc: Govern PDE Multi Media Mail

2016/01/14 08:54 AM

From: Ken O'Brien/CSJ
To: 
Cc: Gerard Doran <GDoran@stjohns.ca>
Bcc: Govern PDE Multi Media Mail/CSJ

Steve, the idea of wharf design (traditional compared with modern) did not come up during our work on the Quidi Vidi Village Development Plan. We would be open to any design that meets building code safety standards.

Ken

.....
Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca
* MCIP - Member of the Canadian Institute of Planners



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steve	Gerard, Thanks, but we were referring to the act...	2016/01/13 06:12:10 PM
From:		
To:	Gerard Doran <GDoran@stjohns.ca>	
Cc:	Ken O'Brien <kobrien@stjohns.ca>	
Date:	2016/01/13 06:12 PM	
Subject:	Re: Request for Geometric Reports for Quidi Vidi	

Gerard,

Thanks, but we were referring to the actual waters edge.

Our thought is to build an authentic style aesthetec with sheet piling & wooden cribbing v.s government wharf.

Is this something you can shed light on as we put together the LUAR?

Thanks,

Steve

On 2016-01-13 13:56, Gerard Doran wrote:
> Steve,
>

> I can only say that the Quidi Vidi Development Plan would have to be followed.

>
> Gerard Doran
> Development Supervisor
> Department of Planning, Development and Engineering
> City of St. John's
> 576-8452
> 576-8625 fax

>
> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Date: 2016/01/12 03:34 PM
> Subject: Re: Request for Geometric Reports for Quidi Vidi

> -----

> Gerard,

> Thank you so much for that. We really appreciate it.

> Also, wondering if there are any specific guidelines that the city would have as it relates permissible waterfront construction?

> Thanks,

> Steve

> On 2016-01-12 09:38, Gerard Doran wrote:

> > Steve,

> > I was talking with Tom Kendall, P.Eng. who was a consultant on the Planation. He said you could contact him and he'd try to assist.

> > htkendall@nf.sympatico.ca

> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax

> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Date: 2016/01/08 06:01 PM
> > Subject: Re: Request for Geometric Reports for Quidi Vidi

> > -----

> > Hi Gerard,

> > Thanks for the note.

> > I will give you a call on Monday and hopefully we can locate the report.

> > Have a great weekend,

> > Steve

> >

> > On 2016-01-08 13:39, Gerard Doran wrote:
> > > Hi Steve,
> > >
> > > Happy New Year to you as well. We can't locate this information. Can
> > > you give me a call on Monday and I will try other sources, perhaps.
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Date: 2016/01/08 02:15 PM
> > > Subject: Request for Geometric Reports for Quidi Vidi
> > >
> > > -----
> > >
> > > Hi Gerard,
> > >
> > > Happy New Year! Hope you had a great holiday with you and yours!
> > >
> > > I was wondering if you could point me in the right direction to attain
> > > the geometrical reports that were completed prior to the construction
of
> > > the plantation?
> > >
> > > These reports would certainly help us in our effort to gather the best
> > > options for how we construct the wharf on the 11 Barrows Road property.
> > >
> > > Thanks,
> > >
> > > Steve



**11 Barrows Road
Proposed Site Redevelopment (former Flakehouse)
DEV1500192**

Melissa Bragg to: steve

2015/10/02 04:17 PM

Cc: ian, Govern PDE Multi Media Mail, Dave Wadden, Dave Blackmore

Hi Steve:

In reference to the above noted project, please be advised that the information provided has been reviewed by Staff and the following comments apply:

- 1) All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book;
- 2) All plans to be stamped and signed by a Professional Engineer or Architect registered in the Province of Newfoundland and Labrador.
- 3) A detailed site plan and site servicing plan must be submitted for review. Plans must be accordance with the City of St. John's Commercial Development Policy.
- 4) The applicant will need to provide a break-down of the building uses and associated floor areas so that the parking requirements can be fully determined. In addition a site plan will be required to verify that the indicated parking meets the City's parking standards for stall dimensions and laneway widths.
- 5) Record drawings indicate that there is an existing WATER main for connection.
- 6) Record drawings indicate that there is an existing SANITARY SEWER for connection.
- 7) Record drawings indicate that there is an existing STORM SEWER for connection.
- 8) There is a sanitary sewer force main abutting the southern property boundary which follows the curb on Barrows Road.
- 9) There is a storm sewer which crosses the property. As part of the wharf reconstruction on this site, the storm sewer will need to be extended and terminated at an appropriately designed outfall discharging into Quidi Vidi Harbor. We believe there may be an easement currently over the storm crossing the property. However, an appropriately sized easement will be required if one does not exist.
- 10) The existing storm and sanitary sewer infrastructure referenced above should be shown on the servicing plan.
- 11) The existing water lateral servicing this property will need to be properly abandoned in accordance with City Policy 08-04-16. The property owner will have to obtain a Water Deferral Permit from the Citizen Service Center prior to the demolition of the existing property to ensure that the existing water service is properly abandoned.

- 12) For the proposed development, the City requires all water services connected to the City's water distribution system to fully comply with the City's Water Meter and Premises Isolation By-Laws:
- (a) The City requires all water use on the property, except where used for the sole purpose of fire protection, to be metered in full. City water meter(s) are required be located inside the building(s) at the point of entry of the service into the building, prior to any branch or connection. The meter(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times.
 - (b) The City requires the installation **and testing** of approved backflow prevention device(s) on the water service(s), in accordance with the City's Premises Isolation By-Law. The backflow prevention device(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times. **The backflow prevention device(s) are required to be tested by a Licensed Backflow Prevention Device Tester (licensed with the City). Following the test, the Licensed Tester must submit to the City a completed Premises Isolation Testing and Inspection Form for each device, showing the device to be installed and operating properly. The form(s) must be submitted to the City as a condition of approval of the installation. Please contact Mr. Perry Fitzgerald, Water & Wastewater Division (pfitzgerald@stjohns.ca, 709-576-1384) for an up-to-date list of Licensed Backflow Prevention Device Testers.**
 - (c) Plans related to the following are required to be submitted for review and approval: site servicing, plumbing layout, fire protection layout, and water entry details. All plan submissions and enquiries relating to the City's water metering and premises isolation requirements should be directed to Mr. Chauncey Hayes, Water & Wastewater Division (chayes@stjohns.ca, 709- 576-8199).
- 13) As per the City of St. John's Specifications Book, all on-site watermain must be constructed using PVC pipe;
- 14) The diameter of the water service lateral must be as per the requirements of Section 230.08 of the City of St. John's Specifications Book;
- 15) The applicant must complete a "Permit to Connect" prior to performing any servicing work ;
- 16) The applicant will be required to obtain a "Street Excavation Permit" prior to performing any work within the public street right-of-way;
- 17) Water for firefighting purposes has been identified as being provided from a municipal water supply.
- 18) The applicant should be advised in writing that they are responsible for contacting the City of St.

John's Building Department with respect to confirming if a sprinkler system and/or fire alarm system is required.

- 19) If a sprinkler system is required by the City of St. John's Building Department, a separate dedicated water supply will also be required to be provided for the system .
- 20) Fire Department connections for automatic sprinkler and stand pipe systems shall be in conformance with Section 3.2.5.15 of the *National Building Code* , 45m, of unobstructed distance from the fire department connection to the hydrant.
- 21) Access routes for a building not provided with a fire department connection shall be in conformance with Section 3.2.5.5.2 (b) of the *National Building Code* , 90m, of unobstructed distance from the hydrant to the building.
- 22) From a firefighting apparatus perspective, the access (street/roadway/parking lot) shall be designed in accordance with Section 3.2.5.6 of the *National Building Code* , such as but not limited to;
 - i) Must be accessible to Fire Department apparatus at all times
 - ii) Must be a minimum of 6m, as per NBC definition
 - iii) Must be designed with the knowledge that an aerial device may require a 12m turning radius
 - iv) Must also be designed with the knowledge that an aerial device with a static load of 35 tonnes on four (4) 0.436 sq. m. pads may be used
- 23) The Landscape Plan meets the City's Landscaping requirements providing the installation is in accordance with the City of St. John's Specifications
- 24) The Developer is responsible to locate all Newfoundland Power , Aliant, Rogers, Utility and City of St. John's water and sewer easements which are traversing the property and to maintain
- 25) Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work; and,
- 26) All applicable assessments and fees must be paid in full prior to final approval.

Regards,

Melissa Bragg | Assistant Development Officer

Department of Planning, Development & Engineering

City of St. John's | P.O. Box 908 | 10 New Gower Street | St. John's, NL A1C 1J3

tel: (709) 576-6153 | fax: (709) 576-8625 | e-mail: mbragg@stjohns.ca



**11 Barrows Road
DEV1500192**

Melissa Bragg to: steve
Cc: ian, Govern PDE Multi Media Mail

2015/09/22 02:35 PM

From: Melissa Bragg/CSJ
To: [REDACTED]
Cc: ian@fougeremenchenton.ca, Govern PDE Multi Media Mail/CSJ@CSJ

Hi Steve:

Could you please provide us with the proposed occupancies and the total floor areas in which they will occupy? Also, can you please provide us with the PDF copy of the submitted drawings/site plans, etc.? This will be required for further Engineer review.

Regards,

Melissa Bragg | **Assistant Development Officer**
Department of Planning, Development & Engineering
City of St. John's | P.O. Box 908 | 10 New Gower Street | St. John's, NL A1C 1J3
tel: (709) 576-6153 | fax: (709) 576-8625 | e-mail: mbragg@stjohns.ca



Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Mike Cantwell to: Andrea Roberts

2016/07/05 02:21 PM

Cc: Govern PDE Multi Media Mail, Dave Wadden

Date: July 5, 2016

To: Andrea Roberts
Development Officer

From: Mike Cantwell, P. Eng.,
Development Engineer

**Re: Proposed Site Redevelopment (former Flakehouse) - LUAR
Stephen Lee & Todd Perrin
11 Barrows Road
DEV1500192**

Further to your Referral regarding the above referenced project, please be advised that the information provided has been reviewed. The following comments apply:

- 1) All work must be performed in accordance with the requirements of the applicable sections of the City of St. John's Specifications Book;
- 2) All plans to be stamped and signed by a Professional Engineer or Architect registered in the Province of Newfoundland and Labrador.
- 3) At the design stage, a detailed site plan and site servicing plan must be submitted for review. Plans must be accordance with the City of St. John's Commercial Development Policy.
- 4) The applicant will need to provide a break-down of the building uses and associated floor areas so that the parking requirements can be fully determined. In addition a site plan will be required to verify that the indicated parking meets the City's parking standards for stall dimensions and laneway widths.
- 5) Record drawings indicate that there is an existing WATER main for connection.
- 6) Record drawings indicate that there is an existing SANITARY SEWER for connection.
- 7) Record drawings indicate that there is an existing STORM SEWER for connection.
- 8) There is a sanitary sewer force main abutting the southern property boundary which follows the curb on Barrows Road.
- 9) There is a storm sewer which crosses the property. As part of the wharf reconstruction on

this site, the storm sewer will need to be extended and terminated at an appropriately designed outfall discharging into Quidi Vidi Harbor. We believe there may be an easement currently over the storm crossing the property. However, an appropriately sized easement will be required if one does not exist.

- 10) At the detailed design stage, the existing storm and sanitary sewer infrastructure referenced above should be shown on the servicing plan.
- 11) Assuming that all the dimensional requirements are met regarding the on-site parking , the only concern is the direct access parking for stalls #8 through 12. The City does not allow private commercial parking to have direct access to and from the street right of way. In the case of stalls #1 through 7, these are existing and have been in place with no modifications intended.
- 12) The Developer is responsible to locate all Newfoundland Power, Aliant, Rogers, Utility and City of St. John's water and sewer easements which are traversing the property and to maintain
- 13) Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work; and,
- 14) All applicable assessment and fees must be paid in full prior to final approval.

I am available at your convenience should you wish to discuss this matter.

Mike Cantwell, P.Eng.,

Development Engineer

Department of Planning, Development & Engineering

City of St. John's

T 709.576.8722

F 709.576.8625

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

----- Forwarded by Mike Cantwell/CSJ on 2016/07/05 02:20 PM -----

From: Dave Wadden/CSJ
To: Mike Cantwell/CSJ@CSJ
Cc: Govern PDE Multi Media Mail/CSJ@CSJ
Date: 2016/05/31 03:15 PM
Subject: Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Mike:

This has been referred to you in Govern

Dave Wadden, M.Eng., P.Eng.
Manager of Development - Engineering
Planning, Development & Engineering
City of St. John's
Phone: (709)-576-8260
Fax: (709)-576-8625
e-mail: dwadden@stjohns.ca

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----- Forwarded by Dave Wadden/CSJ on 2016/05/31 03:13 PM -----

From: Andrea Roberts/CSJ
To: Dave Wadden/CSJ@CSJ
Date: 2016/05/31 01:59 PM
Subject: Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Hi Dave,

This has been referred to you in Govern

Thanks

Andrea Roberts
Development Officer
City of St. John's
Planning, Development and Engineering
(709) 576-8430
(709) 576-8625 fax

----- Forwarded by Andrea Roberts/CSJ on 2016/05/31 01:59 PM -----

From: Gerard Doran/CSJ
To: Andrea Roberts/CSJ@CSJ
Date: 2016/05/30 03:05 PM
Subject: Fw: Proposed Eating Establishment - 11 Barrows Road - DEV1500192

Hi ,

I've assigned this to you in Govern. Jess added the LUAR this morning. Please refer to Dave W.

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2016/05/30 03:00 PM -----

From: Jessica Whelan/CSJ
To: Gerard Doran/CSJ@CSJ

Date: 2016/05/30 10:43 AM
Subject: Re: DEV1500192

Hey,

LUAR saved to Govern & Development Folder.

**Jess Whelan
Records Management Clerk
Planning, Development & Engineering
City of St. John's
576-8255**

Gerard Doran

Hi Jess, Please let me now when this is added.

2016/05/30 09:45:57 AM

From: Gerard Doran/CSJ
To: Jessica Whelan/CSJ@CSJ
Date: 2016/05/30 09:45 AM
Subject: DEV1500192

Hi Jess,

Please let me now when this is added.

Thanks

Gerard Doran
Development Supervisor
Department of Planning, Development and Engineering
City of St. John's
576-8452
576-8625 fax



**Proposed Site Redevelopment (former Flakehouse)
Stephen Lee & Todd Perrin
11 Barrows Road
DEV1500192**

Mike Cantwell to: Melissa Bragg

2015/10/02 04:08 PM

Cc: Govern PDE Multi Media Mail, Dave Blackmore, Dave Wadden,
Gerard Doran

From: Mike Cantwell/CSJ

To: Melissa Bragg/CSJ@CSJ

Cc: Govern PDE Multi Media Mail/CSJ@CSJ, Dave Blackmore/CSJ@CSJ, Dave
Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ

Date: October 2, 2015

To: Melissa Bragg
Assistant Development Officer

From: Mike Cantwell, P. Eng.,
Development Engineer

**Re: Proposed Site Redevelopment (former Flakehouse)
Stephen Lee & Todd Perrin
11 Barrows Road
DEV1500192**

Further to your Referral regarding the above referenced project, please be advised that the information provided has been reviewed. The following comments apply:

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- 11) The existing water lateral servicing this property will need to be properly abandoned in accordance with City Policy 08-04-16. The property owner will have to obtain a Water Deferral Permit from the Citizen Service Center prior to the demolition of the existing property to ensure that the existing water service is properly abandoned.
- 12) For the proposed development, the City requires all water services connected to the City's water distribution system to fully comply with the City's Water Meter and Premises Isolation By-Laws:
 - (a) The City requires all water use on the property, except where used for the sole purpose of fire protection, to be metered in full. City water meter(s) are required be located inside the building(s) at the point of entry of the service into the building, prior to any branch or connection. The meter(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times.
 - (b) The City requires the installation **and testing** of approved backflow prevention device(s) on the water service(s), in accordance with the City's Premises Isolation By-Law. The backflow prevention device(s) must be located in a non-confined space with access and clearances acceptable to the City, and must be protected from risk of freezing and/or damage at all times. **The backflow prevention device(s) are required to be tested by a Licensed Backflow Prevention Device Tester (licensed with the City). Following the test, the Licensed Tester must submit to the City a completed Premises Isolation Testing and Inspection Form for each device, showing the device to be installed and operating properly. The form(s) must be submitted to the City as a condition of approval of the installation. Please contact Mr. Perry Fitzgerald, Water & Wastewater Division (pfitzgerald@stjohns.ca, 709-576-1384) for an up-to-date list of Licensed Backflow Prevention Device Testers.**

(c) Plans related to the following are required to be submitted for review and approval: site servicing, plumbing layout, fire protection layout, and water entry details. All plan submissions and enquiries relating to the City's water metering and premises isolation requirements should be directed to Mr. Chauncey Hayes, Water & Wastewater Division (chayes@stjohns.ca, 709-576-8199).

- 13) As per the City of St. John's Specifications Book, all on-site watermain must be constructed using PVC pipe;
- 14) The diameter of the water service lateral must be as per the requirements of Section 230.08 of the City of St. John's Specifications Book;
- 15) The applicant must complete a "Permit to Connect" prior to performing any servicing work;
- 16) The applicant will be required to obtain a "Street Excavation Permit" prior to performing any work within the public street right-of-way;
- 17) Water for firefighting purposes has been identified as being provided from a municipal water supply.
- 18) The applicant should be advised in writing that they are responsible for contacting the City of St. John's Building Department with respect to confirming if a sprinkler system and/or fire alarm system is required.
- 19) If a sprinkler system is required by the City of St. John's Building Department, a separate dedicated water supply will also be required to be provided for the system.
- 20) Fire Department connections for automatic sprinkler and stand pipe systems shall be in conformance with Section 3.2.5.15 of the *National Building Code* , 45m, of unobstructed distance from the fire department connection to the hydrant.
- 21) Access routes for a building not provided with a fire department connection shall be in conformance with Section 3.2.5.5.2 (b) of the *National Building Code* , 90m, of unobstructed distance from the hydrant to the building.
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 - i) Must be accessible to Fire Department apparatus at all times
 - ii) Must be a minimum of 6m, as per NBC definition
 - iii) Must be designed with the knowledge that an aerial device may require a 12m turning

- radius
- iv) Must also be designed with the knowledge that an aerial device with a static load of 35 tonnes on four (4) 0.436 sq. m. pads may be used
- 23) The Landscape Plan meets the City's Landscaping requirements providing the installation is in accordance with the City of St. John's Specifications
- 24) The Developer is responsible to locate all Newfoundland Power, Aliant, Rogers, Utility and City of St. John's water and sewer easements which are traversing the property and to maintain
- 25) Accurate as-built drawings must be submitted to the City for record purposes upon completion of the Work; and,
- 26) All applicable assessment and fees must be paid in full prior to final approval.

I am available at your convenience should you wish to discuss this matter.

Mike Cantwell, P.Eng.,

Development Engineer

Department of Planning, Development & Engineering

City of St. John's

T 709.576.8722

F 709.576.8625



**Re: 11 Barrows Road Proposed Site Redevelopment (former Flakehouse)
DEV1500192**

steve to: Melissa Bragg

2015/10/05 09:05 AM

Cc: ian, Govern PDE Multi Media Mail, Dave Wadden, Dave Blackmore

Hi Melissa,

Thanks you for the update an the comments on our proposed development.

Do you suggest setting a meeting with Planning and Development to forge the best path forward?

Also, we would like to engage the public consultations, if that is possible in the meantime.

Can you please advise?

Thanks,

Steve

On 2015-10-02 13:47, Melissa Bragg wrote:

> Hi Steve:

>

> In reference to the above noted project, please be advised that the
> information provided has been reviewed by Staff and the following
> comments apply:

>

> 1) All work must be performed in accordance with the requirements of
> the applicable sections of the City of St. John's Specifications Book;

>

> 2) All plans to be stamped and signed by a Professional Engineer or
> Architect registered in the Province of Newfoundland and Labrador.

>

> 3) A detailed site plan and site servicing plan must be submitted for
> review. Plans must be accordance with the City of St. John's
> Commercial Development Policy.

>

> 4) The applicant will need to provide a break-down of the building
> uses and associated floor areas so that the parking requirements can
> be fully determined. In addition a site plan will be required to
> verify that the indicated parking meets the City's parking standards
> for stall dimensions and laneway widths.

>

> 5) Record drawings indicate that there is an existing WATER main for
> connection.

>

> 6) Record drawings indicate that there is an existing SANITARY SEWER
> for connection.

>

> 7) Record drawings indicate that there is an existing STORM SEWER for
> connection.

>

> 8) There is a sanitary sewer force main abutting the southern property
> boundary which follows the curb on Barrows Road.

>

> 9) There is a storm sewer which crosses the property. As part of the

> wharf reconstruction on this site, the storm sewer will need to be
> extended and terminated at an appropriately designed outfall
> discharging into Quidi Vidi Harbor. We believe there may be an
> easement currently over the storm crossing the property. However, an
> appropriately sized easement will be required if one does not exist.
>
> 10) The existing storm and sanitary sewer infrastructure referenced
> above should be shown on the servicing plan.
>
> 11) The existing water lateral servicing this property will need to be
> properly abandoned in accordance with City Policy 08-04-16. The
> property owner will have to obtain a Water Deferral Permit from the
> Citizen Service Center prior to the demolition of the existing
> property to ensure that the existing water service is properly
> abandoned.
>
> 12) For the proposed development, the City requires all water services
> connected to the City's water distribution system to fully comply with
> the City's Water Meter and Premises Isolation By-Laws:
>
> (a) The City requires all water use on the property, except where used
> for the sole purpose of fire protection, to be metered in full. City
> water meter(s) are required be located inside the building(s) at the
> point of entry of the service into the building, prior to any branch
> or connection. The meter(s) must be located in a non-confined space
> with access and clearances acceptable to the City, and must be
> protected from risk of freezing and/or damage at all times.
>
> (b) The City requires the installation AND TESTING of approved
> backflow prevention device(s) on the water service(s), in accordance
> with the City's Premises Isolation By-Law. The backflow prevention
> device(s) must be located in a non-confined space with access and
> clearances acceptable to the City, and must be protected from risk of
> freezing and/or damage at all times. THE BACKFLOW PREVENTION DEVICE(S)
> ARE REQUIRED TO BE TESTED BY A LICENSED BACKFLOW PREVENTION DEVICE
> TESTER (LICENSED WITH THE CITY). FOLLOWING THE TEST, THE LICENSED
> TESTER MUST SUBMIT TO THE CITY A COMPLETED PREMISES ISOLATION TESTING
> AND INSPECTION FORM FOR EACH DEVICE, SHOWING THE DEVICE TO BE
> INSTALLED AND OPERATING PROPERLY. THE FORM(S) MUST BE SUBMITTED TO THE
> CITY AS A CONDITION OF APPROVAL OF THE INSTALLATION. PLEASE CONTACT
> MR. PERRY FITZGERALD, WATER & WASTEWATER DIVISION
> (PFITZGERALD@STJOHNS.CA, 709-576-1384) FOR AN UP-TO-DATE LIST OF
> LICENSED BACKFLOW PREVENTION DEVICE TESTERS.
>
> (c) Plans related to the following are required to be submitted for
> review and approval: site servicing, plumbing layout, fire protection
> layout, and water entry details. All plan submissions and enquiries
> relating to the City's water metering and premises isolation
> requirements should be directed to Mr. Chauncey Hayes, Water &
> Wastewater Division (chayes@stjohns.ca, 709- 576-8199).
>
> 13) As per the City of St. John's Specifications Book, all on-site
> watermain must be constructed using PVC pipe;
>
> 14) The diameter of the water service lateral must be as per the
> requirements of Section 230.08 of the City of St. John's
> Specifications Book;
>
> 15) The applicant must complete a "Permit to Connect" prior to
> performing any servicing work;
>

> 16) The applicant will be required to obtain a "Street Excavation
> Permit" prior to performing any work within the public street
> right-of-way;
>
> 17) Water for firefighting purposes has been identified as being
> provided from a municipal water supply.
>
> 18) The applicant should be advised in writing that they are
> responsible for contacting the City of St. John's Building Department
> with respect to confirming if a sprinkler system and/or fire alarm
> system is required.
>
> 19) If a sprinkler system is required by the City of St. John's
> Building Department, a separate dedicated water supply will also be
> required to be provided for the system.
>
> 20) Fire Department connections for automatic sprinkler and stand pipe
> systems shall be in conformance with Section 3.2.5.15 of the National
> Building Code, 45m, of unobstructed distance from the fire department
> connection to the hydrant.
>
> 21) Access routes for a building not provided with a fire department
> connection shall be in conformance with Section 3.2.5.5.2 (b) of the
> National Building Code, 90m, of unobstructed distance from the
> hydrant to the building.
>
> 22) From a firefighting apparatus perspective, the access
> (street/roadway/parking lot) shall be designed in accordance with
> Section 3.2.5.6 of the National Building Code, such as but not
> limited to;
>
> i) Must be accessible to Fire Department apparatus at all times
> ii) Must be a minimum of 6m, as per NBC definition
> iii) Must be designed with the knowledge that an aerial device may
> require a 12m turning radius
> iv) Must also be designed with the knowledge that an aerial device
> with a static load of 35 tonnes on four (4) 0.436 sq. m. pads may be
> used
>
> 23) The Landscape Plan meets the City's Landscaping requirements
> providing the installation is in accordance with the City of St.
> John's Specifications
>
> 24) The Developer is responsible to locate all Newfoundland Power,
> Aliant, Rogers, Utility and City of St. John's water and sewer
> easements which are traversing the property and to maintain
>
> 25) Accurate as-built drawings must be submitted to the City for
> record purposes upon completion of the Work; and,
>
> 26) All applicable assessments and fees must be paid in full prior to
> final approval.
>
> Regards,
>
> MELISSA BRAGG | ASSISTANT DEVELOPMENT OFFICER
> Department of Planning, Development & Engineering
> City of St. John's | P.O. Box 908 | 10 New Gower Street | St. John's,
> NL A1C 1J3
> tel: (709) 576-6153 | fax: (709) 576-8625 | e-mail: mbragg@stjohns.ca



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Subject: Fw: LUAR - 11 Barrow's Road - DEV1500192
From: Andrea Roberts/CSJ - Friday 2016/06/10 12:52 PM

From: [REDACTED]
To: Andrea Roberts <ARoberts@stjohns.ca>
Cc: [REDACTED], Gerard Doran <GDoran@stjohns.ca>, Adam Steffler-Minty <[REDACTED]>, "D. La Prairie" <doug@sablebuilding.com>
Date: 2016/06/10 12:11 PM
Subject: Re: LUAR - 11 Barrow's Road - DEV1500192

Hi Andrea,

Thank you for the note and your work on this.

We do plan on having a small outdoor eating area, to seat approximately 30 guests seasonally. The space will be ~350 sq feet. The size of the seating area will be dictated by the wharf design which is to be completed.

The remainder of the outdoor area will be boardwalk for public access to water views, year round.

We will be requesting a restaurant/lounge licence, which is what existed previously on the property.

We are moving forward on the underwater survey and the design of the wharf. As the wharf remediation is mandatory regardless of the usage of the building and clearly is in dire need, can we move forward with applying for permits to fix the wharf so the process can begin while we are in holding for the LUAR and public meeting?

I have cc'd our contractors, Adam Minty and Doug La Prairie on this message as well.

Thanks,

Steve

n 2016-06-09 08:52, Andrea Roberts wrote:

> Good Morning,
>
> I am reviewing the LUAR and drafting the advertisement for the eating
> establishment, in Gerard's absence this week.
>
> I just wanted to confirm that there will be an outdoor eating area
> (patio) as mentioned in the LUAR. If so, please indicate the size.
> This should be included in the advertisement now, to avoid having to
> advertise for the same later on. Please also confirm whether or not
> there will be a restaurant liquor license requested, or any other type
> of liquor license. We may try to include as much information in the
> Discretionary use ad as we can, given the information currently
> available.
>

> Please let me know if you have any questions.

>

> Thanks,

>

> Andrea Roberts

> Development Officer

> City of St. John's

> Planning, Development and Engineering

> (709) 576-8430

> (709) 576-8625 fax

3



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Subject: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
From: Gerard Doran/CSJ - Friday 2015/11/20 12:33 PM

From: [REDACTED]
To: Gerard Doran <GDoran@stjohns.ca>
Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien <kobrien@stjohns.ca>, Neil Dawe <ndawe@tractconsulting.com>, [REDACTED], Bobbi Skanes <bskanes@tractconsulting.com>, Cliff Johnston [REDACTED]
Date: 2015/11/09 09:36 AM
Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

Gerard,

Please see attached updated document concerning our revised intended use for 11 Barrows Road.

As you will see, we intend to focus primarily on mirroring the current restaurant operation at Mallard Cottage, just to a larger scale.

Like our operation at Mallard Cottage, we will be available for private bookings, but we have shifted focus to operate primarily as a restaurant, which is the business we know best.

Also, we will utilize the meeting rooms for just that. Spaces for private meetings or for business purposes. These rooms could be available for private usage for meetings. Should those using the rooms wish to dine at the restaurant, they will do so in the restaurant.

Is this information suffice to go forward with your report?

Also, I would like to request that Cliff Johnson of Tract Consulting and Ian Higinell of Fougere Menchenton sit in on the meeting with Planning and Development Committee on Tuesday, November 17th. They can be available to answer any questions about the project that the committee may have. Could you confirm if this request can be granted?

Lastly, we would like to attain a copy of the staff report(s) related to this project, once they are circulated to the committee members.

Thanks Gerard,

Steve

On 2015-11-06 13:50, Gerard Doran wrote:
> Steve,
>
> As per our recent conversation. I will be finalizing a report to
> Planning and Development Committee on Monday, Nov. 9 for the upcoming
> meeting of Nov. 17/15. Please provide all the information you propose
> to submit as soon as possible.

>
> Thanks
>
> Gerard Doran
> Development Supervisor
> Department of Planning, Development and Engineering
> City of St. John's
> 576-8452
> 576-8625 fax
>
> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Cc: [REDACTED]
> Date: 2015/11/02 11:38 AM
> Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
>
> -----
>
> Hi Gerard,
>
> The meeting rooms on the second floor are for private dining, geared
> toward small corporate meetings.
>
> They would could be used concurrently within general restaurant
> operations.
>
> I wanted to confirm that you are meeting next week to discuss our
> project in further detail? I will have a document with a more clear
> outline of our intended business operation to aid in your
> discussions.
>
> Thanks,
>
> Steve
>
> On 2015-11-02 09:00, Gerard Doran wrote:
> > Hi Steve,
> >
> > The Meeting Rooms on the second floor of the building. Typically,
> who
> > would use them? Could they be used by others, while the downstairs
> > area is being used by another group at the same time.
> >
> > Thanks,
> >
> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: Gerard Doran/CSJ
> > To: [REDACTED]
> > Cc: [REDACTED], Dave Wadden/CSJ@CSJ, Ken
> O'Brien/CSJ@CSJ,
> > Jason Sinyard/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ
> > Date: 2015/10/20 11:10 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

> >
> > -----
> >
> > Hi Steve,
> >
> > Staff met yesterday regarding the above noted proposed development.
> > After considering a number of factors within the application, it
> was
> > decided that a summary of the application be prepared by staff for
> > direction and recommendation of the Planning and Development
> > Committee. In general terms, the report to the committee would
> include
> > information about the scale and scope of the development and the
> > business operation within. As the Development Regulations state, an
> > Eating Establishment is a Discretionary Use in the (IQ) zone. While
> > the business will offer the services of a catering establishment,
> the
> > proposed overall development closely mirrors that of a Place of
> > Assembly. Where the application will be recommended for public
> meeting
> > prior to Council considering it, the proponent should be aware that
> > careful scrutinizing by the public may challenge both the City and
> the
> > applicant to differentiate between an Eating Establishment which
> can
> > be considered by Council and a Place of Assembly which is not
> > permitted in the zone.
> >
> > It is anticipated that the staff report on the development would be
> > tabled at the next Planning and Development committee meeting in
> > November, after which Council will consider the recommendation of
> the
> > committee at a future meeting.
> >
> > Regards,
> >
> > Gerard Doran
> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
> > 576-8625 fax
> >
> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Cc: [REDACTED]
> > Date: 2015/10/14 09:34 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> >
> > -----
> >
> > Hi Gerard,
> >
> > Thank you for the acknowledgement.
> >
> > We were wondering how the meeting with the committee went, and if
> > there
> > was any feedback that you could offer us?
> >
> > Thanks,

> >
> > Steve
> >
> > On 2015-10-13 12:45, Gerard Doran wrote:
> > > Hi Steve,
> > >
> > > This is to acknowledge receipt of the referenced items for the
> > > above
> > > noted application. Staff will review the enclosed information and
> > > respond to it as soon as possible,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: Dave Wadden <DWadden@stjohns.ca>, ian@fougeremenchenton.ca,
> Ken
> > > O'Brien <kobrien@stjohns.ca>, [REDACTED]
> > > Date: 2015/10/13 10:15 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > >
> > > -----
> > >
> > > Hi Gerard,
> > >
> > > Thanks for the follow up and hope you had a great Thanksgiving
> > > Weekend.
> > >
> > > Please see attached documents which contain a cover letter
> > > outlining
> > > our
> > > intent with the property, updated architectural drawings, and the
> > > Purchase and Sale for the property at 31 Stone's Road.
> > >
> > > Thanks, and please advise of anything further that we can
> provide.
> > >
> > > Steve
> > >
> > > On 2015-10-13 06:55, Gerard Doran wrote:
> > > > Hi Steve,
> > > >
> > > > I'm just checking my email from Friday, after the long weekend.
> A
> > > copy
> > > > of the purchase and sale agreement regarding the property for
> > > > additional parking spaces(at rear of Mallard Cottage) would be
> > > > sufficient.
> > > >
> > > > Regards,
> > > >
> > > > Gerard Doran
> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's

> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: [REDACTED]
> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: Dave Wadden <DWadden@stjohns.ca>, Ken O'Brien
> > > <kobrien@stjohns.ca>, ian@fougeremenchenton.ca,
> > > [REDACTED]
> > >
> > > Date: 2015/10/09 04:50 PM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former
> Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > >
> > > -----
> > >
> > > Hi Gerard,
> > >
> > > Thanks for the note. I will address all forms of business that
> we
> > > wish
> > > to prosecute at the property in the cover letter to accompany
> our
> > > application.
> > >
> > > The application and the consent for the properties were to
> cover
> > > both
> > > as
> > > they are the same owners. Would a provision of the Purchase and
> > > Sale
> > > for
> > > that property be sufficient?
> > >
> > > I will forward the cover letter off to you prior to your
> meeting
> > on
> > > Tuesday.
> > >
> > > We have also reached out to Neil at TRACT to consulting for his
> > > feedback
> > > on the project. Given his intimate knowledge of the area, we
> > > thought
> > > that could be beneficial. He indicated that he would give
> > feedback
> > > on
> > >
> > > our proposal and we hope to have a discussion with him on
> > Tuesday.
> > >
> > > Thanks, and have a great Thanksgiving Weekend!
> > >
> > > Stephen
> > >
> > > On 2015-10-09 13:37, Gerard Doran wrote:
> > > > Hi Steve,
> > > >
> > > > In your letter to summarize the development of the subject
> > > project,
> > > > please include all types of activity that you would
> anticipate

> > > > having
> > > > > in addition to a Restaurant Use. Will it host banquets,
> private
> > > > functions, etc.?
> > > >
> > > > Also, while you may not own the property where additional
> > parking
> > > > would be provided (land at rear of Mallard Cottage), the
> owners
> > > > consent for the use must be on the application for the same.
> I
> > > will
> > > be
> > > > presenting the application for information and direction at a
> > > > meeting
> > > > of Development Committee on Tuesday, Oct. 13/15.
> > > >
> > > > Best regards,
> > > >
> > > > Gerard Doran
> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's
> > > > 576-8452
> > > > 576-8625 fax



Cover Letter for 11 Barrow's Road , Nov 7.docx



Re: Fw: Proposed Site Redevelopment (former Flakehouse) Stephen Lee & Todd Perrin 11 Barrows Road DEV 1500192 - (IQ) zone

steve to: Gerard Doran, Ian Higenell, Cliff Johnston

2015/11/13 11:09 AM

Cc: Jason Sinyard, Ken O'Brien, Dave Wadden, Blair Bradbury, Govern
PDE Multi Media Mail

Hi Gerard,

I was wondering if there was any discussion regarding the presence of Ian and Cliff at the meeting of the Planning and Development Committee on Tuesday?

Thanks,

Steve

On 2015-11-09 11:20, Gerard Doran wrote:

> Hi Steve,
>
> In the enclosed email and the attached letter, you reference using the
> meeting rooms (I'm assuming the rooms on the second level). Are these
> rooms to be used in conjunction with patrons of the restaurant or can
> these be booked separately. This is important to know as parking
> requirements for Uses other than Restaurant, need to be included in
> the assessment for parking spaces. Would you please clarify this item.

>
>
> Thanks

>
> Gerard Doran
> Development Supervisor
> Department of Planning, Development and Engineering
> City of St. John's
> 576-8452
> 576-8625 fax

>
> From: [REDACTED]
> To: Gerard Doran <GDoran@stjohns.ca>
> Cc: Jason Sinyard <JSinyard@stjohns.ca>, Ken O'Brien
> <kobrien@stjohns.ca>, Neil Dawe <ndawe@tractconsulting.com>,
> [REDACTED] Bobbi Skanes <bskanes@tractconsulting.com>,
> Cliff Johnston [REDACTED]
> Date: 2015/11/09 09:36 AM
> Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone

> -----

> Gerard,

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> As you will see, we intend to focus primarily on mirroring the
> current
> restaurant operation at Mallard Cottage, just to a larger scale.

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> > Development Supervisor
> > Department of Planning, Development and Engineering
> > City of St. John's
> > 576-8452
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> > From: [REDACTED]
> > To: Gerard Doran <GDoran@stjohns.ca>
> > Cc: [REDACTED]
> > Date: 2015/11/02 11:38 AM
> > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
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> > > Gerard Doran
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> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
> > >
> > > From: Gerard Doran/CSJ
> > > To: [REDACTED]
> > > Cc: [REDACTED] Dave Wadden/CSJ@CSJ, Ken
> > > O'Brien/CSJ@CSJ,
> > > Jason Sinyard/CSJ@CSJ, Govern PDE Multi Media Mail/CSJ@CSJ
> > > Date: 2015/10/20 11:10 AM
> > > Subject: Re: Fw: Proposed Site Redevelopment (former Flakehouse)
> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192 - (IQ) zone
> > >
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> > > Regards,
> > >
> > > Gerard Doran
> > > Development Supervisor
> > > Department of Planning, Development and Engineering
> > > City of St. John's
> > > 576-8452
> > > 576-8625 fax
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> > > To: Gerard Doran <GDoran@stjohns.ca>
> > > Cc: [REDACTED]
> > > Date: 2015/10/14 09:34 AM
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> > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
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> > > Hi Gerard,
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> > > Thank you for the acknowledgement.
> > >
> > > We were wondering how the meeting with the committee went, and if
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> > > was any feedback that you could offer us?
> > >
> > > Thanks,
> > >
> > > Steve
> > >
> > > On 2015-10-13 12:45, Gerard Doran wrote:
> > > > Hi Steve,
> > > >
> > > > This is to acknowledge receipt of the referenced items for the
> > > > above
> > > > noted application. Staff will review the enclosed information
> and
> > > > respond to it as soon as possible,
> > > >
> > > > Gerard Doran

> > > > Development Supervisor
> > > > Department of Planning, Development and Engineering
> > > > City of St. John's
> > > > 576-8452
> > > > 576-8625 fax
> > > >
> > > > From: [REDACTED]
> > > > To: Gerard Doran <GDoran@stjohns.ca>
> > > > Cc: Dave Wadden <DWadden@stjohns.ca>, ian@fougeremenchenton.ca,
> > Ken
> > > > O'Brien <kobrien@stjohns.ca>, [REDACTED]
> > > > Date: 2015/10/13 10:15 AM
> > > > Subject: Re: Fw: Proposed Site Redevelopment (former
> Flakehouse)
> > > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > > >
> > > > -----
> > > >
> > > > Hi Gerard,
> > > >
> > > > Thanks for the follow up and hope you had a great Thanksgiving
> > > > Weekend.
> > > >
> > > > Please see attached documents which contain a cover letter
> > > > outlining
> > > > our
> > > > intent with the property, updated architectural drawings, and
> the
> > > > Purchase and Sale for the property at 31 Stone's Road.
> > > >
> > > > Thanks, and please advise of anything further that we can
> > provide.
> > > >
> > > > Steve
> > > >
> > > > On 2015-10-13 06:55, Gerard Doran wrote:
> > > > > Hi Steve,
> > > > >
> > > > > I'm just checking my email from Friday, after the long
> weekend.
> > A
> > > > copy
> > > > > of the purchase and sale agreement regarding the property for
> > > > > additional parking spaces(at rear of Mallard Cottage) would
> be
> > > > > sufficient.
> > > > >
> > > > > Regards,
> > > > >
> > > > > Gerard Doran
> > > > > Development Supervisor
> > > > > Department of Planning, Development and Engineering
> > > > > City of St. John's
> > > > > 576-8452
> > > > > 576-8625 fax
> > > > >
> > > > > From: [REDACTED]
> > > > > To: Gerard Doran <GDoran@stjohns.ca>
> > > > > Cc: Dave Wadden <DWadden@stjohns.ca>, Ken O'Brien
> > > > > <kobrien@stjohns.ca>, ian@fougeremenchenton.ca,
> > > > > [REDACTED]

> > > > >
> > > > > Date: 2015/10/09 04:50 PM
> > > > > Subject: Re: Fw: Proposed Site Redevelopment (former
> > Flakehouse)
> > > > > Stephen Lee & Todd Perrin 11 Barrows Road DEV1500192
> > > > >
> > > > > -----
> > > > >
> > > > > Hi Gerard,
> > > > >
> > > > > Thanks for the note. I will address all forms of business
> that
> > we
> > > > wish
> > > > > to prosecute at the property in the cover letter to accompany
> > our
> > > > > application.
> > > > >
> > > > > The application and the consent for the properties were to
> > cover
> > > > both
> > > > > as
> > > > > they are the same owners. Would a provision of the Purchase
> and
> > > > Sale
> > > > > for
> > > > > that property be sufficient?
> > > > >
> > > > > I will forward the cover letter off to you prior to your
> > meeting
> > > > on
> > > > > Tuesday.
> > > > >
> > > > > We have also reached out to Neil at TRACT to consulting for
> his
> > > > > feedback
> > > > > on the project. Given his intimate knowledge of the area, we
> > > > > thought
> > > > > that could be beneficial. He indicated that he would give
> > > > > feedback
> > > > > on
> > > > >
> > > > > our proposal and we hope to have a discussion with him on
> > > Tuesday.
> > > > >
> > > > > Thanks, and have a great Thanksgiving Weekend!
> > > > >
> > > > > Stephen
> > > > >
> > > > > On 2015-10-09 13:37, Gerard Doran wrote:
> > > > > > Hi Steve,
> > > > > >
> > > > > > In your letter to summarize the development of the subject
> > > > > > project,
> > > > > > > please include all types of activity that you would
> > > > > > anticipate
> > > > > > having
> > > > > > in addition to a Restaurant Use. Will it host banquets,
> > > > > > private
> > > > > > functions, etc.?
> > > > > >

> > > > > Also, while you may not own the property where additional
> > > parking
> > > > > would be provided (land at rear of Mallard Cottage), the
> > owners
> > > > > consent for the use must be on the application for the
> same.
> > I
> > > will
> > > > be
> > > > > presenting the application for information and direction at
> a
> > > > meeting
> > > > > of Development Committee on Tuesday, Oct. 13/15.
> > > > >
> > > > > Best regards,
> > > > >
> > > > > Gerard Doran
> > > > > Development Supervisor
> > > > > Department of Planning, Development and Engineering
> > > > > City of St. John's
> > > > > 576-8452
> > > > > 576-8625 fax

November 25, 2015



Dear Sir/Madam:

**Re: Department of Planning, Development - File No. DEV1500192
Discretionary Use Application – Restaurant
Steven Lee and Todd Perrin
11 Barrow's Road – Ward 2
Industrial Quidi Vidi (IQ) Zone**

This is to inform you that the attached Terms of Reference was adopted for the Land Use Report at the Regular Meeting of the St. John's Municipal Council held on November 25, 2015.

Should you have any questions pertaining to this matter, please do not hesitate to contact the undersigned at (709)576-8452, fax: (709) 576-8625, or by e-mail at gdoran@stjohns.ca

Yours truly,

A handwritten signature in black ink that reads "Gerard Doran". The signature is written over a horizontal line.

Gerard Doran, CET
Development Supervisor
Department of Planning, Development and Engineering

GJD/ss

Enclosures

pc Dave Wadden, Manager of Development Engineering
Lindsay Lyghtle-Bruschett

ST. JOHN'S

**TERMS OF REFERENCE
FOR LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A DISCRETIONARY USE OF PROPERTY AT
11 BARROWS ROAD FOR AN EATING ESTABLISHMENT
IN THE INDUSTRIAL QUIDI VIDI (IQ) ZONE**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with these terms of reference and a copy of the terms of reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15 MB). A list of those persons/agencies who prepared the Land-Use Assessment Report shall be provided in the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed new building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies in the building by their respective floor areas.

B. Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location and height of the proposed building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the views of the proposed building from these locations: Barrows Road at Stone's Road; Maple View Place near the rear of the houses at 66 and 70 Quidi Vidi Village Road; and near 21 Barrows Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios/balconies/wharf space.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.
- Identify the location and type of any exterior heating, ventilating and air-conditioning (HVAC) equipment to service the proposed building. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.

E. Landscaping & Buffering

- On a landscaping plan, identify the details of site landscaping and measures to buffer the proposed building from nearby houses, including but not limited to noise from outdoor seating areas.
- Identify the location and screening for electrical transformers and refuse containers.

F. Snowclearing and Snow Storage

Identify proposed method of snowclearing and the location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off-street parking spaces, and the means of managing parking-area stormwater runoff.

H. Traffic

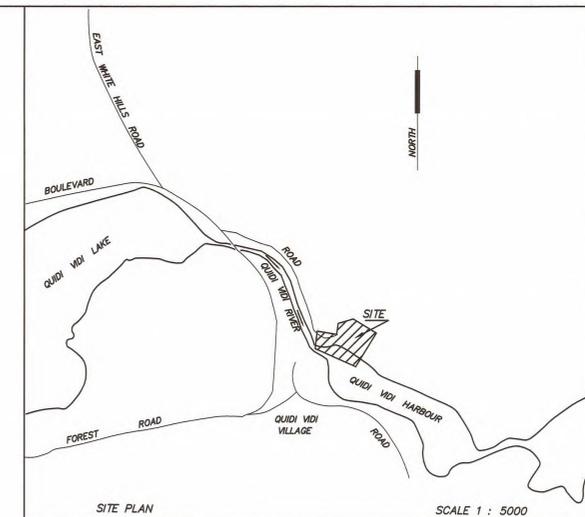
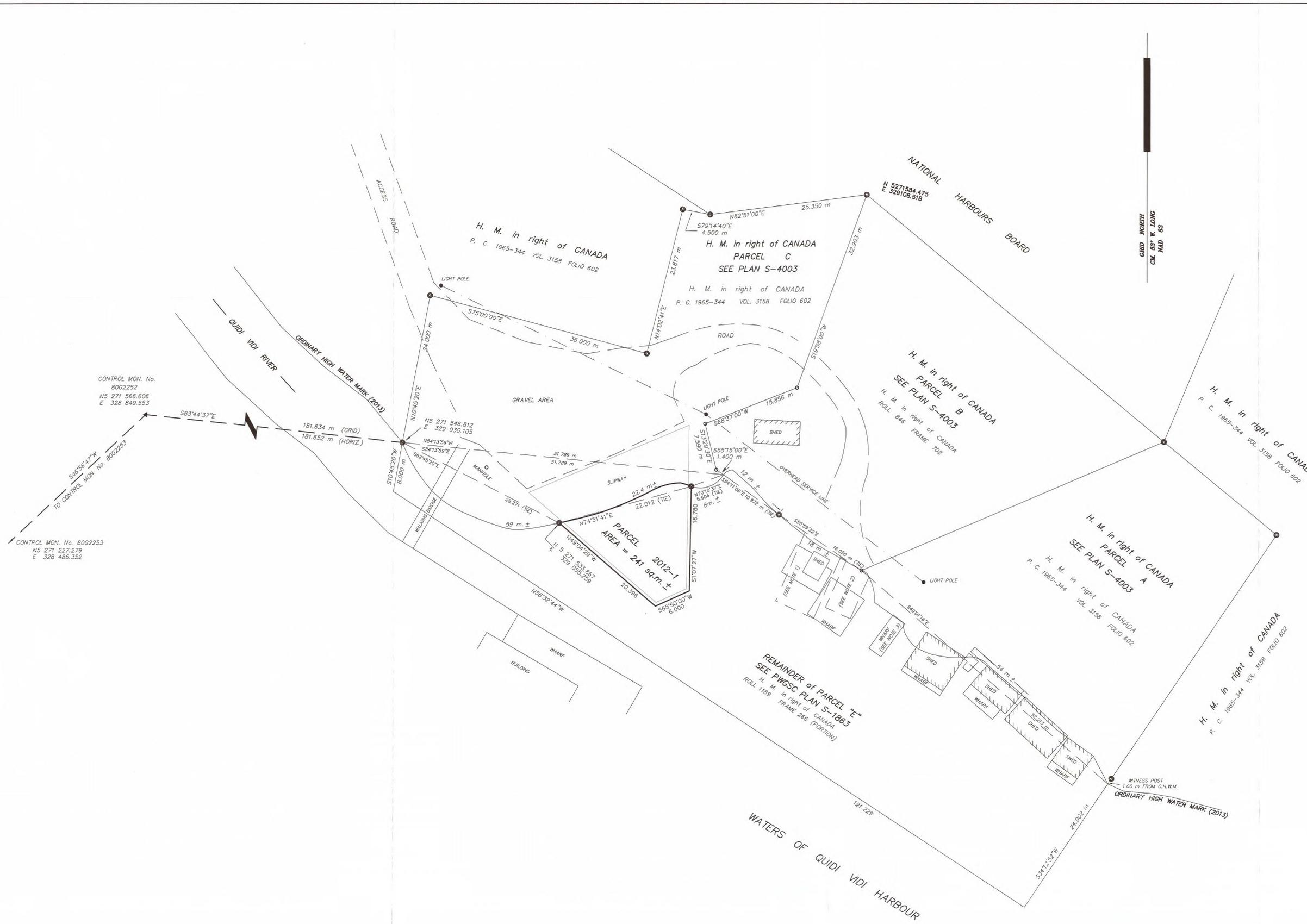
Provide the anticipated traffic generation rates for the proposed development.

I. Municipal Water and Sewer Services

Provide information as may be required by the City's Department of Planning, Development and Engineering on the proposed installation of municipal water and sewer services to the site and on-site stormwater detention.

J. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for start and finish of each phase.
- Graphically, show on a site plan how workers' parking is to be accommodated during construction, and designated areas for equipment and materials during construction.



LEGEND

SURVEY CONTROL MONUMENT ▲

PLACED CAPPED IRON BAR ○

FOUND IRON BAR ○

BOUNDARY DEALT WITH - - -

ALL DISTANCES ARE IN METRIC, HORIZONTAL GROUND DISTANCES
 COMBINED SCALE FACTOR USED FOR THE COMPUTATION OF COORDINATES .0999901
 SEE PUBLIC WORKS CANADA PLAN No. S-1863.
 SEE ALSO PWGSC PLAN S-4003 DATED DECEMBER 23, 1997, AS SIGNED BY ARNOLD A. KING, NLS
 PARCEL 2012-1 IS A PORTION OF PARCEL "E1" ON S-4003
 AND A PORTION OF "E" ON S-1863

ERNEST GREEN N.L.S.
 JANUARY 10, 2013

PLAN OF SURVEY
 SHOWING
 PARCEL 2012-1, A PORTION OF
 LAND COVERED WITH WATER
 OWNED BY
 H. M. in right of CANADA
 AT
 QUIDI VIDI VILLAGE
 ELECTORAL DISTRICT OF SIGNAL HILL-QUIDI VIDI
 PROVINCE OF NEWFOUNDLAND AND LABARADOR

SCALE 1 : 250



PUBLIC WORKS & GOVERNMENT SERVICES
 REAL ESTATE SECTOR
 HALIFAX N.S. S-5779

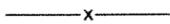
- Notes**
- H. M. in right of Canada from Memorial University of Newfoundland in Dec. 1990, Roll 846 Frame 702 Registry of Deeds.
 - H. M. in right of Canada from Eric Snelgrove in March 1988, Roll 489 Frame 1630 Registry of Deeds.
 - H. M. in right of Canada from Alexander Afonso in March 1988, Roll 492 Frame 1074 Registry of Deeds.

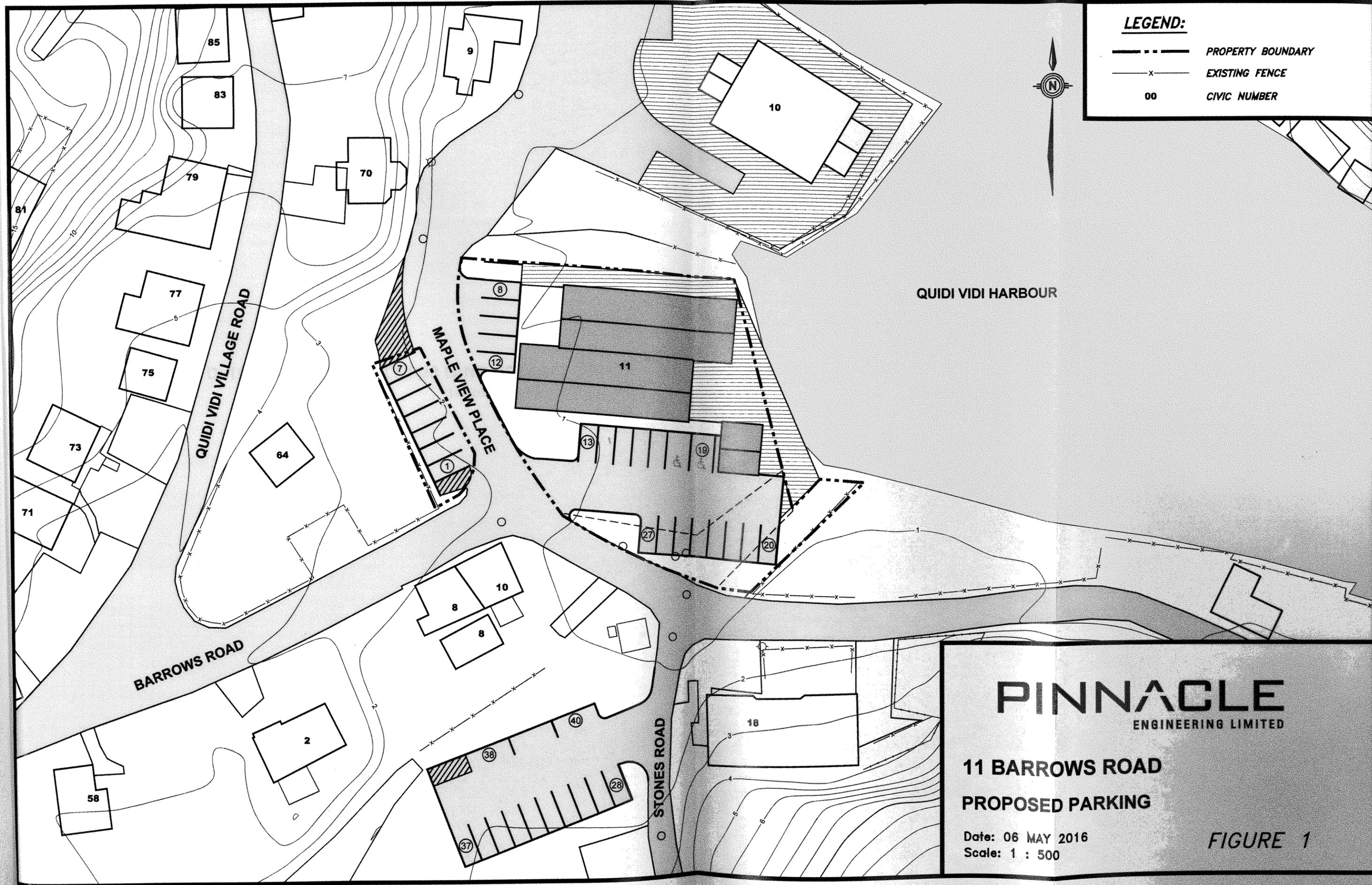
CONTROL MON. No. 8062252
 N5 271 566.806
 E 328 849.553

CONTROL MON. No. 8062253
 S46°56'47"W
 TO CONTROL MON. No. 8062252

CONTROL MON. No. 8062253
 N5 271 227.279
 E 328 486.352

LEGEND:

-  PROPERTY BOUNDARY
-  EXISTING FENCE
-  CIVIC NUMBER



QUIDI VIDI HARBOUR

QUIDI VIDI VILLAGE ROAD

BARROWS ROAD

STONES ROAD

MAPLE VIEW PLACE

PINNACLE
ENGINEERING LIMITED

**11 BARROWS ROAD
PROPOSED PARKING**

Date: 06 MAY 2016
Scale: 1 : 500

FIGURE 1



11 Barrows Road - water lot - DEV1500192

Ken O'Brien to: Bobbi Skanes
Cc: Govern PDE Multi Media Mail

2017/07/26 11:34 AM

Bobbi, I have checked with our staff in Land Information Systems and in Assessment. We have no information about a water lot at that location.

Let me know if you want to discuss this further.

Regards,

Ken

.....
Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
** MCIP - Member of the Canadian Institute of Planners*

ST. JOHN'S

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----- Forwarded by Ken O'Brien/CSJ on 2017/07/26 10:09 AM -----

From: Ken O'Brien/CSJ
To: Bobbi Skanes <bskanes@tractconsulting.com>
Date: 2017/07/26 10:09 AM
Subject: 11 Barrows Road - water lot

Bobbi, our Map Centre does not show the water lot. I will check with our mapping staff to see if they have any other information.

Ken

.....
Ken O'Brien, MCIP | Chief Municipal Planner
City of St. John's - Planning, Engineering and Regulatory Services
Phone 709-576-6121 Fax 709-576-2340 Email kobrien@stjohns.ca
John J. Murphy Building (City Hall Annex), 4th floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2
** MCIP - Member of the Canadian Institute of Planners*

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Bobbi Skanes Hi Ken, We are doing some follow up work on 11... 2017/07/25 03:33:49 PM
From: Bobbi Skanes <bskanes@tractconsulting.com>
To: Ken O'Brien <kobrien@stjohns.ca>

Date: 2017/07/25 03:33 PM
Subject: RE: Quidi Vidi Village overlay report - Comments

Hi Ken,

We are doing some follow up work on 11 Barrows Road (old Flakehouse) for the property owners and wondered if you could tell us who owns the water lot in front of the 11 Barrows Road wharf?

I've spoken with [REDACTED] at Small Craft Harbours and it does not belong to them.

I also have calls in to Crown Lands but haven't heard back yet.

Any assistance much appreciated!

Bobbi Skanes, PMP
Director, Project Management



p 709.738.2500 ext. 20
f 709.738.2499

www.tractconsulting.com[attachment "image001.png" deleted by Ken O'Brien/CSJ]





Guidance on Submitting a Request for Review

This document explains the requirements for a Request for Review by DFO under the fisheries protection provisions of the *Fisheries Act*. To determine whether you should request a review, follow the steps for proponent Self-Assessment on DFO's Projects Near Water webpage (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>).

Incomplete Requests for Review will be returned to the applicant without review by DFO. All information requested must be provided. If you attach documents to your application with additional information, you must still provide appropriate summaries in the spaces provided on the application document or your application will be considered incomplete.

Section A: Contact Information

Provide the full legal name of the proponent and primary mailing address for the proponent. When the proponent is a company, identify the full legal registered name of the company.

If applicable, also provide the contact information of the duly authorized representative of the proponent. Please note that a copy of correspondence to Contractor/Agency/Consultant will also be sent to the Proponent.

Section B: Description of Project

This information is meant to provide background about the proposed project. All components of the proposed project in or near water, must be described.

Proponents should provide information about all appropriate phases of the project, i.e., the construction, operation, maintenance and closure phases for the proposed project.

All details about the construction methods to be used, associated infrastructure, permanent and temporary structures, building materials to be used, machinery and equipment to be used must also be provided. For example, the construction of **permanent structures** may require the construction of temporary structures such as temporary dikes, in conjunction with other associated activities like the withdrawal of water, land clearing, excavation, grading, infilling, blasting, dredging, installing structures, draining or removing debris from water. Similarly, the equipment and materials to be used may include hand tools, backhoes, gravel, blocks or armor stone (provide the average diameter), concrete (indicate if pre-cast or poured in-water), steel beams or wood.

When physical structures in or near water are proposed, provide the plan and specifications of those works which would require a review.

Section C: Location of the Project

The purpose for this information is to describe and illustrate the location of the proposed project, and to provide geographical and spatial context. The information should also facilitate an understanding of how the project will be situated in relation to existing structures.

The details to be provided must include:

- Coordinates of the project (e.g., Latitude and Longitude or Universal Transverse Mercator Grid coordinates);
- A map(s), site plan, or diagrams indicating the high water mark and the location, size and nature of proposed and existing structures (e.g., floating or fixed), landmarks and proposed activities. In a marine setting, it may be helpful to depict the approximate location of the proposed development on a nautical chart or showing the relation of the site to sea marks or other navigational aids. These plans, maps or diagrams should be at an appropriate scale to help determine the relative size of the proposed structures and activities, the proximity to the watercourse or waterbody and the distance from existing structures;
- The community nearest to the location of the proposal as means to provide a general reference point. When possible, proponents should use geographical names recognized by the Geographical Names Board of Canada (<http://www.nrcan.gc.ca/earth-sciences/geography-boundary/geographical-name/11680>).
- If available, provide aerial photographs or satellite imagery of the water source(s) and waterbody(ies);
- Names of the watershed(s), water source(s) and/or waterbody(ies) likely to be affected by the proposal; and
- Brief directions to access the proposed project site.



Section D: Description of the Aquatic Environment

Proponents must describe the environmental context and aquatic resources present at the proposed site. The information must identify the current state of the fish and fish habitat prior to the carrying on of the project.

It is important to include information about the fish species present, the biological, chemical, physical features present (habitat characteristics), and the fish life-cycle functions (fish characteristics).

The spatial scope for assessing fish and fish habitat should encompass the direct physical footprint of the project, and the upstream and downstream areas affected.

As an example, the following is a non-exhaustive and non-prescriptive list of some common attributes which may characterize the aquatic environment:

- Type of water source or watercourse (groundwater, river, lake, marine, estuary, etc.);
- Characteristics of the water source or waterbody could include:
 - Substrate characterization - describe the types of substrate (e.g., bedrock, boulder, cobble, gravel etc.), identify the predominant substrate type (e.g., 80% cobble, 20% gravel etc.) and provide maps of the substrate;
 - Aquatic and riparian vegetation characterization - identify the prevalent types of vegetation (e.g. rooted, submerged, emergent, etc.), identify the relative abundance of the vegetation (e.g., 10% cattails, 80% grass, 10% sedge) , indicate the predominant vegetation (e.g., by species or types) and identify the vegetation densities (e.g., type of vegetation/ area);
 - Flow characterization - specify if the flow is controlled or if it is natural, identify if the flow is permanent or intermittent, identify the current and tide (marine environment) etc.;
 - Physical waterbody characterization - identify the average depth of water for water bodies, identify bathymetry of water bodies, provide bathymetric maps where available, channel width (determine the width of the channel from the high water mark), slope ;
 - Water quality characterization - (e.g., annual or average pH, salinity, alkalinity, total dissolved solids, turbidity, temperature etc.);
 - Biological water quality characterization - (e.g., benthic macro-invertebrates, zooplankton, phytoplankton, etc.)
- Fish species characterization - identify the fish species (including molluscs, crustaceans, etc.) known or suspected to be in the area, predator prey relationships etc. Identify what source of information was used and to determine the presence of fish in that area; and
- Estimate the fish abundance - estimate the number of fish present, estimate the year class for each species etc.

There are many different methods and attributes available to characterize fish and fish habitat. Proponents must describe all sources of information used, all fish and environment sampling techniques used, all modelling techniques used and all other approaches used to define the fish and fish habitat. Proponents are encouraged to use recognized fisheries inventory methods such as those approved by DFO or provinces and territories, or scientifically defensible methodologies and techniques whenever possible.

Whenever possible, proponents should support descriptions of the aquatic environment with the use of detailed drawings, such as plans or maps and photographs of the habitat features. In an offshore marine setting, photos may not be useful to depict the proposed development site. Instead describe and/or sketch the specific features of the sea floor which may include the presence of submarine features such as canyons, cliffs, caverns, etc.

Section E: Potential Effects of the Proposed Project

The objective of this section is to identify all anticipated effects on fish and fish habitat likely to be caused by the project. Proponents should consider all mitigation or avoidance techniques.

The description must include qualitative and/or quantitative information about the predicted/potential effects to fish species and fish habitat. Some examples of likely effects may include mortality to fish, changes to the life stages of fish affected, area of habitat loss, change to flow, changes to habitat function, reduction in prey availability etc.



The spatial scope of the aquatic effects assessment would include the direct physical "footprint" of the proposed project, and any areas indirectly affected, such as downstream or upstream areas. This may also include areas in or on the water, on the shoreline, coast or bank(s) (i.e., in the riparian zone).

The assessment must include the following attributes:

- Identification of all fish species affected by the proposed project ;
- Identification of the type of fish habitat affected (e.g., spawning habitat - gravel and cobble, feeding and rearing areas - side channel slough, small tributaries, etc.), estimate of the affected area (e.g., square meters or hectares);
- Of the affected fish, identify the life stages affected (e.g., juvenile, yearling, adult etc.);
- Description of the effect (e.g., mortality to fish from entrapment, delayed migration of spawning adults, reduction in prey availability, etc.)
- Probability of the effect - this is the likelihood of the effect occurring (e.g., probability of fish strike from turbines for specific fish sizes, probability of sediment plume within a distance from source, etc., or qualitative assessment: low, medium, high)
- Magnitude of the effect - this is the intensity or severity of the effect (e.g., total number of fish affected, or qualitatively assessment: low, medium, high).
- Geographic extent of the effect - this is the spatial range of the effect (e.g., localized to 100m from the work, channel reach or lake region, entire watershed etc.); and
- Duration of the effect - this is the temporal period for which the effect will persist (e.g., duration of delay to fish migration in hours, days, months or years).

The information to be provided must also describe the methods and techniques used to conduct the assessment. As much as possible, methods and techniques used should be scientifically defensible.

The schedule should, at minimum, identify the proposed start and end dates for carrying out each proposed activity, and where applicable, identify the respective phase of the proposal; i.e., the construction, operation, maintenance and closure phases. In some cases, in order to provide additional context, it may be relevant to identify other information such as the expected life span of permanent and temporary structures.

Proponents must provide comprehensive information about all best available measures and standards that are proposed to avoid or mitigate potential serious harm.

Residual serious harm to fish is any serious harm to fish remaining after the consideration of the application of proposed measures or standards to avoid or mitigate serious harm.

It is important to clearly describe and quantify residual serious harm because DFO will use this information as part of its decision making on whether an authorization is required under subsection 35(2)(b) of the *Fisheries Act*.

Section F: Submission and Signature

The proponent must sign the application. A signed original of the Request for Review must be provided to the regional DFO office (<http://www.dfo-mpo.gc.ca/pnw-ppe/contact-eng.html>), even if an electronic copy was sent by email. Should the review of your project indicate that residual serious harm to fish is likely, the information provided in the Request for Review document can be referred to in the subsequent Application for an Authorization under Paragraph 35(2)(b) of the *Fisheries Act*.

Section G: Definitions

Emergency circumstance: If your project must be conducted in response to an emergency, you may apply for an Emergency Authorization. The emergency situations are:

- The project is required as a matter of national security
- The project is being conducted in response to a national emergency where special temporary measures are being taken under the federal *Emergencies Act*



- The project is required to address an emergency that poses a risk to public health or safety or to the environment or property.

Fish habitat: Means spawning grounds and any other areas, including nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes.

High Water Mark: The usual or average level to which a body of water rises at its highest point and remains for sufficient time so as to leave a mark on the land.

Permanent alteration to fish habitat: An alteration of fish habitat of a special scale and a duration that limits or diminishes the ability of fish to use as spawning grounds for nursery or rearing, or as food supply, or as a migration corridor in order to carry out one or more of their life processes.

FINAL REPORT

LAND USE ASSESSMENT REPORT

11 BARROWS ROAD

| MAY 26, 2016 |



CONTACT INFORMATION:

100 LEMARCHANT ROAD | ST. JOHN'S, NL | A1C 2H2 |

P. (709) 738-2500 | F. (709) 738-2499

WWW.TRACTCONSULTING.COM

LAND USE ASSESSMENT REPORT

11 Barrows Road

May 26, 2016



Contact Information:

Neil Dawe, Tract Consulting Inc.
100 LeMarchant Road, St. John's, NL A1C 2H2
P. 709.738.2500 F. 709.738.2499
ndawe@tractconsulting.com
www.tractconsulting.com

In Association with:



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INTRODUCTION

The following Land Use Assessment Report addresses the Terms of Reference issued by the City of St. John's in relation to an Application for Discretionary Use of the property located at 11 Barrows Road in the Industrial Quidi Vidi (IQ) Zone. The proponents are proposing to develop an eating establishment that is in keeping with the goals and objectives of the Quidi Vidi Village Overlay Zone and Design Guidelines Study ("the Study").

The Study speaks to the importance of providing additional services and facilities to enhance the experience of tourists and visitors coming to the Village as well as the importance of improving pedestrian linkages in the Village.

The proposed new eating establishment will provide a new venue for dining for visitors/tourists to the Village during daytime and evening hours. Currently there is an absence of dining options in the Village during some of the early morning and daytime hours and the new eating establishment can meet this need. The new building is proposed to allow public pedestrian access along the harbour which is in keeping with the objective of maintaining and strengthening pedestrian linkages. The project recognizes the importance of its harbour-front setting and works to maximize the potential of the site for the proposed new building.

The City's current and proposed new zoning for the application site allows an eating establishment as a discretionary use. The current and proposed zoning recognizes that the site is appropriate for an eating establishment subject to the approval of City Council for a specific project.

The Study recognizes the importance of the site and recommends that a new building could be built on the site subject to certain recommended design criteria. The Study recommends a new building be a maximum of 2 storeys in height and not be larger than the existing building plus 25%. The Study also recommends that proponents for projects in the historic core of the Village be allowed to undertake an LUAR to demonstrate that a specific project will not have negative impacts.

The proposed new eating establishment is designed to be "In Period" as recommended in the Study. The proponents recognize the importance of the site in regards to it being in the historic core of the Village and wish to develop a building which is keeping with its harbour setting and is in scale and character with the Village.

A. BUILDING USE

The proposed new building has a gross floor area of 450m² (4,846ft²) and a floor area ratio of 0.23. (See Appendix A, Sheet A2.1). Proposed occupancy is A-2 Restaurant. Proposed use is a quality restaurant. The facility will consist of a dining area (interior and exterior patio), kitchen, hosting area and a separate storage shed.

B. BUILDING MATERIALS

The design proposed for 11 Barrows road is in keeping with the traditional Quidi Vidi vernacular; it uses traditional materials and construction techniques and replicates the simple forms once found in the area (See Figure 1). The incorporation of stages, decks and multiple volumes allows for the extension of interior space into an exterior social space with glazing and overhead canopy.



Figure 1. Traditional building forms of the former fish plant at existing Quidi Vidi Plantation site

Proposed building elevations are included in Appendix A. Proposed building finishes and colours are:

Roofing –asphalt shingles (natural)

Siding – traditional clapboard (white)

Trim – painted wood (green)

C. BUILDING HEIGHT & LOCATION

ARCHITECTURAL PACKAGE

The building design is similar in size and scale to the original property with view planes to the water from Quidi Vidi Village Road maintained. Pedestrian view planes are respected and there is minimal view plane impact from adjacent house. Shadowing and loss of privacy for adjacent properties will not be an issue due to building orientation and location. The use of multiple volumes breaks up building scale and allows for a recessed and fully screened exterior storage area.

The architectural package (Appendix A) addresses the following items.

- location and height of the proposed building.
- effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - distance of the proposed building to property lines.
 - views of the proposed building from these locations: Barrows Road at Stone’s Road; Maple View Place near the rear of the houses at 66 and 70 Quidi Vidi Village Road; and near 21 Barrows Road.
 - shadowing and loss of privacy on adjacent properties.

PROPOSED PATIOS/BALCONIES/WHARF SPACE

The Quidi Vidi Overlay Zone and Design Guidelines states that the wharf area at the subject property should be restored in a manner to reflect the historic look and feel of its surroundings. The rebuilt wharf is to replace the failed wharf at the same location (see figure 2 and 3). While maintaining the historic aesthetic of the neighbourhood, similar to the recently constructed wharf at the Quidi Vidi Plantation, the new wharf is

to be constructed in accordance with current building codes and practices to assure its structural soundness and longevity. In conjunction with rebuilding the wharf, the needed repairs to the adjacent boat launch are also planned. Please see Landscape Plan, Appendix B.



Figure 2. Existing Wharf has Deteriorated



Figure 3. Existing Boat Launch



Existing Neighboring Property 'The Plantation' (Photo credit Canadian Architect - June 26, 2013)

D. EXTERIOR EQUIPMENT AND LIGHTING

EXTERIOR LIGHTING

The Landscape Plan indicates existing street light locations within the vicinity of the 11 Barrows Road. Landscape lighting on the site will be limited to 1.2 m high bollard lighting located at the main entrance. These lights are low level LED lighting with cutoff lenses (see figure 3). Lighting style will be similar to that used at the Plantation property. The nearest residence to the landscape lighting is approximately 38m away. These low level lights will have minimal impact on neighbouring properties.



Figure 4. Proposed Bollard Lighting



Figure 5. Existing Bollards at Plantation Site

Building lighting will be mounted on the exterior facades including over exit and entrance doors. Lights can be cut off to mitigate light spilling onto adjacent properties.

LOCATION AND SCREENING OF UTILITIES

The Landscape Plan indicates the proposed location of all service equipment (HVAC, propane, garbage). A 1.8 m wood screen and gates will visually screen and buffer noise of the utilities (see figure 6). HVAC equipment will be specified by a mechanical engineer, and will likely include heat pump units. See drawing A-2.1 Appendix A.



Figure 6. Solid Wood Screen Will Visually Screen and Buffer Noise from Utilities

E. LANDSCAPING & BUFFERING

Nearby houses are buffered from potential noise sources. Low level ambient music will be played on exterior speakers, during summer operation hours of 9am to 5 pm. The outdoor seating areas are located on the east side of the building facing the harbour where the building itself provides a barrier. The closest home to the outdoor seating area is approximately 45m.

Some landscape planting is recommended to the north side of the property on the lands owned by the Government of Newfoundland and Labrador. Planting and rehabilitation of the wharf area will be coordinated with the land owner.

Electrical transformer may be pole mounted as is the case now or within the screened service yard and will be specified by an electrical engineer.

F. SNOW CLEARING AND SNOW STORAGE

Snow clearing and removal services will be provided by private contractors. Snow storage locations are indicated on the Landscape Plan (Appendix B).

G. OFFSTREET PARKING

In accordance with Section 9 – Off-Street Parking Requirements in the St. John’s Development Regulations, the parking requirements in conjunction with floor areas as shown on the architectural concept (Appendix A): drawing A-2.1, Rev. 5 by Fougere Menchenton is as follows:

Quality Restaurant: One parking space per 5 m² of seating area

Level 1: 192 m² (Restaurant seating area)

$192 \text{ m}^2 / 5 \text{ m}^2 = \underline{39 \text{ parking spaces}}$

The off-street parking requirements also state, for a development that requires more than 24 parking spaces, four percent (4%) of the total parking shall be allocated for disabled parking. Therefore, of the 39 total parking spaces, 2 shall be allocated as accessible spaces, see Appendix C for Proposed Parking Plan.

PARKING AREA STORMWATER RUNOFF

A municipal storm sewer currently does not exist in Maple View Place, however, there is evidence of a storm sewer in Barrow’s Road, east of the proposed site. Although not shown on as-built’s from the City, catch basins are installed along the curbed side of Barrow’s Road. Furthermore, an existing 700 mm storm culvert traverses Barrows Road, through the site and discharges into Quidi Vidi Harbour (refer to Figure 7). It is anticipated the storm water will be captured on site and discharged directly into Quidi Vidi Harbour and subsequently, the ocean. According to the City of St. John’s Stormwater Detention Policy, under Section 3 – Policy Application, where the storm sewer system discharges directly into the Atlantic Ocean, stormwater detention is not required (subject to the Director of Engineering). Therefore, storm water detention is not expected to be required for this site.

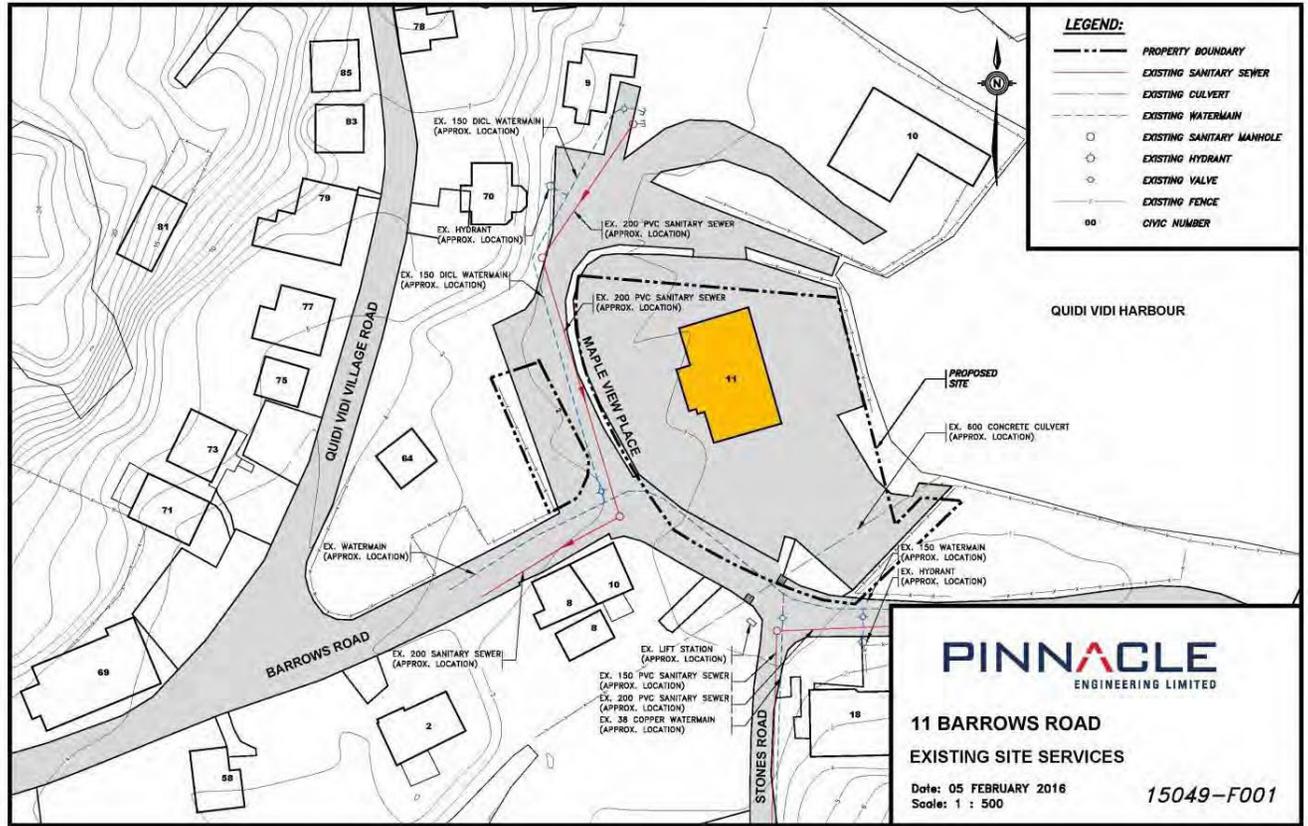


Figure 7. Existing Site Services

H. TRAFFIC

Anticipated traffic generation rates have been calculated in accordance with the Trip Generation manual by the Institute of Transportation Engineers as shown in Table 1. A total of 4 AM trips and 37 PM trips have been calculated according to the proposed concept for 11 Barrow’s Road. Due to the fact the generated trips equate to less than 100, a traffic impact study should not typically be warranted.

Use	Number	Unit	1000 sq ft GFA * Coverage	ITE Code	AM Peak Rate	AM Peak Trip Gen	AM Peak In	AM Peak Out	PM Peak Rate	PM Peak Rate Gen	PM Peak In	PM Peak Out
Quality Restaurant	4,846	sq. ft.	4.85	931	0.81	4	2	2	7.49	37	25	12
Development Total						4	2	2		37	25	12

Table 1. Traffic Generation Rates

St. John's Transportation Commission

Currently, Metrobus - Route 15, travels Forest Road, Quidi Vidi Village Road, Regiment Road and Cuckholds Cove road. Riding the local transit, a customer can depart from Metrobus Route 15 at Stop ID 3535 (approximately # 27 Quidi Vidi Village Road, refer to Figure 8) and arrive at the proposed development of 11 Barrows Road within 5 minutes (350 meters) shown on Figure 9.



Figure 8 - Current Metrobus Route

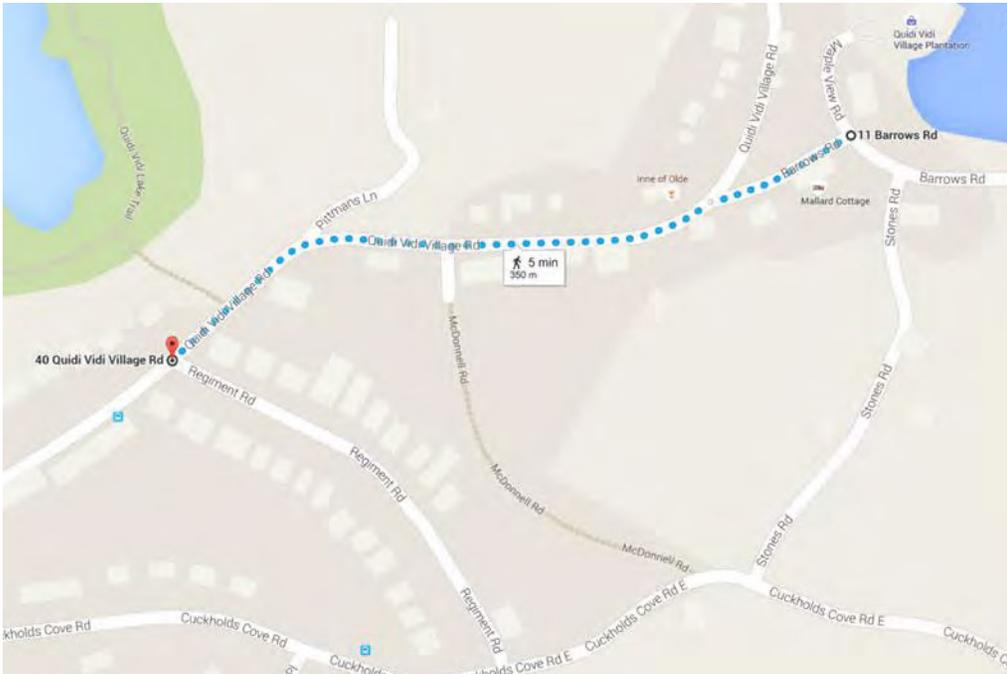


Figure 9 - Distance from Bus Stop to Site

I. MUNICIPAL WATER AND SEWER SERVICES

SANITARY SERVICE

The estimated peak dry weather sanitary sewage flow, based on the proposed site size with a light commercial land use, it is expected 0.27 liters/second.

There is an existing municipal 200mm diameter sanitary sewer in Maple View Place (Refer to Figure 4) that would service homes along Maple View Place and the existing Plantation Building. This sanitary sewer can accommodate approximately 23 l/s.

It is anticipated there will be enough sewage capacity for the new development on 11 Barrows Road.

WATER SERVICE

The Barrows Road area is serviced by the City of St. John's Windsor Lake Gravity System. An existing 150mm Watermain is located in both Barrows Road and Maple View Place (Refer to Figure 4). The approximate pressure of the water in this area is 130 psi and the closest Pressure Reducing Valve upstream of the site is on Janeway Place according to conversations with the City of St. John's.

The proposed building will be equipped with a water sprinkler protection system and the anticipated exterior Fire Flow Requirement (based on the Fire Underwriters Survey) for this site is 4,200 LPM (1,110 USGPM). Based on the water pressure in this area and our calculations, maintaining the minimum 20 psi residual pressure should not be an issue. The site development will also adhere to the City of St. John's Water Metering and Premise Isolation Policies.

J. CONSTRUCTION TIMEFRAME

The following phases are proposed by the proponent. The preferred start date for the project is July 2016 with a Fall 2017 opening date.

Phase	Start Date	End Date
1.Design Development / Contract Document Production	Jul-2016	Dec-2016
2.Mobilization and Building Demolition	Sep-2016	Sep-2016
3.Civil (servicing and underground infrastructure)	Oct-2016	Oct-2016
4.New Foundation	Oct-2016	Oct-2016
5.Structural/Architectural (building envelope)	Nov-2016	Jan-2016
6.Mechanical/Electrical (M&E systems)	Jan-2017	Mar-2017
7.Interior Finishes and Fit-up	Apr-2017	Jul-2017
8.Underground Infrastructure and Wharf Construction	Apr-2017	Jun-2017
9.Landscaping (site improvements)	Jul-2017	Aug-2017
10.Opening	Sep-2017	

Construction Material Storage and Parking

The intent is to accommodate worker parking onsite within the property. When parking space is not available within the property workers will be parking offsite to limit traffic congestion in the area. Laydown areas for equipment and materials will also be located within the property and as materials are used additional materials will be transported to site. Refer to Figure 10 below for proposed laydown and temporary worker parking areas.

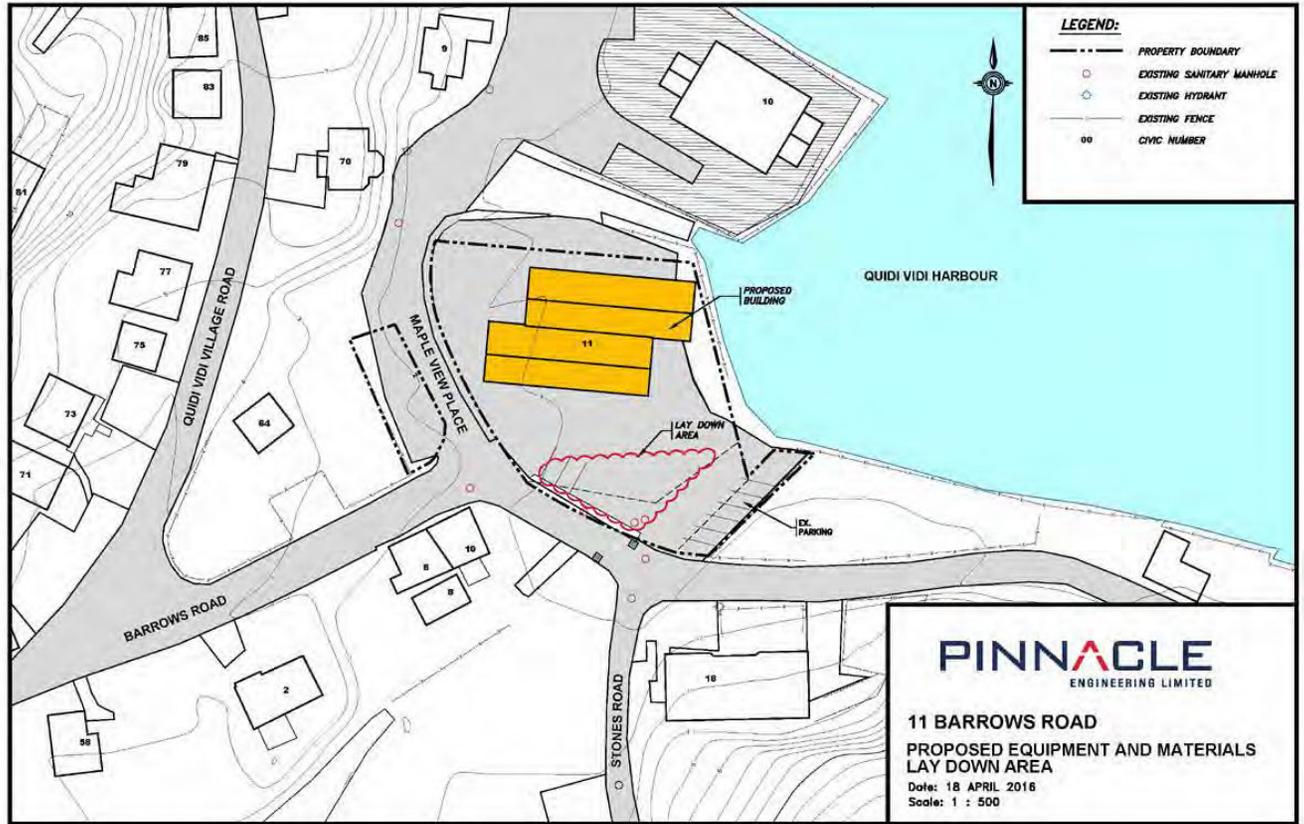


Figure 10. Proposed Temporary Parking and Laydown Areas

APPENDIX A: ARCHITECTURAL PACKAGE



SIMPLE FORMS OF THE VERNACULAR



STAGES AND DECKS



EXTERIOR EXTENSION OF SPACE



Notes:

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- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
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- CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.

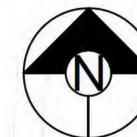
Revisions

No.	Description	MM/DD/YY
1	ISSUED FOR LUAR	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
PRECEDENT

SCALE	DRAWING NO. A-0.3
DATE 10 APRIL 2016	
REVISION NO. 1	



Notes:

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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015
3	Issue for Planning and Development Review	17 October 2015
4	ISSUED FOR PARKING REV E/W	18 FEB 2016
5	ISSUED FOR LUAR	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
CONTEXT PLAN

SCALE
1 : 400

DATE
10 APRIL 2016

REVISION NO.
5

DRAWING NO.

A-1.0

5/26/2016 5:58:56 PM



PARKING SCHEDULE	
Count	Type
40	



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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015
3	Issue for Planning and Development Review	17 October 2015
4	ISSUED FOR LUMP	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
SITE PLAN

SCALE

1:150

DATE

10 APRIL 2016

REVISION NO.

4

DRAWING NO.

A-1.1

5/26/2016 5:59:22 PM



1 SITE PLAN
1:150



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Revisions		
No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015
3	Issue for Planning and Development Review	17 October 2015
4	ISSUED FOR PARKING REVIEW	18 FEB 2016
5	ISSUED FOR LUAR	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

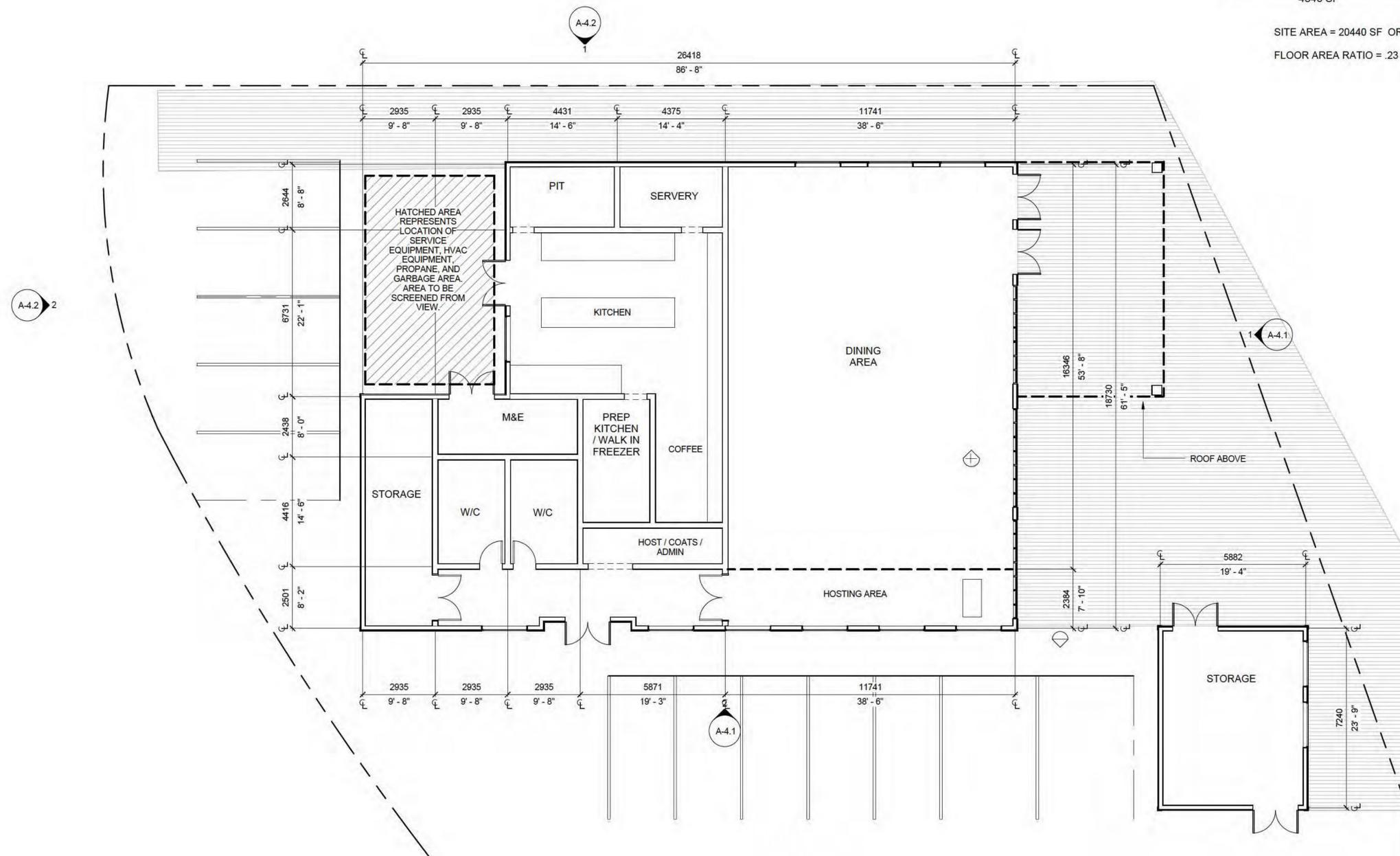
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FLOOR PLANS

SCALE 1:100	DRAWING NO. A-2.1
DATE 10 APRIL 2016	
REVISION NO. 5	5/26/2016 5:59:23 PM

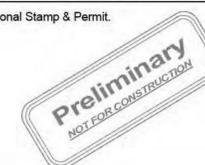
Area Schedule (DOES NOT INCLUDE AUX BUILDING)		
Level	Area	Area Square Meters
Level 1	4846 SF	450 m ²
	4846 SF	450 m ²

SITE AREA = 20440 SF OR 1899 SM

FLOOR AREA RATIO = .23



Level 1
1 : 100



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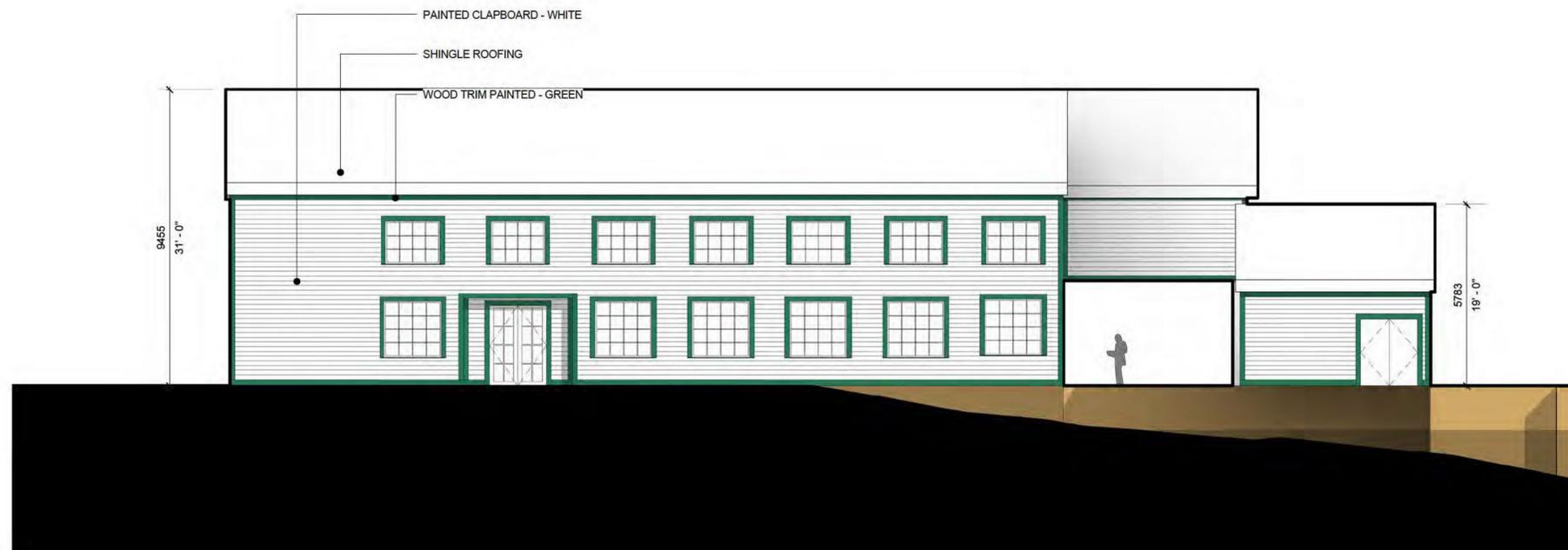
Revisions		
No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015
3	Issue for Planning and Development Review	17 October 2015
4	ISSUED FOR LUMS	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1:100	DRAWING NO. A-4.1
DATE 10 APRIL 2016	
REVISION NO. 4	

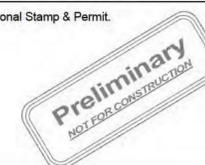
A-4.1



2 SOUTH ELEVATION
A4.1 1:100



1 EAST ELEVATION
1:100



Notes:

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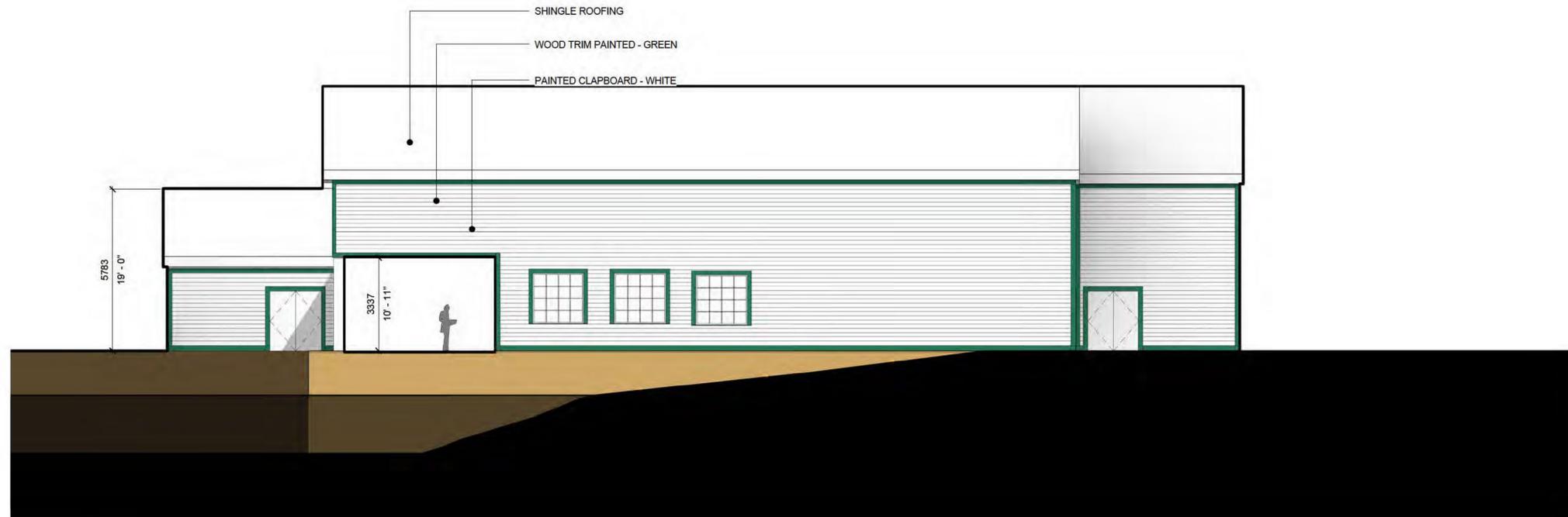
Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015
3	Issue for Planning and Development Review	17 October 2015
4	ISSUED FOR LUMS	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
EXTERIOR ELEVATIONS

SCALE 1 : 100	DRAWING NO. A-4.2
DATE 10 APRIL 2016	
REVISION NO. 4	5/26/2016 6:00:08 PM



1 NORTH ELEVATION
1 : 100



2 WEST ELEVATION
1 : 100



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Revisions

No.	Description	MM/DD/YY
1	ISSUED FOR LUAR	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
VIEWS

SCALE	DRAWING NO.
DATE 10 APRIL 2016	A-4.3
REVISION NO. 1	



1 VIEW FROM BARROWS ROAD AT STONES ROAD



2 VIEW FROM MAPLE VIEW PLACE



1 VIEW FROM #21 BARROWS ROAD



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Revisions		
No.	Description	MM/DD/YY
1	ISSUED FOR LUAR	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
VIEWS

SCALE	DRAWING NO.
DATE 10 APRIL 2016	A-4.4
REVISION NO. 1	



9:00 AM JUNE 21



9:00 AM
DECEMBER 21



12:00 PM JUNE 21



12:00 PM
DECEMBER 21



3:00 PM JUNE 21



3:00 PM
DECEMBER 21



Notes:

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Revisions

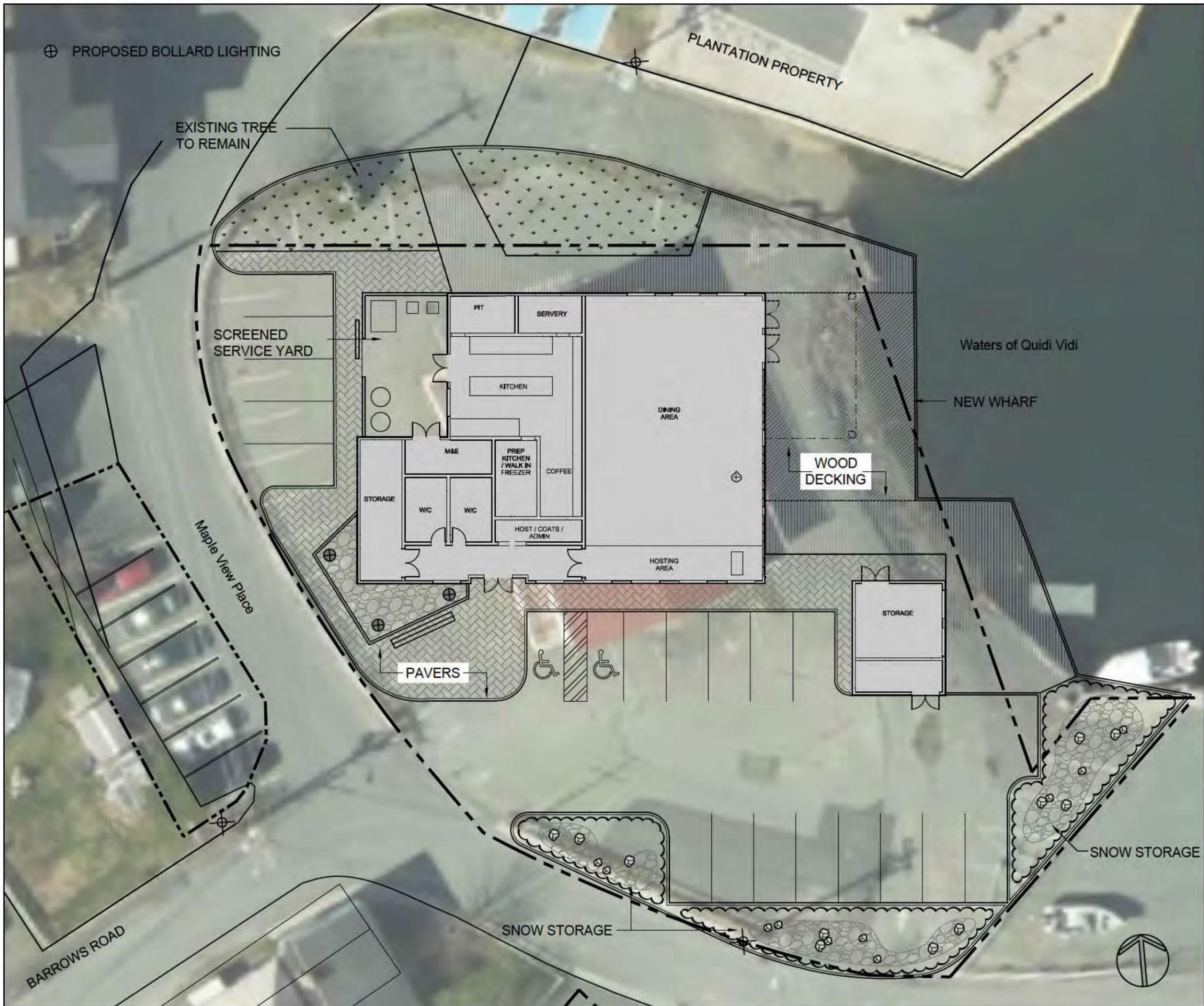
No.	Description	MM/DD/YY
1	ISSUED FOR LUAR	10 APRIL 2016

PROJECT TITLE
11 BARROWS ROAD

DRAWING TITLE
SUN STUDY

SCALE	DRAWING NO.
DATE 10 APRIL 2016	A-4.7
REVISION NO. 1	

APPENDIX B: LANDSCAPE PLAN

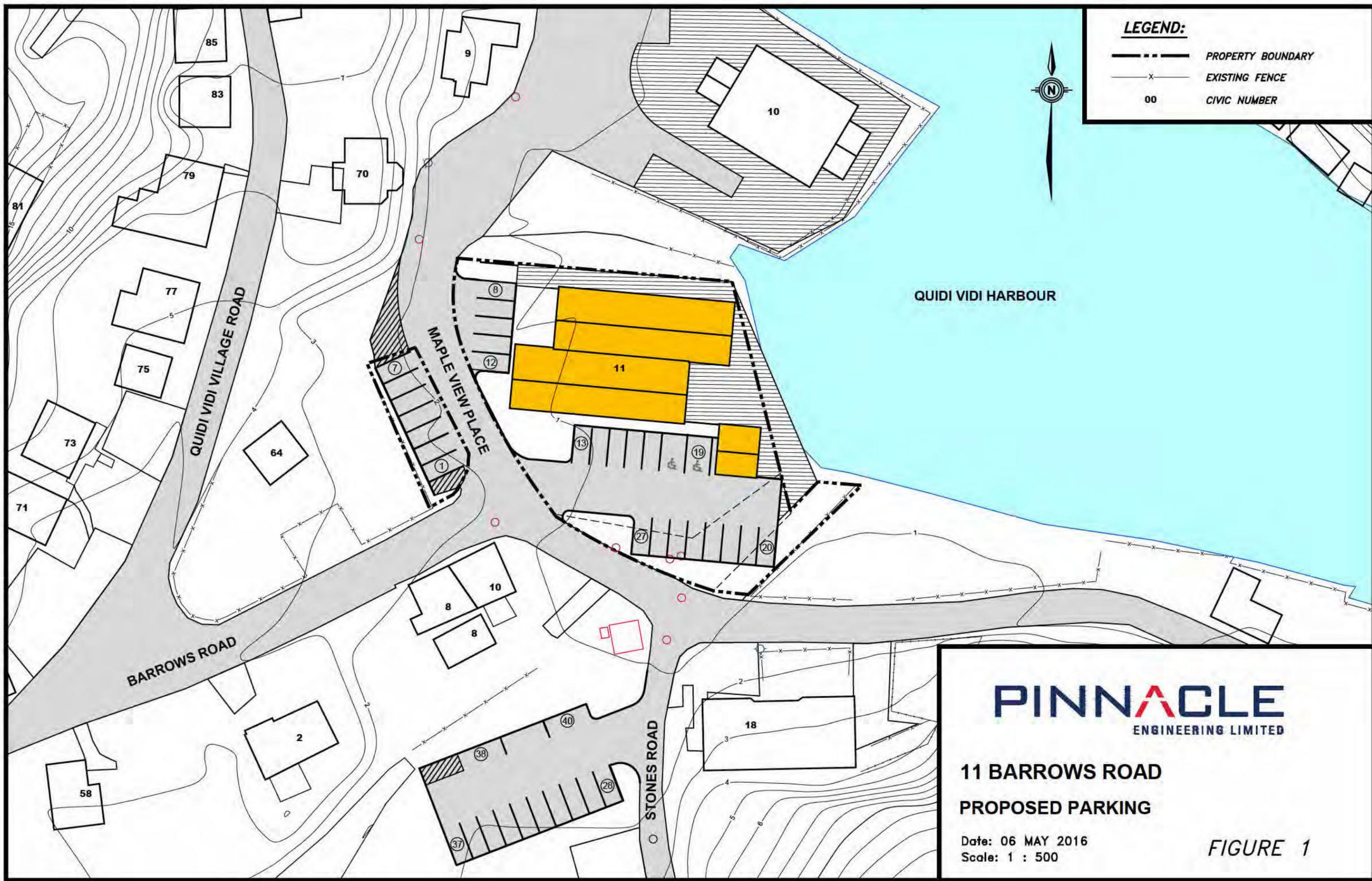


Existing Wharf has Deteriorated



Aesthetics Similar to Existing Plantation Development

APPENDIX C: PARKING PLAN



LEGEND:

	PROPERTY BOUNDARY
	EXISTING FENCE
00	CIVIC NUMBER



QUIDI VIDI HARBOUR

PINNACLE
ENGINEERING LIMITED

**11 BARROWS ROAD
PROPOSED PARKING**

Date: 06 MAY 2016
Scale: 1 : 500

FIGURE 1

APPENDIX D: TERMS OF REFERENCE FOR LAND USE ASSESSMENT
(Issued by the City of St. John's)

**TERMS OF REFERENCE
FOR LAND-USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR A DISCRETIONARY USE OF PROPERTY AT
11 BARROWS ROAD FOR AN EATING ESTABLISHMENT
IN THE INDUSTRIAL QUIDI VIDI (IQ) ZONE**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with these terms of reference and a copy of the terms of reference shall be included as part of the report (including an electronic PDF version with a maximum file size of 15 MB). A list of those persons/agencies who prepared the Land-Use Assessment Report shall be provided in the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of the proposed new building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies in the building by their respective floor areas.

B. Building Materials

- Provide elevations of the proposed building.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

- Identify graphically the exact location and height of the proposed building.
- Using renderings and cross-section drawings, identify the effect of the proposed building on properties in the vicinity of the site in terms of the following criteria:
 - Identify the distance of the proposed building to property lines.
 - Identify the views of the proposed building from these locations: Barrows Road at Stone's Road; Maple View Place near the rear of the houses at 66 and 70 Quidi Vidi Village Road; and near 21 Barrows Road.
 - Possible shadowing and loss of privacy on adjacent properties.
 - Information on proposed patios/balconies/wharf space.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.
- Identify the location and type of any exterior heating, ventilating and air-conditioning (HVAC) equipment to service the proposed building. Identify possible impacts on adjoining residential properties and measures to minimize these impacts.

E. Landscaping & Buffering

- On a landscaping plan, identify the details of site landscaping and measures to buffer the proposed building from nearby houses, including but not limited to noise from outdoor seating areas.
- Identify the location and screening for electrical transformers and refuse containers.

F. Snowclearing and Snow Storage

Identify proposed method of snowclearing and the location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off-street parking spaces, and the means of managing parking-area stormwater runoff.

H. Traffic

Provide the anticipated traffic generation rates for the proposed development.

I. Municipal Water and Sewer Services

Provide information as may be required by the City's Department of Planning, Development and Engineering on the proposed installation of municipal water and sewer services to the site and on-site stormwater detention.

J. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for start and finish of each phase.
- Graphically, show on a site plan how workers' parking is to be accommodated during construction, and designated areas for equipment and materials during construction.

Measures to Avoid Causing Harm to Fish and Fish Habitat – Timing

Newfoundland and Labrador Region

In-water project activities listed on the DFO **Projects Near Water** website as “not requiring review by DFO” should be avoided in certain time periods in some waters in Newfoundland and Labrador in order to reduce the risk of harm to salmon and trout populations during important or sensitive life stages.

If you **cannot** avoid working in water during the periods set out below for those project activities, you should submit a Request for Review form for your work to the DFO Fisheries Protection Program at FPP-NL@dfo-mpo.gc.ca:

WATER BODY TYPE/AREA	PERIOD TO <u>AVOID</u> IN-WATER WORK	REASON
Atlantic salmon		
Estuaries and the main stems of scheduled salmon rivers*	May 1 to September 30	Work may disrupt migration of Atlantic Salmon (i.e. smolt, kelt, adults).
Tributary and headwater areas of scheduled salmon rivers on the island of Newfoundland	October 1 to May 31	Work may disrupt spawning of Atlantic Salmon in the fall, or harm eggs and newly hatched fish.
Tributary and headwater areas of scheduled salmon rivers in Labrador	September 15 to June 15	
Brown trout		
Estuaries and the main stems of Brown Trout rivers**	October 1 to November 30	Work may disrupt migration of adult Brown Trout.

* Scheduled salmon waters are identified in the NL Anglers' Guide available on-line at <http://www.nfl.dfo-mpo.gc.ca/NL/AG/ScheduledSalmonRivers>. They are also set out in the *Newfoundland & Labrador Fishery Regulations* at <http://laws-lois.justice.gc.ca/eng/regulations/SOR-78-443/page-12.html#h-16>

** Brown trout waters are identified in the NL Anglers' Guide <http://www.nfl.dfo-mpo.gc.ca/NL/AG/BrownTrout>

MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

FMA Proj. No: 6860-01

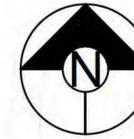


1 QUIDI VIDI
1 : 1000

ARCHITECT
Fougere
Menchenton
ARCHITECTURE

Issued for Review: 01/05/2015

ARCHITECTURAL



Notes:

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4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA.

Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE

**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE

CONTEXT PLAN

SCALE

1 : 400

DATE

23 September 2015

REVISION NO.

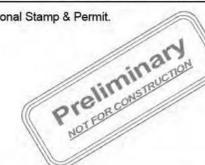
2

DRAWING NO.

A-1.0

9/23/2015 5:04:18 PM





Notes:

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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE

**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE

SITE PLAN

SCALE

1 : 150

DATE

23 September 2015

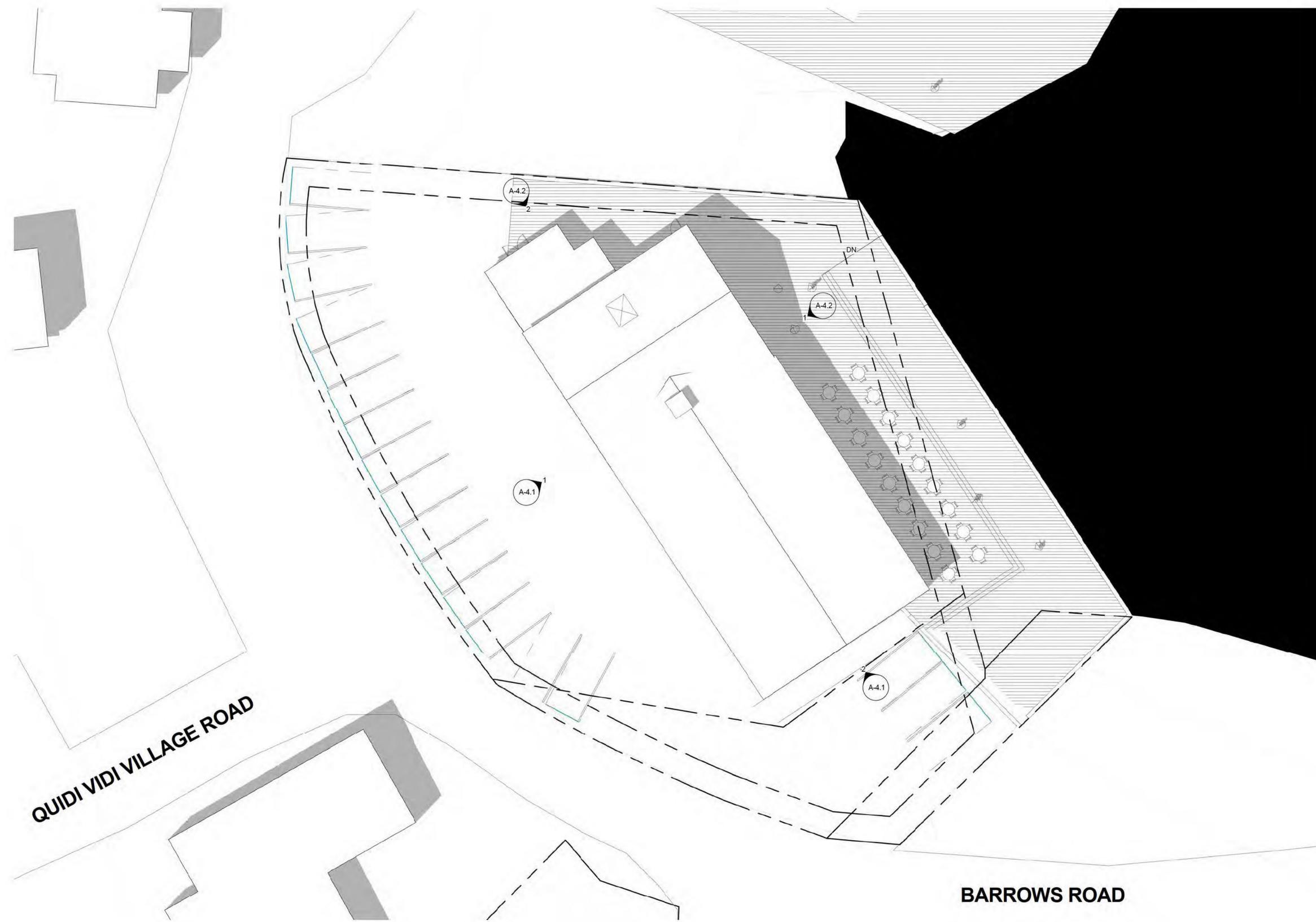
REVISION NO.

2

DRAWING NO.

A-1.1

9/23/2015 5:04:37 PM



1 Mallard Garden Site Plan
1 : 150



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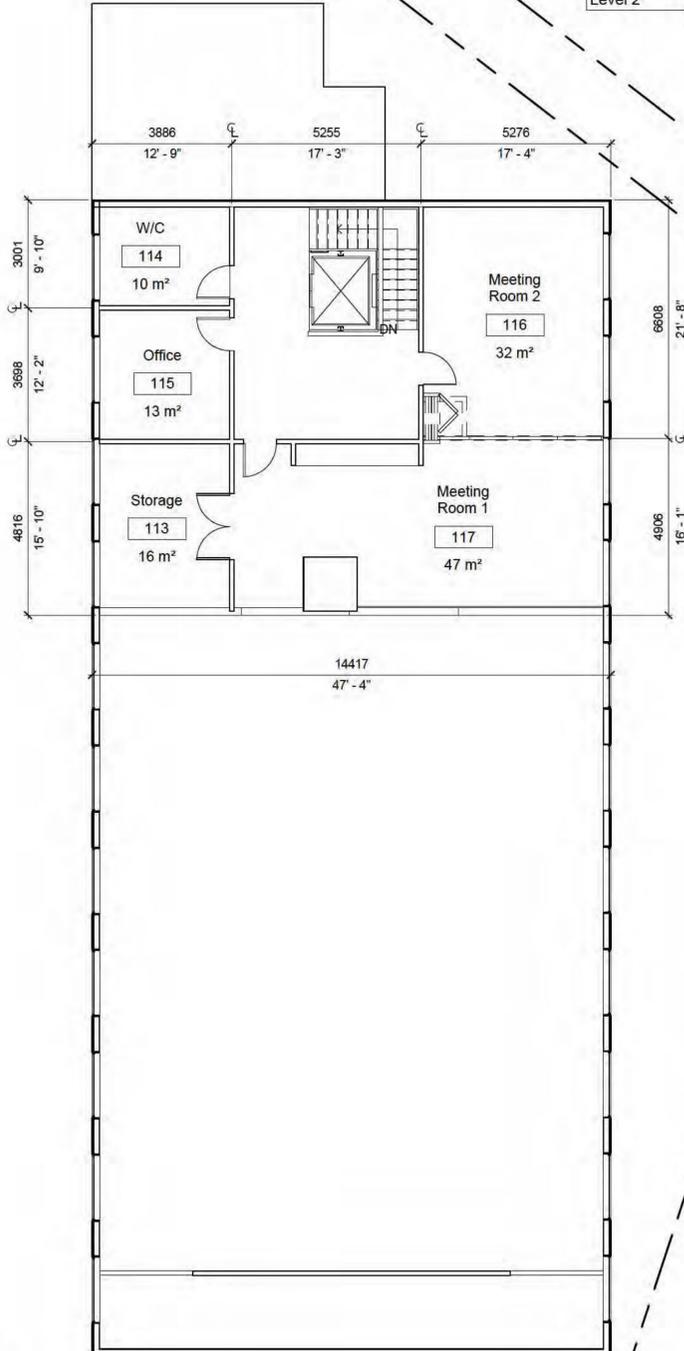
Revisions		
No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

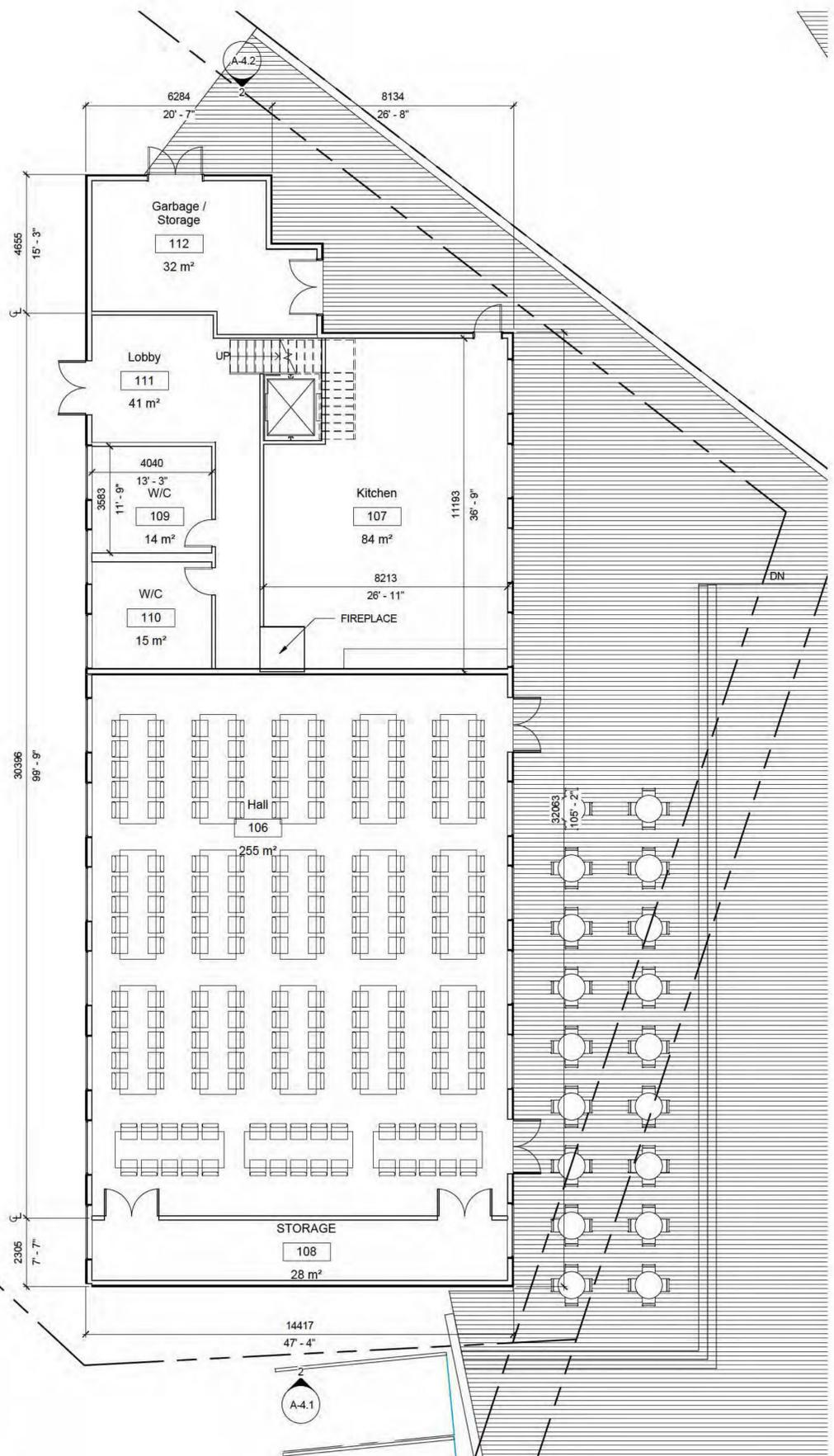
DRAWING TITLE
FLOOR PLANS

SCALE 1 : 100	DRAWING NO. A-2.1
DATE 23 September 2015	
REVISION NO. 2	9/23/2015 5:04:40 PM

Area Schedule (Gross Building)		
Level	Area	Area Square Meters
Level 1	501 m ²	501 m ²
Level 2	166 m ²	166 m ²
	667 m ²	667 m ²



2 Level 2
1 : 100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



1 Level 1
1 : 100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



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Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(SOUTH & WEST)**

SCALE
1 : 100
DATE
23 September 2015
REVISION NO.
2

DRAWING NO.

A-4.1

9/23/2015 5:05:07 PM



2
A-4.1 SOUTH ELEVATION
1 : 100



1
A-4.1 WEST ELEVATION
1 : 100



Notes:

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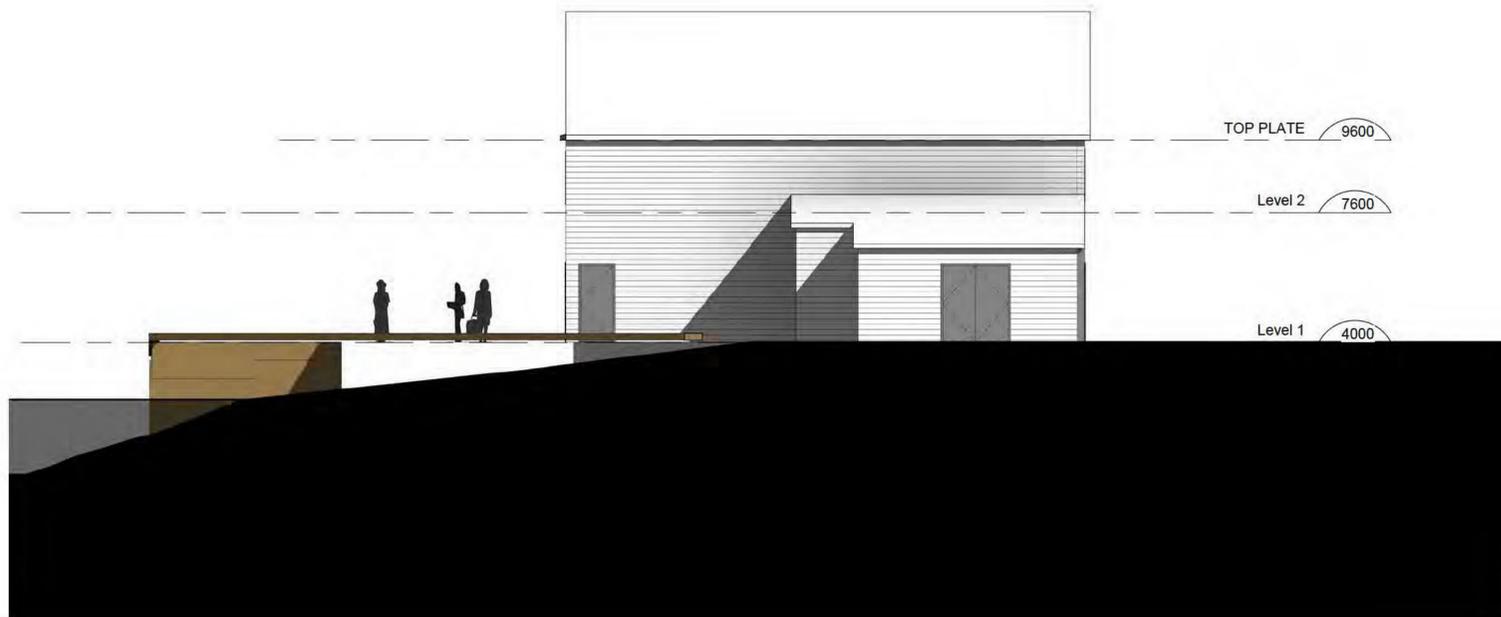
Revisions

No.	Description	MM/DD/YY
1	Issue for Review	17 May 2015
2	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(NORTH & EAST)**

SCALE 1:100	DRAWING NO. A-4.2
DATE 23 September 2015	
REVISION NO. 2	9/23/2015 5:05:32 PM



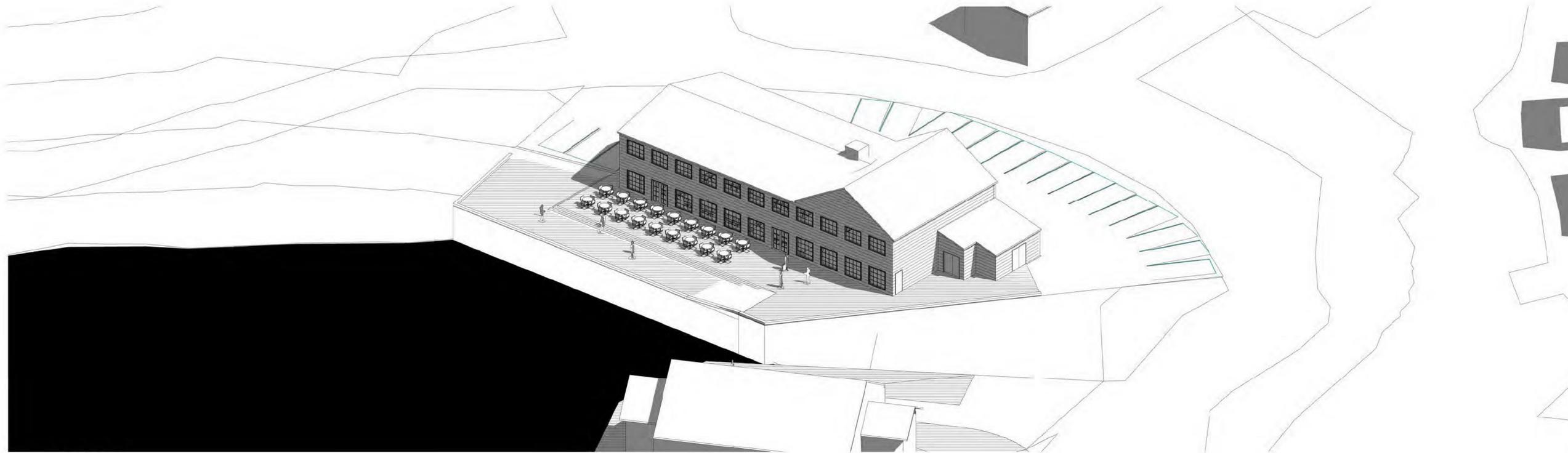
2 NORTH ELEVATION

1:100

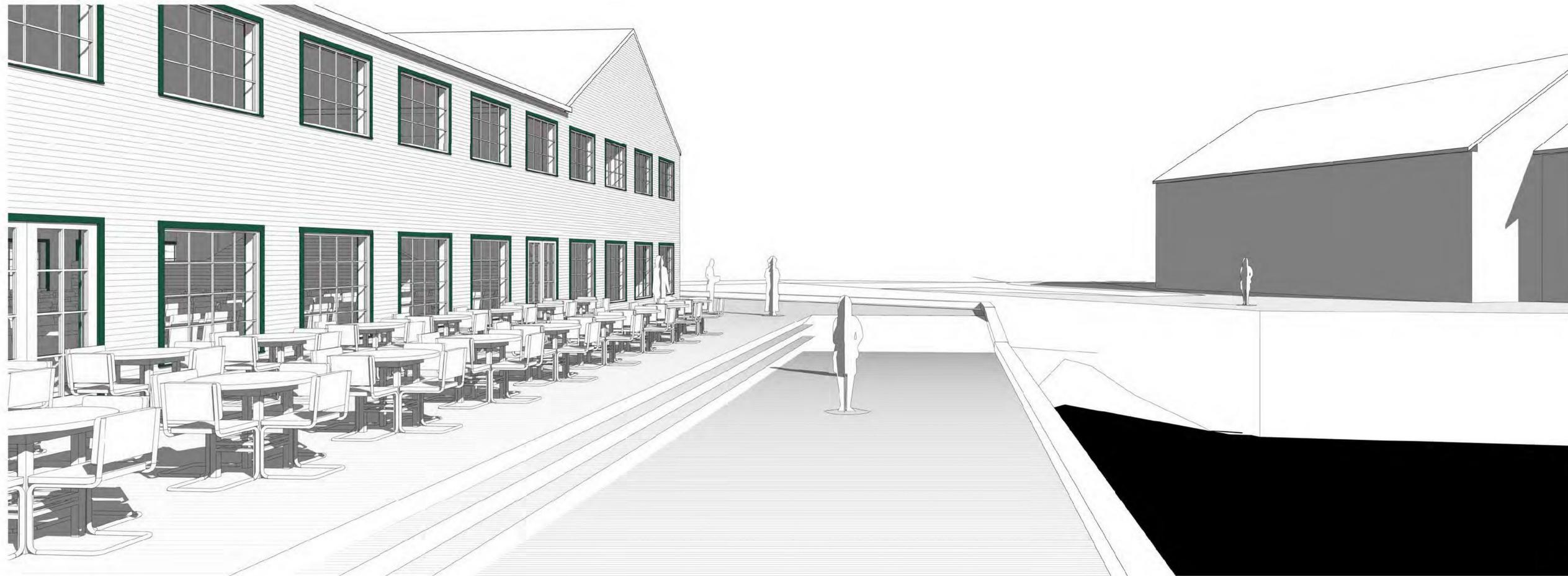


1 EAST ELEVATION

1:100



1 Birds Eye



2 Deck View



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Revisions

No.	Description	MM/DD/YY
1	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
PERSPECTIVE

SCALE	DRAWING NO.
DATE 23 September 2015	A-4.3
REVISION NO. 1	



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Revisions

No.	Description	MM/DD/YY
1	Issue for Planning and Development Review	23 September 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**OCCUPANCY LOAD
CALCULATION**

SCALE	DRAWING NO.
DATE 23 September 2015	A-4.5
REVISION NO. 1	

OCCUPANCY LOAD					
Name	Number	Area	Occupancy	Occupancy Load Factor	Occupancy Load
Hall	106	255 m ²	Less concentrated use, without fixed seating	1.4	181.863853
Kitchen	107	84 m ²	Kitchens	9.3	9.024953
STORAGE	108	28 m ²	Exempt	0	
W/C	109	14 m ²	Exempt	0	
W/C	110	15 m ²	Exempt	0	
Lobby	111	41 m ²	Exempt	0	
Garbage / Storage	112	32 m ²	Exempt	0	
Storage	113	16 m ²	Exempt	0	
W/C	114	10 m ²	Exempt	0	
Office	115	13 m ²	Offices	9.3	1.389364
Meeting Room 2	116	32 m ²	Business Use	9.3	3.446016
Meeting Room 1	117	47 m ²	Business Use	9.3	5.081707
					200.805892

COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2015/11/23 12:00:00 AM

CD# R2015-11-23/5

To: Jason Sinyard
Position: Director of Planning and Development
RE: Planning & Development Committee Meeting - November 17, 2015
Item #1 - Proposed Redevelopment of 11 Barrow's Road (former Flakehouse)

DECISION: Council approved the Committee's recommendation to adopt the Terms of Reference for the Land Use Report as required under the Quidi Vidi Overlay Report and advertise the application in accordance with the St. John's Development Regulations.

Action: As required.
Date: 2015/11/23
Signed by: Elaine Henley
City Clerk
Directive Status: Active

Status Comments:

jcd
cc:
Planning/Dev./Eng. (Minus Jason Sinyard)

Response Required: YES
Response deadline: 2015/12/28
Response Received:
Attachments:



Planning_and_Development_Committee_Report_November 17, 2015.pdf

COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2016/07/25 12:00:00 AM

CD# R2016-07-25/23

To: Jason Sinyard
Position: Deputy City Manager, Planning, Development & Engineering
RE: Notices Published - July 25, 2016
Item # 2 - 11 Barrow's Road
A Discretionary Use application has been submitted requesting permission to redevelop the property at 11 Barrow's Road

DECISION: Council approved the application subject to all applicable City requirements. It was noted that a Traffic Calming survey will be issued to area residents to address traffic concerns.

Action: As required.
Date: 2016/07/25
Signed by: Elaine Henley
City Clerk
Directive Status: Active

Status Comments:

kd

cc:

Planning/Dev./Eng. (Minus Jason Sinyard)

Response Required: YES
Response deadline: 2016/08/31
Response Received:
Attachments:



Notices Published (combined).pdf

MALLARD COTTAGE WATERFRONT FOOD SERVICE FACILITY

FMA Proj. No: 6860-01



1 QUIDI VIDI
1 : 1000

ARCHITECT
Fougere
Menchenton
ARCHITECTURE

ARCHITECTURAL



Notes:

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3	Issue for Planning and Development Review	17 October 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
CONTEXT PLAN

SCALE
1 : 400

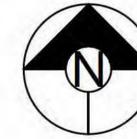
DATE
7 October 2015

REVISION NO.
3

DRAWING NO.
A-1.0
10/7/2015 9:16:40 PM



PARKING SCHEDULE	
Count	Type
55	5790 x 2740mm PARKING STALL



Notes:

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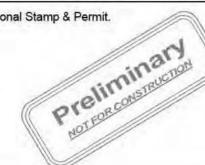
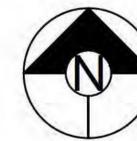
PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
SITE PLAN

SCALE 1 : 150	DRAWING NO. A-1.1
DATE 7 October 2015	
REVISION NO. 3	10/7/2015 9:17:00 PM



1 Mallard Garden Site Plan
1 : 150



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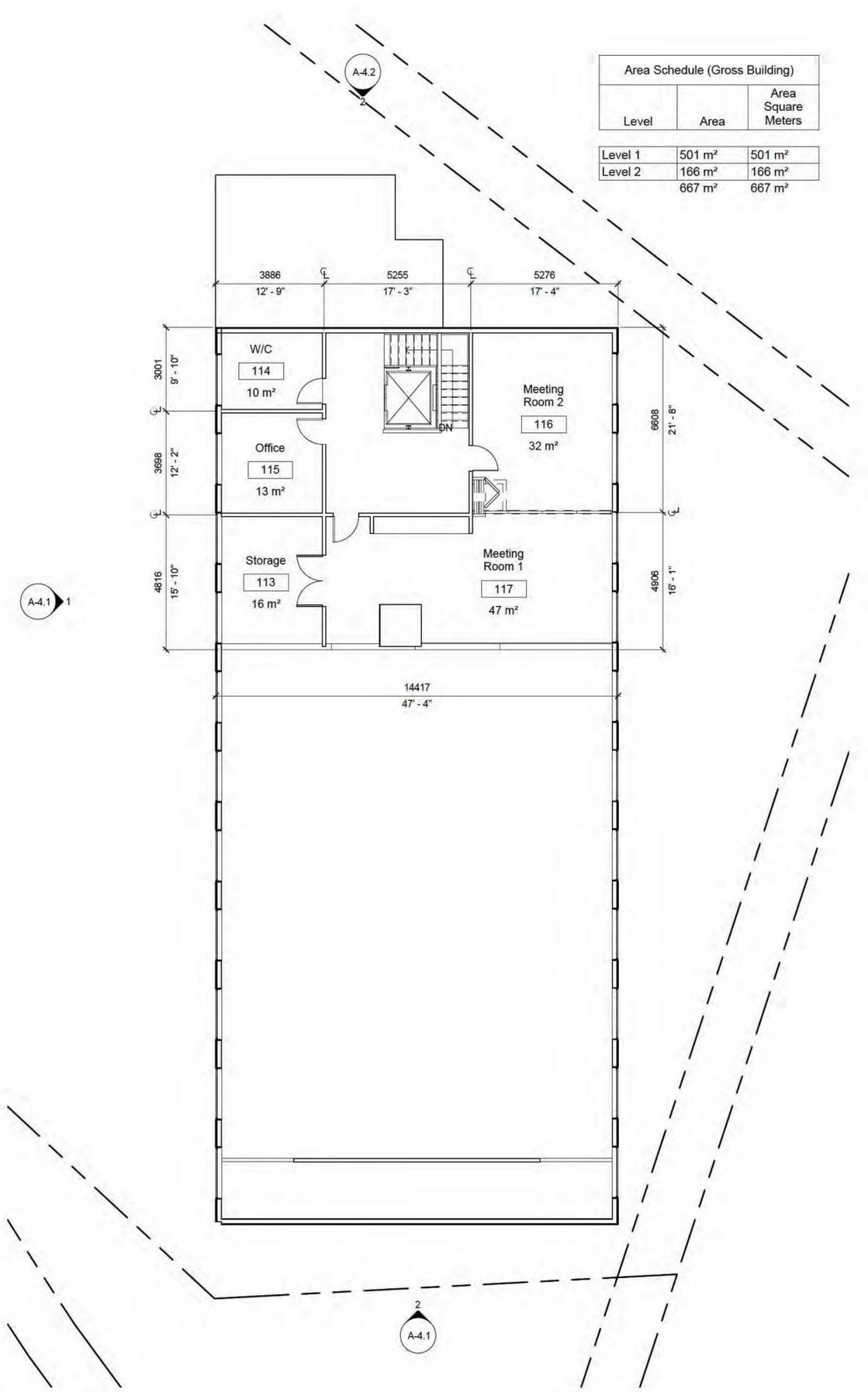
PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
FLOOR PLANS

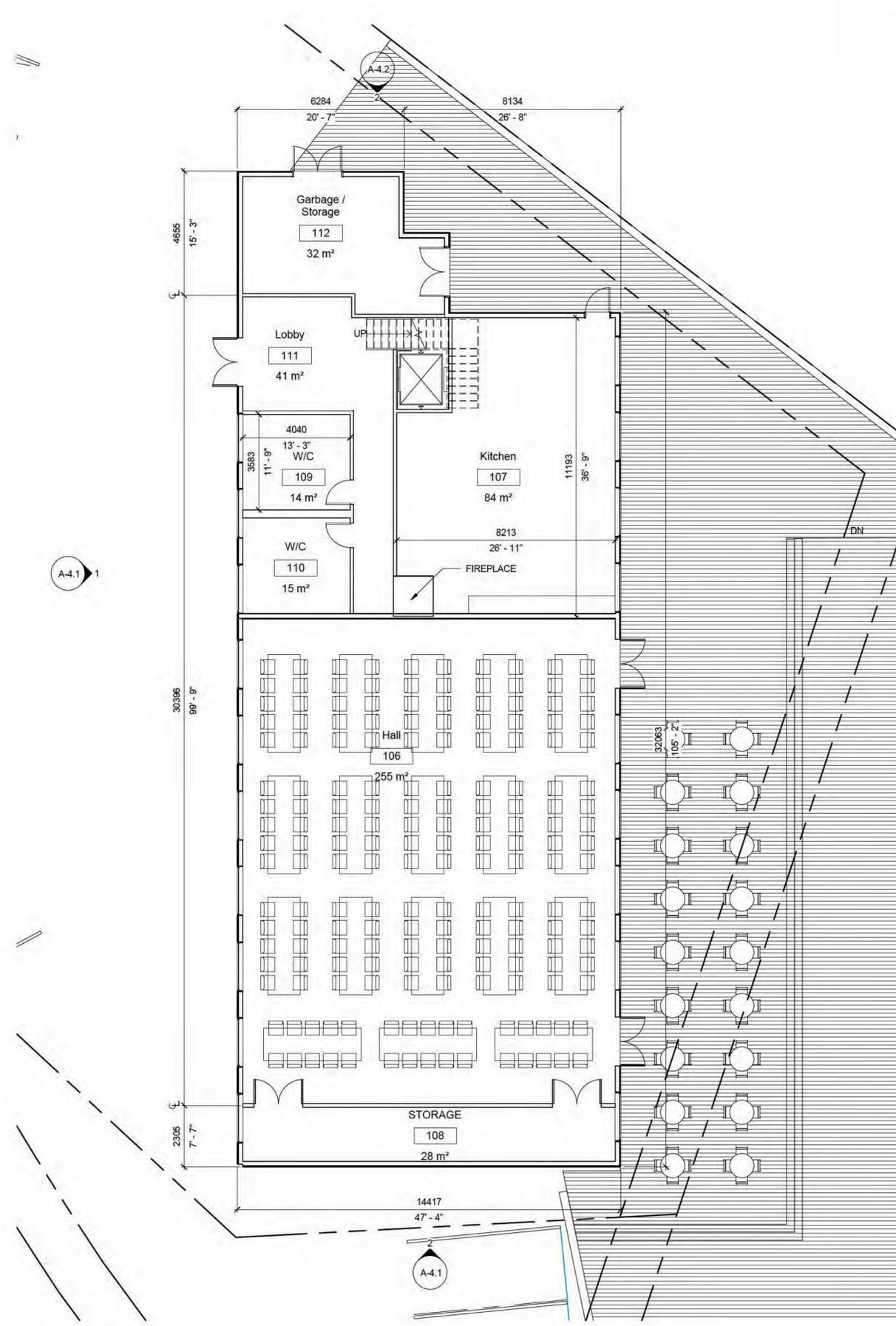
SCALE
1 : 100
DATE
7 October 2015
REVISION NO.
3

DRAWING NO.
A-2.1
10/7/2015 8:17:03 PM

Area Schedule (Gross Building)		
Level	Area	Area Square Meters
Level 1	501 m ²	501 m ²
Level 2	166 m ²	166 m ²
	667 m ²	667 m ²



2 Level 2
1 : 100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



1 Level 1
1 : 100 (1:200 WHEN PRINTED ON AN 11" X 17" SHEET)



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PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(SOUTH & WEST)**

SCALE
1 : 100
DATE
7 October 2015
REVISION NO.
3

DRAWING NO.
A-4.1
10/7/2015 9:17:28 PM



2 SOUTH ELEVATION
A-4.1 1 : 100



1 WEST ELEVATION
A-4.1 1 : 100



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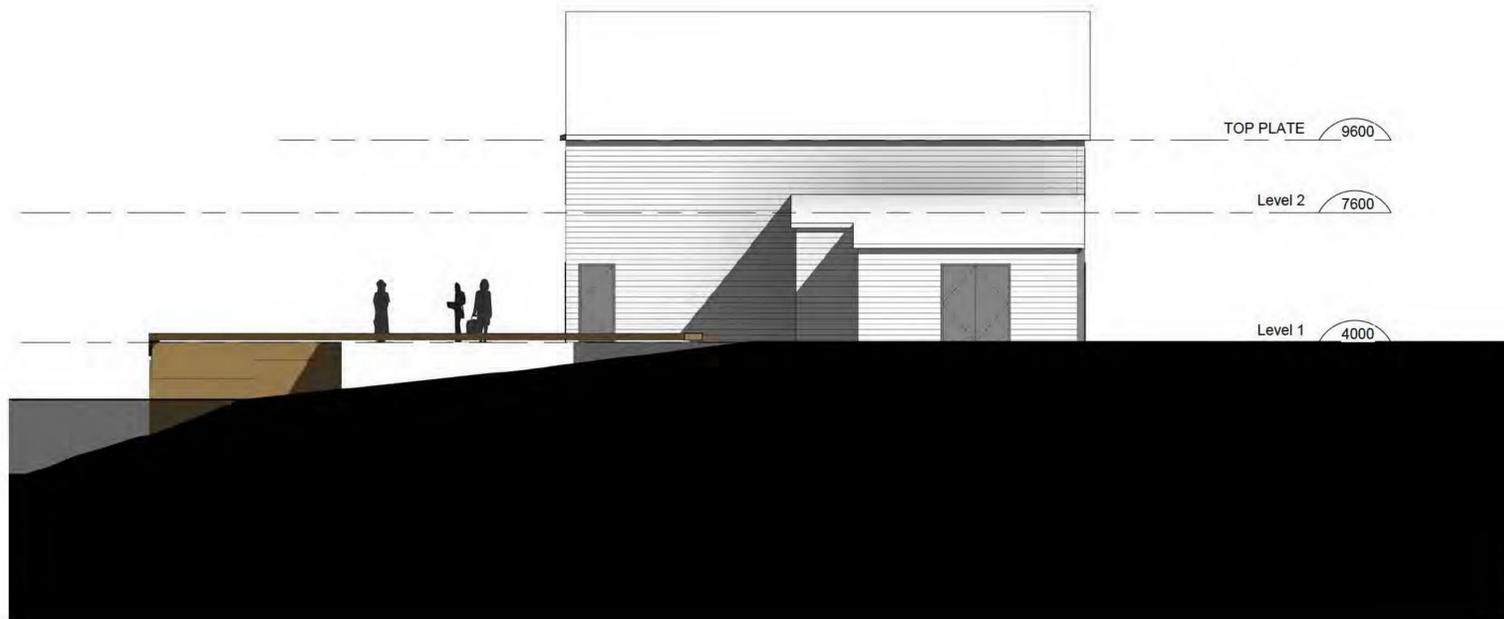
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3	Issue for Planning and Development Review	17 October 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**EXTERIOR ELEVATIONS
(NORTH & EAST)**

SCALE 1 : 100	DRAWING NO. A-4.2
DATE 7 October 2015	
REVISION NO. 3	10/7/2015 9:17:53 PM



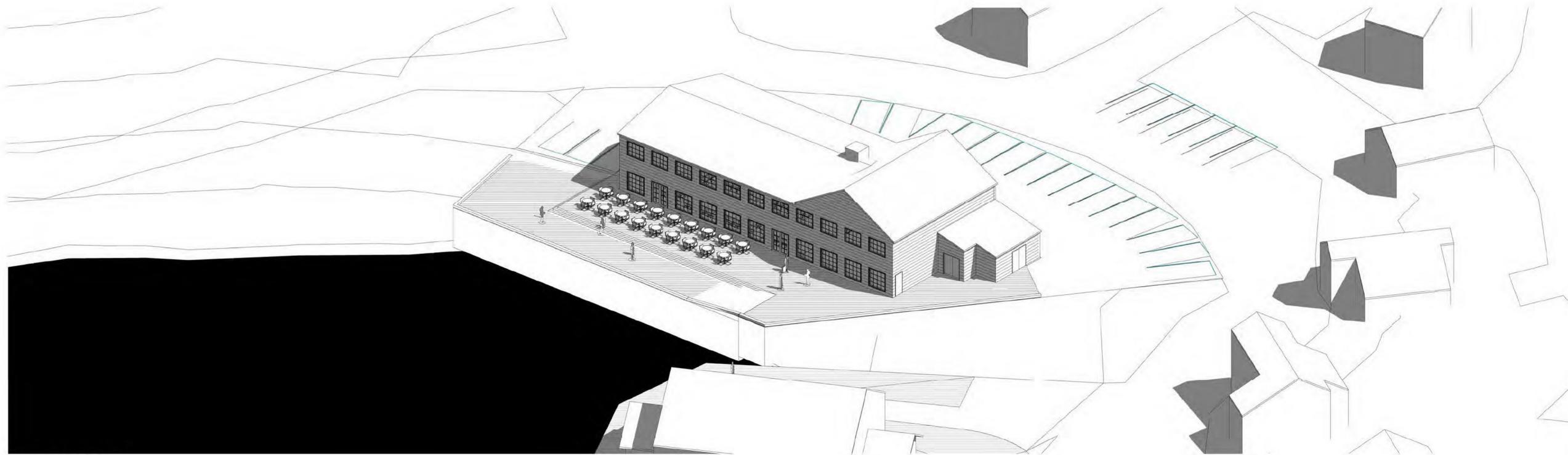
2 NORTH ELEVATION

1 : 100

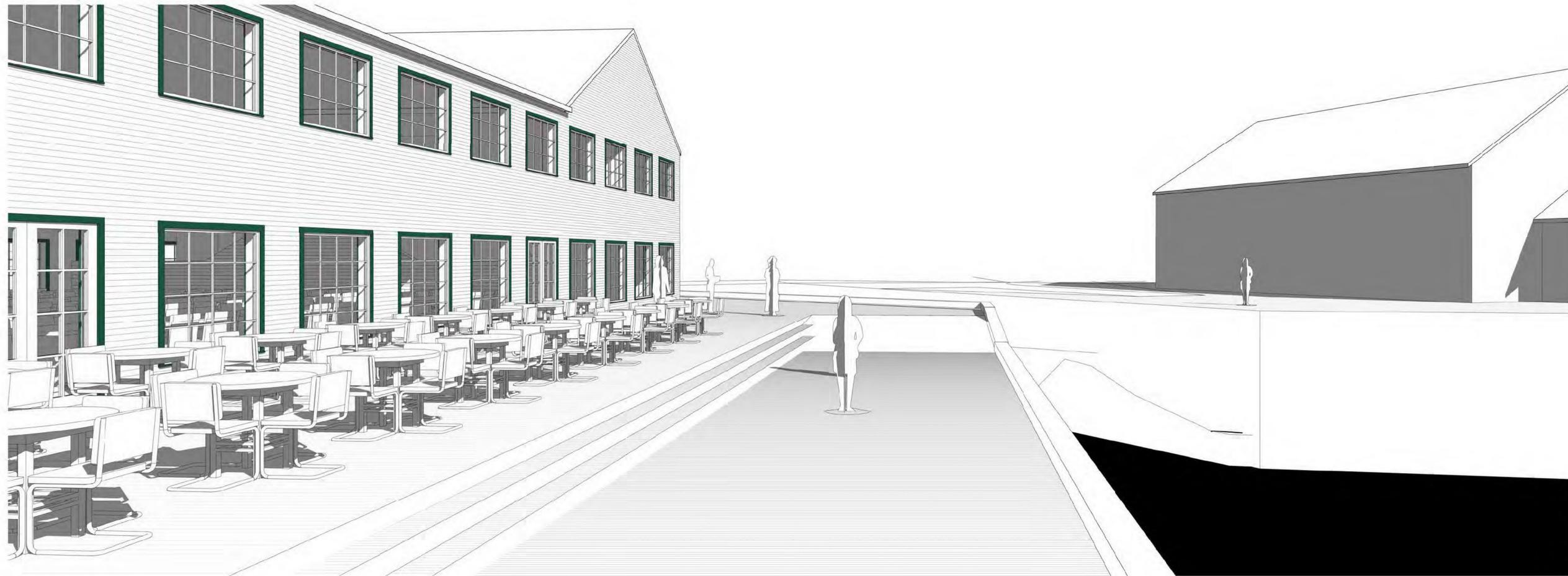


1 EAST ELEVATION

1 : 100



1 Birds Eye



2 Deck View



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PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
PERSPECTIVE

SCALE	DRAWING NO.
DATE 7 October 2015	A-4.3
REVISION NO. 2	



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2	Issue for Planning and Development Review	7 October 2015

PROJECT TITLE
**MALLARD COTTAGE
WATERFRONT FOOD
SERVICE FACILITY**

DRAWING TITLE
**OCCUPANCY LOAD
CALCULATION**

SCALE	DRAWING NO.
DATE 7 October 2015	A-4.5
REVISION NO. 2	

OCCUPANCY LOAD					
Name	Number	Area	Occupancy	Occupancy Load Factor	Occupancy Load
Hall	106	255 m ²	Less concentrated use, without fixed seating	1.4	181.863853
Kitchen	107	84 m ²	Kitchens	9.3	9.024953
STORAGE	108	28 m ²	Exempt	0	
W/C	109	14 m ²	Exempt	0	
W/C	110	15 m ²	Exempt	0	
Lobby	111	41 m ²	Exempt	0	
Garbage / Storage	112	32 m ²	Exempt	0	
Storage	113	16 m ²	Exempt	0	
W/C	114	10 m ²	Exempt	0	
Office	115	13 m ²	Offices	9.3	1.389364
Meeting Room 2	116	32 m ²	Business Use	9.3	3.446016
Meeting Room 1	117	47 m ²	Business Use	9.3	5.081707
					200.805892



Self-Assessment for Projects In/Near Water: Does DFO need to review my project?

The *Fisheries Act* requires that you avoid causing serious harm to fish unless authorized by the Minister of Fisheries and Oceans. This applies to all work in or near waterbodies with fish that are part of or which support a commercial, recreational or Aboriginal fishery.

Fisheries and Oceans Canada (DFO) has established a **self-assessment process** to help you determine if work you are planning requires any review and advice from the Department. Many activities in or near water do not require review by DFO if standard measures to avoid harm to fish are followed.

The DFO website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) provides guidance on this self-assessment.

- If your project fits in one of the categories found within *Types of Waterbodies where DFO review is not required* or *Project Activities and Criteria where DFO review is not required*, then it does not need to be reviewed by DFO. You should still follow best practices such as those set out under *Measures to Avoid Harm* on the website to ensure you comply with the Act.
- If the work you are planning does **not** fall under either of these criteria, DFO will review your project to determine if it could result in a serious harm to fish. You should submit a Request for Review form (available on the website) before proceeding.

Remember:

- If you are working near water, it is **your** responsibility to avoid causing serious harm to fish to be in compliance with the *Fisheries Act*.
- In all cases, it is your responsibility to follow any other rules that may apply under other federal, provincial and municipal legislation.

If, after you have reviewed the information on our website and obtained other professional assistance, you still need advice, you can contact the DFO Fisheries Protection Program in Newfoundland and Labrador at:

Telephone: 709-772-4140

Fax: 709-772-5562

Email: FPP-NL@dfo-mpo.gc.ca



The following are pictures of the DFO "Projects Near Water" web page showing how to access the self-assessment information mentioned on the previous page:

Fisheries and Oceans Canada Canada

On the water | Fisheries | Science and Research | Ecosystems | Species | Aquaculture | Regions

Home » Projects Near Water

Projects Near Water

[Does my project need a review?](#)

[Avoid, mitigate or offset harm](#)

[Request a project review](#)

[Guidance Documents](#)

[Fisheries Protection Program](#)

[Changes to the Fisheries Act](#)

[Regulatory Partnerships](#)

[Recreational Fisheries Conservation Partnerships Program](#)

[Contaminated Sites](#)

Contact Us

[Report a Violation](#)

[Recent Updates](#)

Projects Near Water

The *Fisheries Act* requires that projects avoid causing [serious harm to fish](#) unless authorized by the Minister of Fisheries and Oceans Canada. This applies to work being conducted in or near waterbodies that support fish that are part of or that support a [commercial, recreational or Aboriginal fishery](#). To protect fish and fish habitat, efforts should be made to [avoid, mitigate and/or offset harm](#). Following the [measures to avoid harm](#) will help you comply with the Act.

Self-Assessment: Does DFO need to review my project?

If your project is regulated by the National Energy Board or the Canadian Nuclear Safety Commission, or takes place in New Brunswick, Nova Scotia or Prince Edward Island, consult our guidance on [regulatory partnerships](#) before contacting DFO.

Use the criteria below to determine if your project requires a review by DFO. If your project cannot avoid serious harm to fish and is not included in either of the criteria below, please submit a [request for review](#).

▶ **Types of waterbodies where DFO review is not required**

▼ **Project activities and criteria where DFO review is not required**

If your project meets the criteria listed below, your project does not require DFO review. You are still required to avoid causing [serious harm to fish](#) by following best practices such as those described in the [measures to avoid harm](#).

- ▶ [Bridges, Causeways and Culverts](#)
- ▶ [Cottage, Boating and Recreation](#)
- ▶ [Harbours and Marine Commercial Activities](#)
- ▶ [Drainage, Flooding and Erosion Control, Stormwater and Wastewater Management](#)
- ▼ [Water Level and Flow Management](#)
 - **Dams**
 - Repairs to existing dams
 - No temporary or permanent increase in existing footprint below the High Water Mark
 - No new temporary or permanent fill placed below the High Water Mark
 - No increase or decrease in height of dam
 - No change in water levels and flows upstream and downstream of existing dam
 - **Fishways/Ladders**
 - Repairs to existing fishways and fish ladders
 - No temporary or permanent increase in existing footprint below the High Water Mark
 - No new temporary or permanent fill placed below the High Water Mark
 - Any obstruction to fish passage will respect [timing windows](#)
 - No modification to original design (e.g., height of weirs, number of baffles, distance between baffles)

Click here for "measures to avoid harm"

Click here for drop-down menu

Click here for information on project activities not requiring review if criteria are met

Criteria to be met for a Project Activity



Home > Projects Near Water > Measures to Avoid Causing Harm

Projects Near Water

Does my project need a review?

Avoid, mitigate or offset harm

Request a project review

Guidance Documents

Fisheries Protection Program

Changes to the Fisheries Act

Regulatory Partnerships

Recreational Fisheries Conservation
Partnerships Program

Contaminated Sites

Contact Us

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Recent Updates

Measures to Avoid Causing Harm to Fish and Fish Habitat

If you are conducting a project near water, it is your responsibility to ensure you avoid causing serious harm to fish in compliance with the Fisheries Act. The following advice will help you avoid causing harm and comply with the Act.

PLEASE NOTE: This advice applies to all project types and replaces all "Operational Statements" previously produced by DFO for different project types in all regions. Projects near water must also comply with the Species at Risk Act and the pollution prevention provisions of the Fisheries Act.

Measures

Expand all Collapse all

▶ **Project Planning**

▼ **Erosion and Sediment Control**

- Develop and implement an Erosion and Sediment Control Plan for the site that minimizes risk of sedimentation of the waterbody during all phases of the project. Erosion and sediment control measures should be maintained until all disturbed ground has been permanently stabilized, suspended sediment has resettled to the bed of the waterbody or settling basin and runoff water is clear. The plan should, where applicable, include:
 - Installation of effective erosion and sediment control measures before starting work to prevent sediment from entering the water body.
 - Measures for managing water flowing onto the site, as well as water being pumped/diverted from the site such that sediment is filtered out prior to the water entering a waterbody. For example, pumping/diversion of water to a vegetated area, construction of a settling basin or other filtration system.
 - Site isolation measures (e.g., silt boom or silt curtain) for containing suspended sediment where in-water work is required (e.g., dredging, underwater cable installation).
 - Measures for containing and stabilizing waste material (e.g., dredging spoils, construction waste and materials, commercial logging waste, uprooted or cut aquatic plants, accumulated debris) above the high water mark of nearby waterbodies to prevent re-entry.
 - Regular inspection and maintenance of erosion and sediment control measures and structures during the course of construction.
 - Repairs to erosion and sediment control measures and structures if damage occurs.
 - Removal of non-biodegradable erosion and sediment control materials once site is stabilized.

▶ **Shoreline/Bank Re-vegetation and Stabilization**

▶ **Fish Protection**

▶ **Operation of Machinery**

Click here for the drop-down information on various mitigation measures to implement



In instances where your project **IS NOT** in one of the above waterbody types and the project activities **ARE NOT** listed, or it does not meet the associated criteria (if applicable), you may submit a **Request for Review** (<http://www.dfo-mpo.gc.ca/pnw-ppe/reviews-revues/index-eng.html>) to DFO before proceeding further.

The screenshot shows the 'Request a Project Review' page. A red box highlights the text 'Click here for "Request for Review" form. Then click'. Two red arrows point from this box to the 'Request a project review' link in the left sidebar and the 'Request for Review - Form and Guidance' link in the main content area.

You can click on any text on the website that is coloured and underlined to see additional information.

As the website is up dated periodically we recommend that you visit our website each time you plan work so that you obtain the most current DFO advice.

PHOTOKOP

**APPLICATION FOR
CROWN LANDS**

FOR DEPARTMENT USE ONLY			
APPLICATION NO. <u>152820</u>	RECEIPT NO. <u>090819</u>		
FILE NO. <u>1-39176</u>	AMOUNT <u>\$172⁵⁰</u>	DATE <u>SEPT 1/17</u>	
DATE REGISTERED <u>DEC 11/17</u>	INDICATED ON PLAN NO. _____		
INITIAL <u>M.N</u>	TOPO NO. _____	INITIAL _____	

APPLICANT INFORMATION <u>Long Harbour Holdings Inc (company name)</u>			
SURNAME [REDACTED]	GIVEN NAME [REDACTED]	MIDDLE NAME [REDACTED]	AGE [REDACTED]
MAILING ADDRESS [REDACTED]			
CITY/TOWN [REDACTED]	PROVINCE [REDACTED]	POSTAL CODE [REDACTED]	
BUSINESS TELEPHONE [REDACTED]	HOME TELEPHONE [REDACTED]		
ARE YOU A RESIDENT OF THE PROVINCE OF NEWFOUNDLAND AND LABRADOR? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		ARE YOU AN EMPLOYEE OF THE DEPARTMENT OF MUNICIPAL AFFAIRS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
HAVE YOU, YOUR SPOUSE, OR ANY DEPENDENT CHILDREN EVER APPLIED FOR, OR RECEIVED LAND FROM THE CROWN? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, SPECIFY TITLE NO(s). _____			

PROPOSED TENURE AND USE	
TYPE OF APPLICATION	<input type="checkbox"/> LEASE <input checked="" type="checkbox"/> Preferred GRANT <input type="checkbox"/> LICENCE TO OCCUPY
LAND USE	<input type="checkbox"/> RESIDENCE <input type="checkbox"/> COTTAGE <input type="checkbox"/> AQUACULTURE <input type="checkbox"/> AGRICULTURE (provide details below) <input checked="" type="checkbox"/> COMMERCIAL (provide detailed description below) <input type="checkbox"/> OTHER (provide details below)
<u>Land requested to rebuild foundered wharf on 11 Barrows Road and aged wharf on adjacent former Tucker property. Wharf will be used as gathering and service space for new enterprise.</u>	
DESCRIBE BUILDINGS TO BE ERECTED (if applicable) <u>none on wharf</u>	
DIMENSIONS: LENGTH _____ WIDTH _____	
PROPOSED WATER AND SEWAGE FACILITIES (if applicable)	
<input type="checkbox"/> WELL <input type="checkbox"/> SEPTIC <input checked="" type="checkbox"/> MUNICIPAL WATER <input checked="" type="checkbox"/> MUNICIPAL SEWER <input type="checkbox"/> OTHER (provide details below)	
<hr/> <hr/> <hr/> <hr/>	

LAND DESCRIPTION

1. THE LAND IS SITUATED AT		Northern Side of Barrows Road, Quidi Vidi Harbour St. John's NL	
IN THE ELECTORAL DISTRICT OF		Signal Hill-Quidi Vidi	
2. IS THE LAND APPLIED FOR LOCATED WITHIN MUNICIPAL BOUNDARIES?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO IF YES, YOU MUST ENCLOSE A MUNICIPAL RECOMMENDATION FORM	
		IF YES, YOU MUST ENCLOSE A MUNICIPAL RECOMMENDATION FORM NOTE: THIS FORM IS AVAILABLE FROM THE MUNICIPAL COUNCIL, REGIONAL LANDS OFFICE, & GOVERNMENT SERVICE CENTRES	
3. APPROXIMATE DIMENSIONS OF THE LAND			
FRONTAGE		65m	metres
DEPTH		10m	metres
4. DISTANCE TO CLOSEST WATERBODY		0	metres
NAME OF WATERBODY (if applicable)		Quidi Vidi Harbour	
5. IS THE SITE ACCESSIBLE BY ROAD? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
IF NO, WILL THE SITE REQUIRE NEW ROAD CONSTRUCTION FOR ACCESS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		IF YES, WHAT WILL BE THE APPROXIMATE LENGTH OF THE ROAD? _____ metres	
FOR SITES WITHOUT ROAD ACCESS, PLEASE INDICATE METHOD OF TRANSPORTATION <input type="checkbox"/> WALKING <input type="checkbox"/> A.T.V. <input type="checkbox"/> BOAT <input type="checkbox"/> SNOWMOBILE <input type="checkbox"/> AIRCRAFT			
FOR SITES WITHOUT ROAD ACCESS, LOCATION OF ACCESS ROUTE MUST BE INDICATED ON THE MAP ATTACHED TO THE APPLICATION AND ACCESS BY A.T.V. MUST BE IN ACCORDANCE WITH A.T.V. REGULATIONS.			
6. IS THE SITE PRESENTLY OCCUPIED: FENCES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
IF YES, STATE YEAR OCCUPATION COMMENCED, AREA OCCUPIED AND NAME OF PERSON WHO DEVELOPED OR OCCUPIED THE LAND			
Applicant owns adjacent land & I lkd E'o lro Eliafkdp& Pbb ^qq^`eba prosbyp			
7. ARE YOU AWARE OF ANY EVIDENCE OF PREVIOUS LAND USE, SUCH AS FENCES, BUILDINGS, SIGNS, CLEARING, LOCAL UNDERSTANDING, ETC.? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
IF YES, STATE YEAR OCCUPATION COMMENCED, AREA OCCUPIED AND NAME OF PERSON WHO DEVELOPED OR OCCUPIED THE LAND			
11 Barrows Road -Previous Flakehouse Restaurant & Event Space/remnants			
of a foundered wharf exist on site.			
Previous Tucker Property: old wharf used as parking lot.			

DESCRIPTION OF LAND

Please Note: When your application is accepted by this Department you are required to identify the site in the field by clearly marking your corner posts. If there is a discrepancy between the area marked in the field and the area indicated on the map, the latter shall prevail.

Sketch the land applied for showing distance to prominent nearby features such as buildings, fences, road intersections. Map must also be attached.

BOUNDED ON NORTH BY	Plantation Property (City of St. John's) & QV Harbour
BOUNDED ON SOUTH BY	Private property owned by applicant
BOUNDED ON EAST BY	QV Harbour
BOUNDED ON WEST BY	Private property owned by applicant
PLEASE NOTE IT IS THE POLICY OF THE CROWN LANDS DIVISION TO ACCEPT APPLICATIONS ON A FIRST COME - FIRST SERVED BASIS. APPLICATIONS MUST BE FULLY COMPLETED, WITH A MAP SHOWING THE EXACT LOCATIONS OF THE LAND APPLIED FOR TOGETHER WITH THE APPLICATION FEE. THE APPROVED MUNICIPAL RECOMMENDATION FORM FROM COUNCIL, IF APPLICABLE, MUST ALSO BE ATTACHED. ONLY THEN WILL THE APPLICATION BE ACCEPTED AND DEEMED REGISTERABLE BY THIS DEPARTMENT.	

SKETCH

USE THE AREA BELOW TO SKETCH THE LAND APPLIED FOR SHOWING DISTANCE TO PROMINENT NEARBY FEATURES SUCH AS BUILDINGS, FENCES, ROAD INTERSECTIONS. MAP MUST ALSO BE ATTACHED.



AFFIDAVIT OF APPLICANT (to be read carefully)

I, MARK DOBBIN do hereby make oath and declare as follows:

- (a) The information contained in this application is true and correct to the best of my knowledge and belief.
- (b) I have inspected the land applied for and have found no evidence of occupation (with the exception of No. 6 and/or No. 7 on page 2, where applicable).
- (c) I am not aware of any adverse claim to the land applied for by any person(s).
- (d) I recognize and accept that I am solely responsible for correctly identifying the parcel of land that is the subject of this application.
- (e) I fully understand that acceptance of this application by the Department does not give me any rights or privileges in relation to the land under application.
- (f) I FULLY UNDERSTAND THAT THE LAND IS NOT TO BE OCCUPIED UNTIL I RECEIVE A FULLY EXECUTED TITLE DOCUMENT.
- (g) I FULLY UNDERSTAND THAT UNDER SECTION 14 OF THE *LANDS ACT*, THE MINISTER OF MUNICIPAL AFFAIRS OR THE LIEUTENANT-GOVERNOR IN COUNCIL MAY CANCEL, AMEND OR OTHERWISE DEAL WITH THE GRANT, LEASE, LICENCE OR EASEMENT AT ANY TIME PRIOR TO THE DELIVERY OF A FULLY EXECUTED TITLE DOCUMENT.

Sworn before me
 At St. John's, NL
 this 25th day of August 20 17
D. W. Drake
 Official Administering Oath
Barrister NL + Notary Public

[Signature]
 Applicant's Signature

NOTE: A non-refundable processing fee of ONE HUNDRED AND FIFTY DOLLARS (\$150.00 plus H.S.T.) must accompany this application.

Cheques or money orders are to be made payable to the NEWFOUNDLAND EXCHEQUER ACCOUNT.

Lands Branch
Eastern Regional Lands Office

This e-referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the schedule located in the e-referral folder. **YOU HAVE TWENTY-ONE (21) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION. IF NO RESPONSE IS RECEIVED BY THE END OF 21 DAYS, IT SHALL BE ASSUMED THAT THERE ARE NO OBJECTIONS/RESTRICTIONS TO THIS APPLICATION.**

Please be advised that the site on the map, located in the e-referral folder, cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS – REFERRAL

Applicant: **LONG HARBOUR HOLDINGS INC.**
C/O Mark Dobbin
22 Circular Rd
St. John's NL
A1C 2Z1

Telephone: (H): 7097385513 (O): 7096826513
Application Number: 152820
Application Type: Grant
Purpose: Commercial Use: Wharf
Location: St. Johns
Area (hectares): 0.06
Frontage (metres): 0
Map Number:
Comments: Prefers Grant to traditional Licence

REFERRAL AGENCY ONLY

Date: [Click here to enter a date.](#)

Department/Agency: [Click here to enter text.](#)

Address: [Click here to enter text.](#)

RECOMMENDATION: [Click here to select your recommendation.](#)

COMMENTS: [Click here to enter text.](#)

Name of Respondent: [Click here to enter text.](#)

Phone No.: [Click here to enter text.](#)

PLEASE RETURN, ELECTRONICALLY, THIS FORM AS A PDF WITH RECOMMENDATIONS AND ANY ATTACHMENTS YOU MAY HAVE.

SCHEDULE OF REFERRAL AGENCIES

LAND MANAGEMENT OFFICER (AVALON NORTH)

Department of Municipal Affairs

709-729-2654

Teresa Murphy, GSC

SERVICE NL

709-729-3699

Dept. of Municipal Affairs and Env.

Local Governance and Planning

709-729-3090

Public Works and Government Services

709-772-6615

SUSAN GEORGE, WATER RESOURCES, MGMT DIV.

Dept. of Municipal Affairs & Environment

709-729-2563

City of St. John's

GERARD DORAN City Development Officer

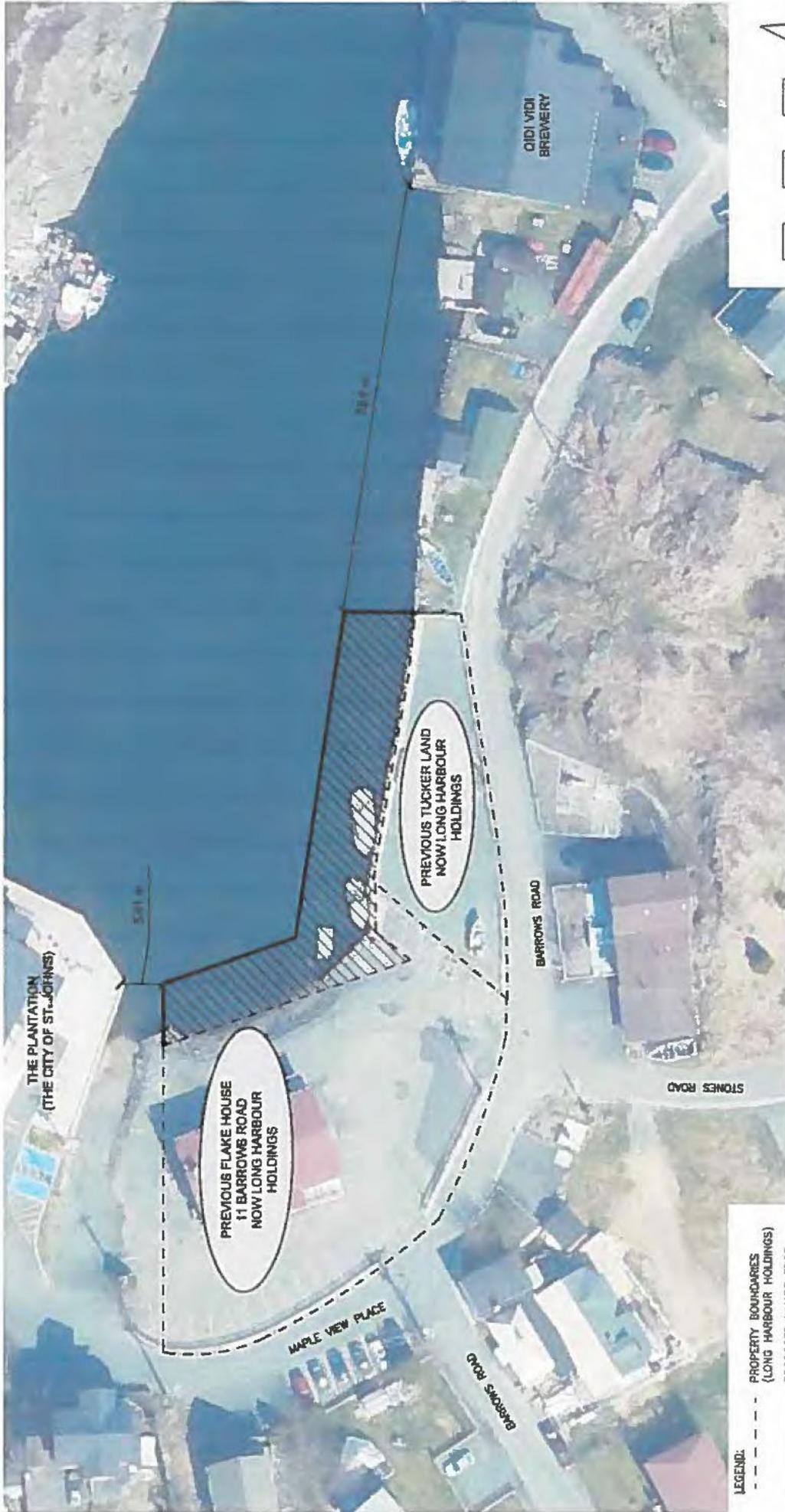
709-576-8452

Provincial Archaeology Office

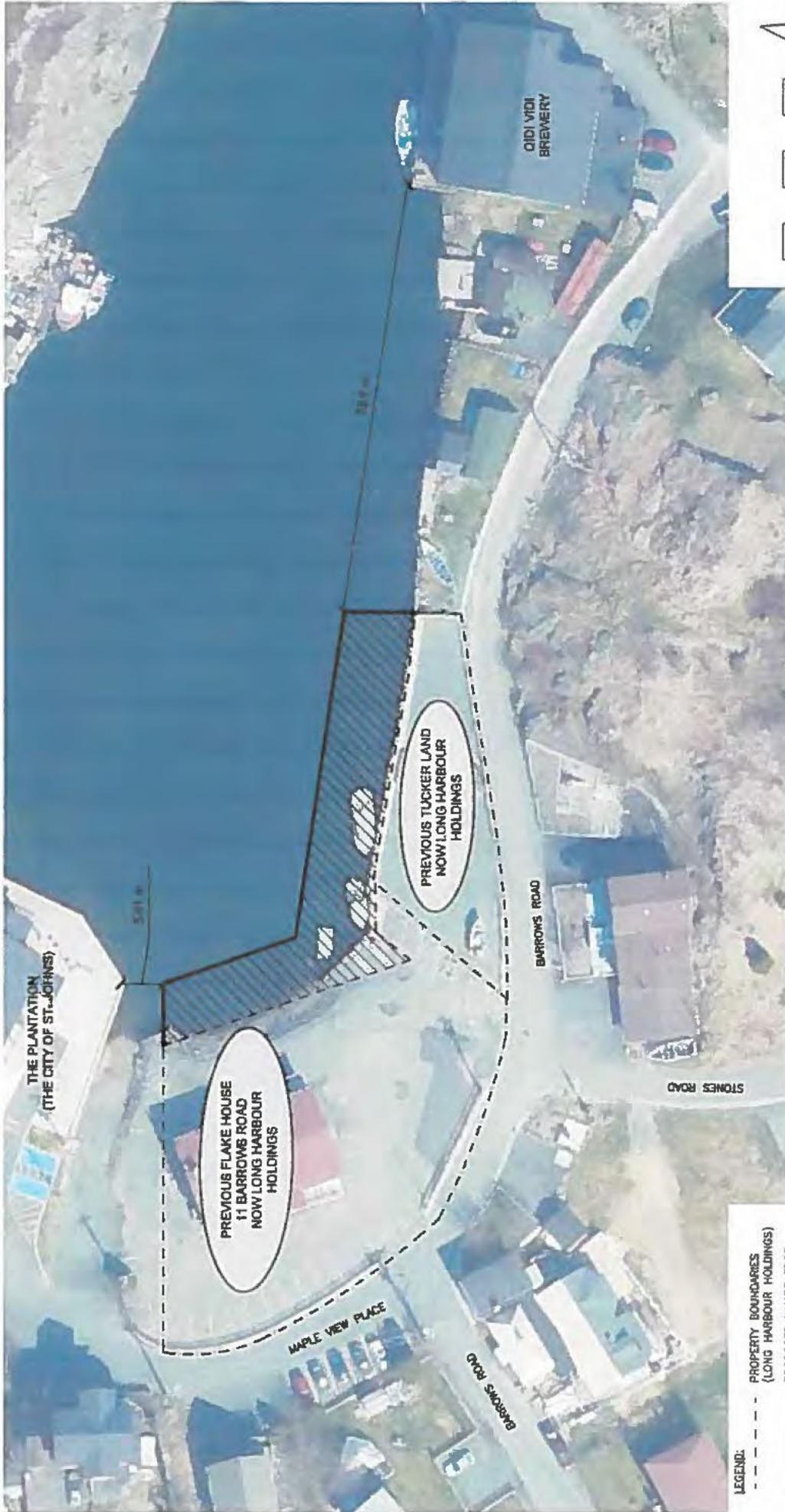
Martha Drake

709-729-2462

"Site Plan"



"Site Plan"





To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc: Gerard Doran/CSJ@CSJ,
Bcc:
Subject: Fw: 15 Barrow's Road - Proposed Crown Land Grant Referral for Wharf rebuild - CRW1700030 & DEV1700250
From: Andrea Roberts/CSJ - Monday 2017/12/18 12:15 PM

From: "McGrath, Joe" <Joe.McGrath@dfo-mpo.gc.ca>
To: "ARoberts@stjohns.ca" <ARoberts@stjohns.ca>
Date: 2017/12/18 09:42 AM
Subject: RE: 15 Barrow's Road - Proposed Crown Land Grant Referral for Wharf rebuild - CRW1700030

Hello Andrea,

No comments/concerns from a DFO Small Craft Harbours perspective. We do not possess property at/near this location.

Regards,

Joe McGrath

Regional Manager, Client Services
Gestionnaire régional, Service à la clientèle
Small Craft Harbours | Ports pour petite bateaux
P.O. Box 5667
St. John's, NL
A1C 5X1

Telephone | Téléphone: 709-772-4389
Fax | Télécopieur: 709-772-4610

From: Boutilier, Dawn
Sent: December-14-17 4:38 PM
To: McGrath, Joe
Subject: Fw: 15 Barrow's Road - Proposed Crown Land Grant Referral for Wharf rebuild - CRW1700030

I think you should have got this. If you need me to deal with it let me know.
Dawn

From: Andrea Roberts [<mailto:ARoberts@stjohns.ca>]
Sent: Thursday, December 14, 2017 03:42 PM Atlantic Standard Time
To: Boutilier, Dawn
Subject: 15 Barrow's Road - Proposed Crown Land Grant Referral for Wharf rebuild - CRW1700030

Good Afternoon,

Please find attached, a Crown Land referral package for a proposed rebuild of a wharf behind 11 & 15

Barrows Road, for your review and comments.

Please contact me if you have any questions.

Regards,

Andrea Roberts
Development Officer
City of St. John's
Planning, Engineering & Regulatory Services
(709) 576-8430
(709) 576-2340 fax

February 13, 2018

Mr. Gary Myler
Government of Newfoundland and Labrador
Department of Municipal Affairs and Environment
PO Box 8700
St. John's NL A1B 4J6

Dear Mr. Myler:

**Re: PER File No. CRW170030
Crown Land Grant Application No. 152820
Proposed 0.06 Ha of Crown Land for Future Wharf
Industrial Quidi Vidi (IQ) Zone & Quidi Vidi Harbour (QVH) Zone
15 Barrow's Road, Ward 5
Applicant: Long Harbour Holdings Inc.**

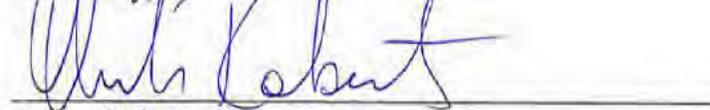
This is to inform you that the application as noted above was approved at the Regular Meeting of Council held on **February 12, 2017 for the Crown Land grant only**, subject to the following conditions:

1. A development application and plans are to be submitted prior to any development on the site; and
2. Adequate assurance is to be provided that the width of the slipway in Quidi Vidi not be obstructed by the construction of any wharf.

The St. John's Development Regulations (the "*Development Regulations*") provide that any person may appeal the decision of the Development Officer or that of Council to the St. John's Local Board of Appeal (the "*Appeal Board*"). All appeals must be filed with the Office of the City Clerk within **fourteen (14) days** of the date the decision appears in the Council Agenda. The Development Regulations also provide that where an appeal is filed, the Development concerned shall not proceed pending a decision of the Appeal Board and the subsequent issuance of all required permits.

Should you have any questions pertaining to this matter, please do not hesitate to contact the undersigned at (709) 576-8430, fax: (709) 576-2340, or by e-mail: aroberts@stjohns.ca.

Yours truly,



Andrea Roberts
Development Officer
Planning, Engineering & Regulatory Services

AAR/dlm

pc EasternLandsOffice@gov.nl.ca



ST. JOHN'S

Government of Newfoundland & Labrador Department of Fisheries & Land Resources



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

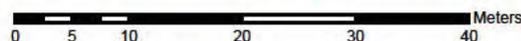
For inquiries please contact a Regional Lands Office.
Corner Brook - 637-2390
Gander - 256-1400
Clareville - 466-4074
St. John's - 729-2654
Goose Bay - 896-2488



Crown Lands Administration Division

Scale 1:663

Compiled on May 04, 2018



DECISION/DIRECTION NOTE

Title: Crown Land Grant for Future Wharf
CRW1700030
15 Barrow's Road
Long Harbour Holdings Limited

Date Prepared: February 7, 2018 (Date of next meeting: February 12, 2018)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for a Crown Land Grant for 0.06 hectares of land for future wharf.

Discussion – Background and Current Status:

The Provincial Department of Municipal Affairs and Environment has referred an application requesting a grant for a parcel of land comprising of an area of 0.06 hectares which is located in the Industrial Quidi Vidi (IQ) Zone, and in the Quidi Vidi Harbour (QVH) Zone within the Quidi Vidi Overlay Zone and Design Guidelines. The proposed use of the land is to construct a future wharf, which is in alignment with the Quidi Vidi Village Design Guidelines.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:
Quidi Vidi Village Overlay Zone and Design Guidelines
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Grant referral be approved, with the condition that no development approval will be granted without the submission and review of a Development Application and detailed plans of the site.

Prepared by - Date/Signature:

Andrea Roberts, Development Officer

Signature:

A handwritten signature in blue ink, appearing to read "Andrea Roberts", written over a horizontal line.

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

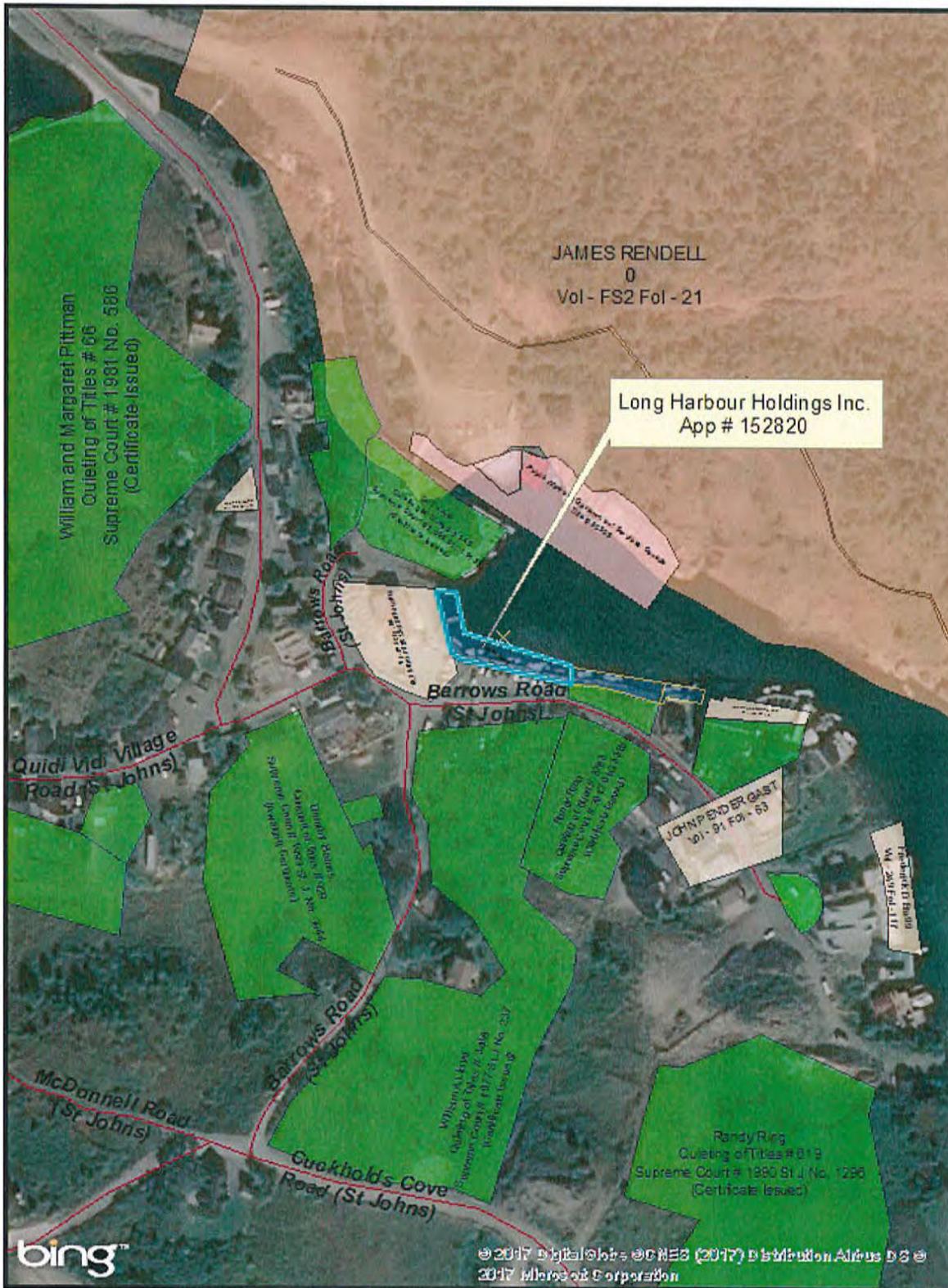
Signature:

A handwritten signature in blue ink, appearing to be a stylized "JS", written over a horizontal line.

AAR/dlm

Attachments: Map

Government of Newfoundland & Labrador Department of Fisheries & Land Resources



NOTE TO USERS

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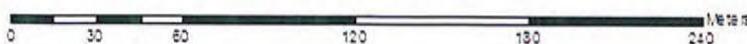
The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damage and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Lands Office.
 Corner Brook - 637-2390
 Gander - 256-1400
 Clarenville - 466-4074
 St. John's - 729-2654
 Goose Bay - 896-2488



Crown Lands Administration Division

Scale 1:2,500
 Compiled on November 17, 2017



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15 Barrow's Road - Proposed Crown Land Grant Referral for Wharf rebuild - CRW1700030

Andrea Roberts to: dawn.boutilier
Bcc: Govern PDE Multi Media Mail

2017/12/14 04:12 PM

Good Afternoon,

Please find attached, a Crown Land referral package for a proposed rebuild of a wharf behind 11 & 15 Barrows Road, for your review and comments.

Please contact me if you have any questions.

Regards,

Andrea Roberts
Development Officer
City of St. John's
Planning, Engineering & Regulatory Services
(709) 576-8430
(709) 576-2340 fax



152820 Referral Agencies Letter.docx 152820 Referral Agencies.docx 152820 application.pdf 152820 site plan.pdf



152820 Map 2500.jpg 152820 Map 50000.jpg



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Subject: Fw: Quidi Vidi Crown Lands Application - Tract Consulting Plan for Slipway CRW1700030
From: Gerard Doran/CSJ - Tuesday 2018/02/13 08:31 AM

From: Andrea Roberts/CSJ
To: Gerard Doran/CSJ@CSJ
Date: 2018/02/12 12:58 PM
Subject: Fw: Quidi Vidi Crown Lands Application - Tract Consulting Plan for Slipway

FYI

Andrea Roberts
Development Officer
City of St. John's
Planning, Engineering & Regulatory Services
(709) 576-8430
(709) 576-2340 fax

----- Forwarded by Andrea Roberts/CSJ on 2018/02/12 12:58 PM -----

From: Bobbi Skanes <bskanes@tractconsulting.com>
To: Andrea Roberts <ARoberts@stjohns.ca>
Cc: "jsinyard@stjohns.ca" <jsinyard@stjohns.ca>
Date: 2018/02/12 12:16 PM
Subject: Quidi Vidi Crown Lands Application/Council Meeting

Hi Andrea,

I am following up on the Crown Lands application that was referred to the City and is on the Council Agenda for tonight.

The proponent (Long Harbour Holdings) has been contacted by a resident in the area concerned about their access to the existing slipway located between the Plantation and old Flakehouse properties. I have been asked to provide some additional information to the City confirming that the proponent will not disturb or restrict access to the slipway.

Attached is the original map that was submitted to Crown Lands, it is much higher resolution than the one included in the referral document and illustrates clearly that the slipway width will not be impacted by the Crown Lands Application and potential future wharf. The proponent is prepared to provide this assurance in writing should the city require it.

As with any development, the proponent understands they will be required to submit detailed development plans for City approval prior to construction. Should the Crown Lands application be successful, the proponent will prepare a plan for the wharf that will enhance resident and visitor experiences in the Harbour and that will meet or exceed the City's development regulations.

If you need any further information, I can be reached at 738-2500 or [REDACTED]

Bobbi

Bobbi Skanes, PMP
Director, Project Management



p 709.738.2500 ext. 226

f 709.738.2499

www.tractconsulting.com



image001.png CrownLandApp 152820 Slipway Width.pdf



To: Govern PDE Multi Media Mail/CSJ@CSJ,
Cc:
Bcc:
Subject: Fw: Crown land referral for Long Harbour Holding Inc., Barrows Road - E152820 - CRW1700030
From: Andrea Roberts/CSJ - Thursday 2017/12/07 01:53 PM

From: Gerard Doran/CSJ
To: Andrea Roberts/CSJ@CSJ
Date: 2017/12/06 09:50 AM
Subject: Fw: Crown land referral for Long Harbour Holding Inc., Barrows Road - E152820

Please open a CRW file for review.

Thanks

Gerard Doran
Development Supervisor
Department of Planning, Engineering and Regulatory Services
City of St. John's
576-8452
576-8625 fax

----- Forwarded by Gerard Doran/CSJ on 2017/12/06 09:49 AM -----

From: "Lands Office, Eastern" <EasternLandsOffice@gov.nl.ca>
To: "Nickerson, Jeffrey" <JeffreyNickerson@gov.nl.ca>, Devconavalon <devconavalon@gov.nl.ca>, "Hanlon, Carol" <CarolHanlon@gov.nl.ca>, Referrals_WRMD <Referrals_WRMD@gov.nl.ca>, "gdoran@stjohns.ca" <gdoran@stjohns.ca>, Ashley Murray <AMurray@stjohns.ca>, "Drake, Martha" <mdrake@gov.nl.ca>, "Mercer, Delphina" <dhmercerc@gov.nl.ca>
Date: 2017/12/05 03:55 PM
Subject: Crown land referral for Long Harbour Holding Inc., E152820

Good Morning/Afternoon,

Please find attached a referral for the above noted applicant. Please complete the attached Referral Agency Letter and return as per the information within the letter. If you have any questions, comments, or concerns please do not hesitate to contact the Eastern Regional Office at 729-2654.

Thank you and have a wonderful day.

“This email and any attached files are intended for the sole use of the primary and copied addressee(s) and may contain privileged and/or confidential information. Any distribution, use or copying by any means of this information is strictly prohibited. If you received this email in error,



please delete it immediately and notify the sender.” 152820 Referral Agencies Letter.docx



152820 Referral Agencies.docx



152820 application.pdf



152820 site plan.pdf



152820 Map 2500.jpg



152820 Map 50000.jpg

Kim Barry

From: Gerard Doran
Sent: Friday, May 4, 2018 9:35 AM
To: Govern PDE Multi Media Mail
Subject: FW: CRW1700030
Attachments: Ministerial Response to [REDACTED].pdf

From: Jason Sinyard
Sent: Thursday, May 3, 2018 2:48 PM
To: Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>
Subject: Fwd: Ministerial Response to [REDACTED]

For action and filing as necessary.

From: Danny Breen
Sent: Thursday, May 3, 2018 2:02:37 PM
To: Jason Sinyard; Andrew Woodland; Ken O'Brien
Subject: Fwd: Ministerial Response to [REDACTED]

FYI

Danny Breen
Mayor
City of St. John's
709-576-8477

From: Hunt, Pam <PamHunt@gov.nl.ca>
Sent: Thursday, May 3, 2018 1:05:21 PM
To: [REDACTED]
Cc: Burden, Nancy; Bursey, Robyn; Deering, Keith; Barnable, Steve; Michael, Lorraine; Danny Breen
Subject: Ministerial Response to [REDACTED]

Good Afternoon [REDACTED]

Please see the attached letter forwarded on behalf of The Honourable Gerry Byrne, Minister of the Department of Fisheries and Land Resources.

Regards,
Pam

Pam Hunt
Secretary to Minister
Department of Fisheries and Land Resources
Petten Building, 30 Strawberry Marsh Road
Telephone: (709) 729-3705
Fax: (709) 729-0360

e-mail: pamhunt@gov.nl.ca

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15 Barrow's Road
CRW1700030

Mike Cantwell to: Andrea Roberts
Cc: Govern PDE Multi Media Mail

2017/12/14 04:15 PM

Andrea,

There was not enough detail in this application for a through development review . A more detailed review will be required under another application once a development application has been made .

I have no further concerns with this crown land referral .

Mike Cantwell, P.Eng.,

Development Engineer

Department of Planning, Engineering & Regulatory Services

City of St. John's

T 709.576.8722

F 709.576.2340

City of St. John's | 10 New Gower Street | P.O.Box 908 | St. John's, NL | A1C 5M2

Kim Barry

From: Gerard Doran
Sent: Friday, May 4, 2018 1:28 PM
To: Govern PDE Multi Media Mail
Subject: FW: CR1700030 - Revised map for - Crown lands application 152820.
Attachments: Quidi Vidi.pdf

From: Barnable, Steve <stevebarnable@gov.nl.ca>
Sent: Friday, May 4, 2018 1:08 PM
To: Gerard Doran <gdoran@stjohns.ca>
Subject: RE: Ministerial Response to [REDACTED] - Referencing Crown lands application 152820.

FYI

Steve Barnable

Regional Lands Supervisor - Eastern

*Crown Lands Administration Division, Lands Branch
Department of Fisheries and Land Resources
Howley Building, Higgins Line
P.O. Box 8700
St. John's, NL A1B 4J6
Tel: (709) 729-0094 Fax: (709) 729-0726*

From: Gerard Doran [<mailto:gdoran@stjohns.ca>]
Sent: Friday, May 4, 2018 9:17 AM
To: Barnable, Steve <stevebarnable@gov.nl.ca>
Subject: FW: Ministerial Response to [REDACTED] - Referencing Crown lands application 152820.

Hi Steve,

Could you please send a copy of the plan that modifies this application. It references the change in this letter, but there's no plan attached.

Thanks

From: Jason Sinyard
Sent: Thursday, May 3, 2018 2:48 PM
To: Dave Wadden <dwadden@stjohns.ca>; Gerard Doran <gdoran@stjohns.ca>; Ken O'Brien <kobrien@stjohns.ca>
Subject: Fwd: Ministerial Response to [REDACTED]

For action and filing as necessary.

From: Danny Breen
Sent: Thursday, May 3, 2018 2:02:37 PM

To: Jason Sinyard; Andrew Woodland; Ken O'Brien

Subject: Fwd: Ministerial Response to [REDACTED]

FYI

Danny Breen

Mayor

City of St. John's

709-576-8477

From: Hunt, Pam <PamHunt@gov.nl.ca>

Sent: Thursday, May 3, 2018 1:05:21 PM

To: [REDACTED]

Cc: Burden, Nancy; Bursey, Robyn; Deering, Keith; Barnable, Steve; Michael, Lorraine; Danny Breen

Subject: Ministerial Response to Mr. Randy Walsh

Good Afternoon [REDACTED]

Please see the attached letter forwarded on behalf of The Honourable Gerry Byrne, Minister of the Department of Fisheries and Land Resources.

Regards,

Pam

Pam Hunt

Secretary to Minister

Department of Fisheries and Land Resources

Petten Building, 30 Strawberry Marsh Road

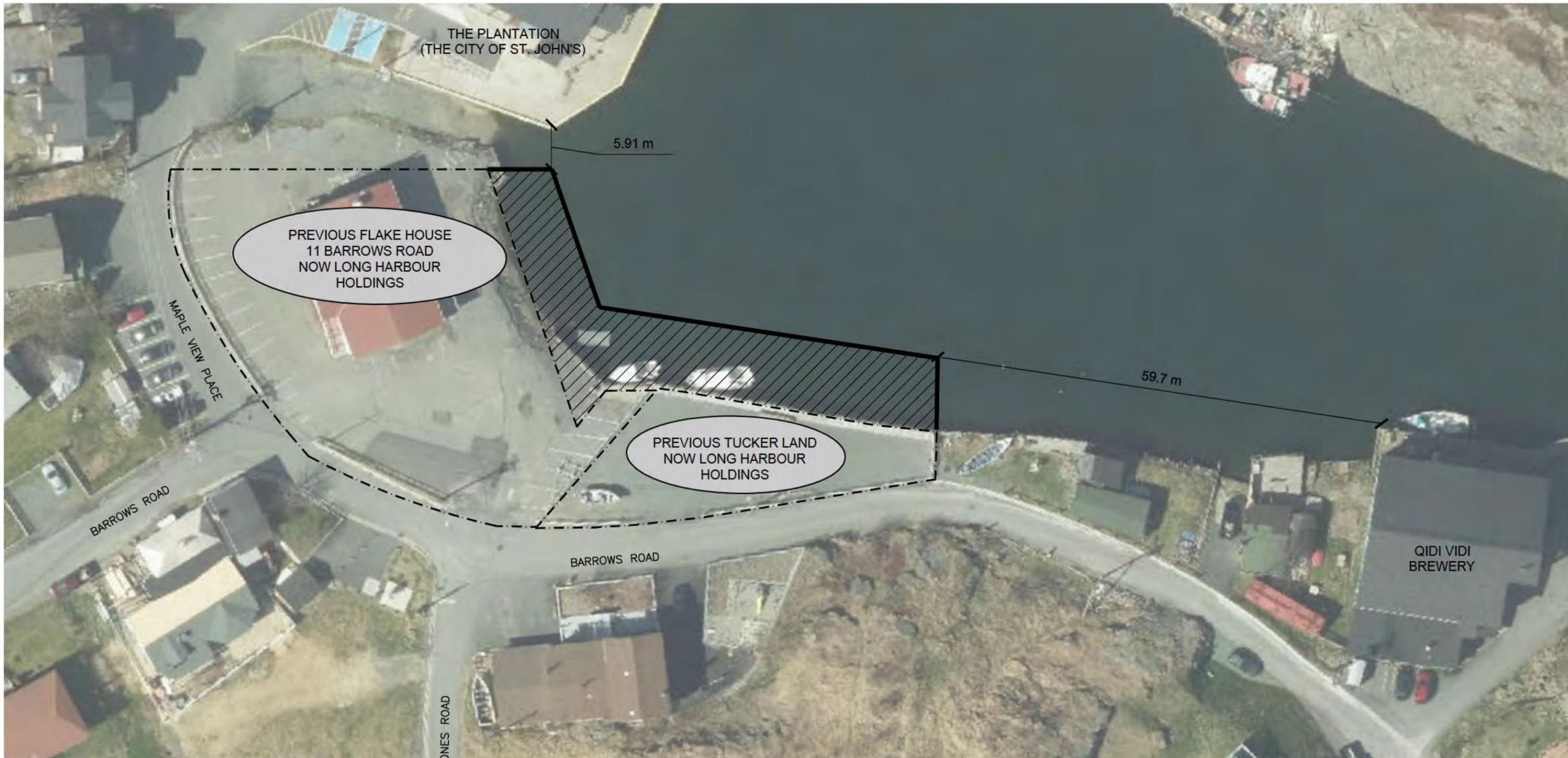
Telephone: (709) 729-3705

Fax: (709) 729-0360

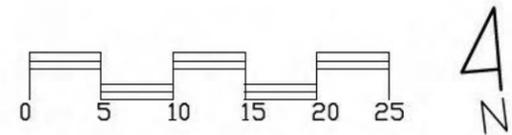
e-mail: pamhunt@gov.nl.ca

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- LEGEND:**
-  PROPERTY BOUNDARIES (LONG HARBOUR HOLDINGS)
 -  PROPOSED WHARF EDGE (LONG HARBOUR HOLDINGS)
 -  CROWN LANDS GRANT APPLICATION



**BARROWS ROAD
CROWN LANDS APPLICATION**

MAY 03 2018

[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

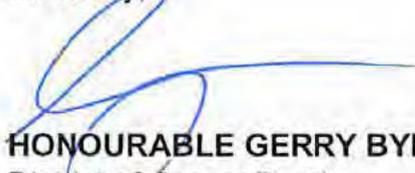
Thank you for your email relating to slipway access at Quidi Vidi Village as it relates to Crown lands application 152820.

The Eastern Regional Lands Office, in conjunction with the applicant, has modified the application. The new proposal removes a portion of the application so that the width of slipway is consistent as it enters into the waters of Quidi Vidi Harbour.

This effectively removes the reduced access to the slipway between the corner of the original application and the plantation wharf. This change was reviewed and approved by the Department of Transportation and Works.

I trust that this will be satisfactory to you. If you have any further questions concerning this matter, please contact Mr. Steve Barnable, Regional Lands Supervisor, at (709) 729-2654 or via email at stevebarnable@gov.nl.ca.

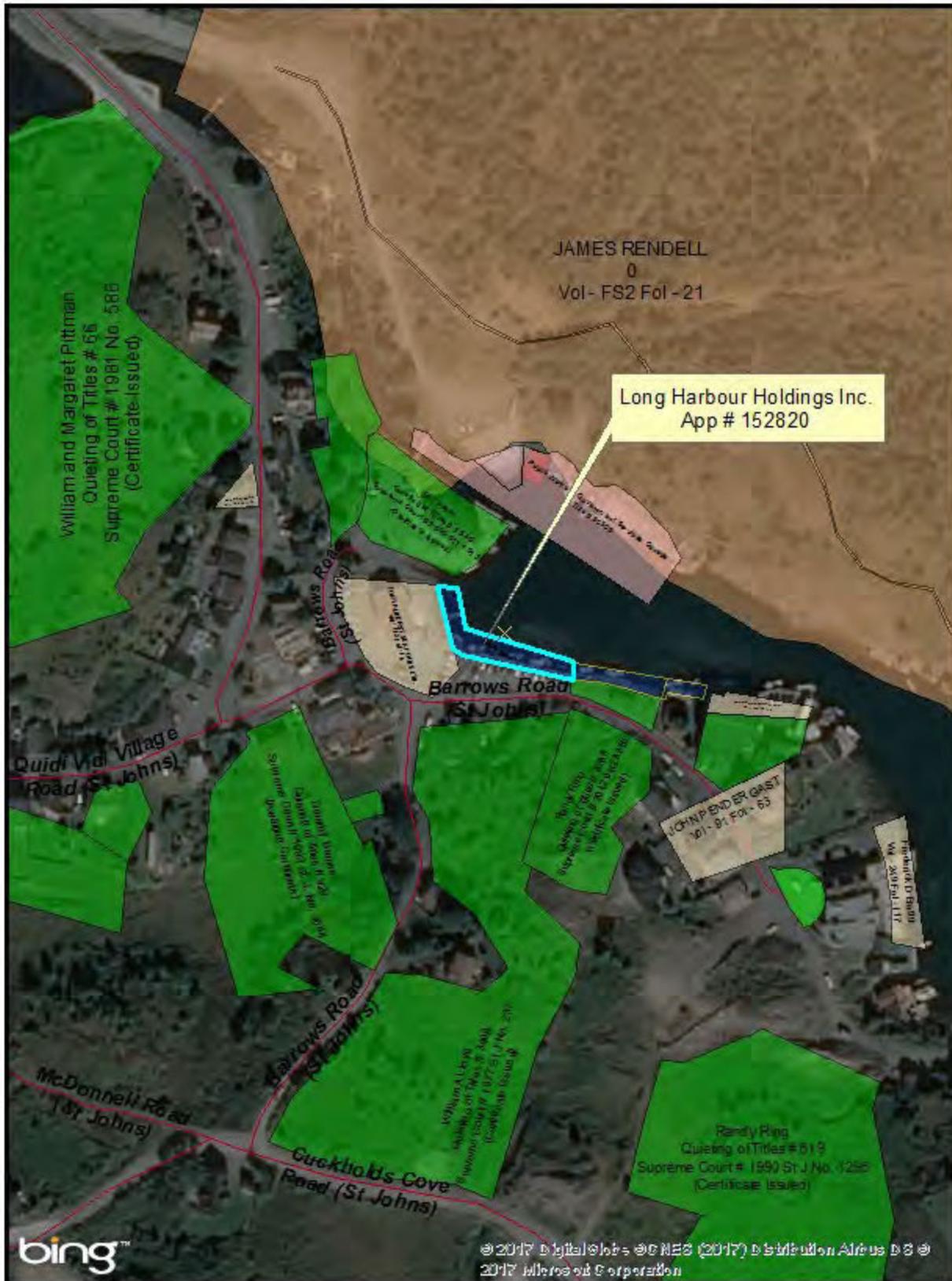
Sincerely,



HONOURABLE GERRY BYRNE, MHA
District of Corner Brook
Minister

- c: Honourable Steve Crocker, Minister of Transportation and Works
Ms. Robyn Bursey, Corporate Services Manager, Transportation and Works
Mr. Keith Deering, Assistant Deputy Minister, Agriculture and Lands Branch
Mr. Steve Barnable, Regional Lands Supervisor
Ms. Lorraine Michael, MHA, St. John's East-Quidi Vidi
Mr. Danny Breen, Mayor, City of St. John's

Government of Newfoundland & Labrador Department of Fisheries & Land Resources



NOTE TO USERS

The information on this map was compiled from land surveys registered in the Crown Lands Registry.

Since the Registry does not contain information on all land ownership within the Province, the information depicted cannot be considered complete.

The boundary lines shown are intended to be used as an index to land titles issued by the Crown. The accuracy of the plot is not sufficient for measurement purposes and does not guarantee title.

Users finding any errors or omissions on this map sheet are asked to contact the Crown Titles Mapping Section, Howley Building Higgins Line, St. John's Newfoundland.

Users finding error or omissions can contact the Crown Titles Mapping Section by telephone at 729-0061. Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

The User hereby indemnifies and saves harmless the Minister, his officers, employees and agents from and against all claims, demands, liabilities, actions or cause of actions alleging any loss, injury, damages and matter (including claims or demands for any violation of copyright or intellectual property) arising out of any missing or incomplete Crown Land titles, and the Minister, his or her officers, employees and agents shall not be liable for any loss of profits or contracts or any other loss of any kind as a result.

For inquiries please contact a Regional Land's Office.
 Corner Brook - 637-2390
 Gander - 256-1400
 Clarenville - 466-4074
 St. John's - 729-2654
 Goose Bay - 896-2488

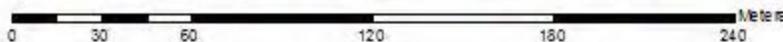


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Crown Lands Administration Division

Scale 1:2,500

Compiled on November 17, 2017



Government of Newfoundland & Labrador Department of Fisheries & Land Resources



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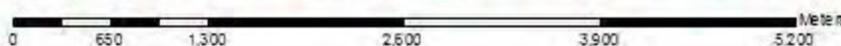
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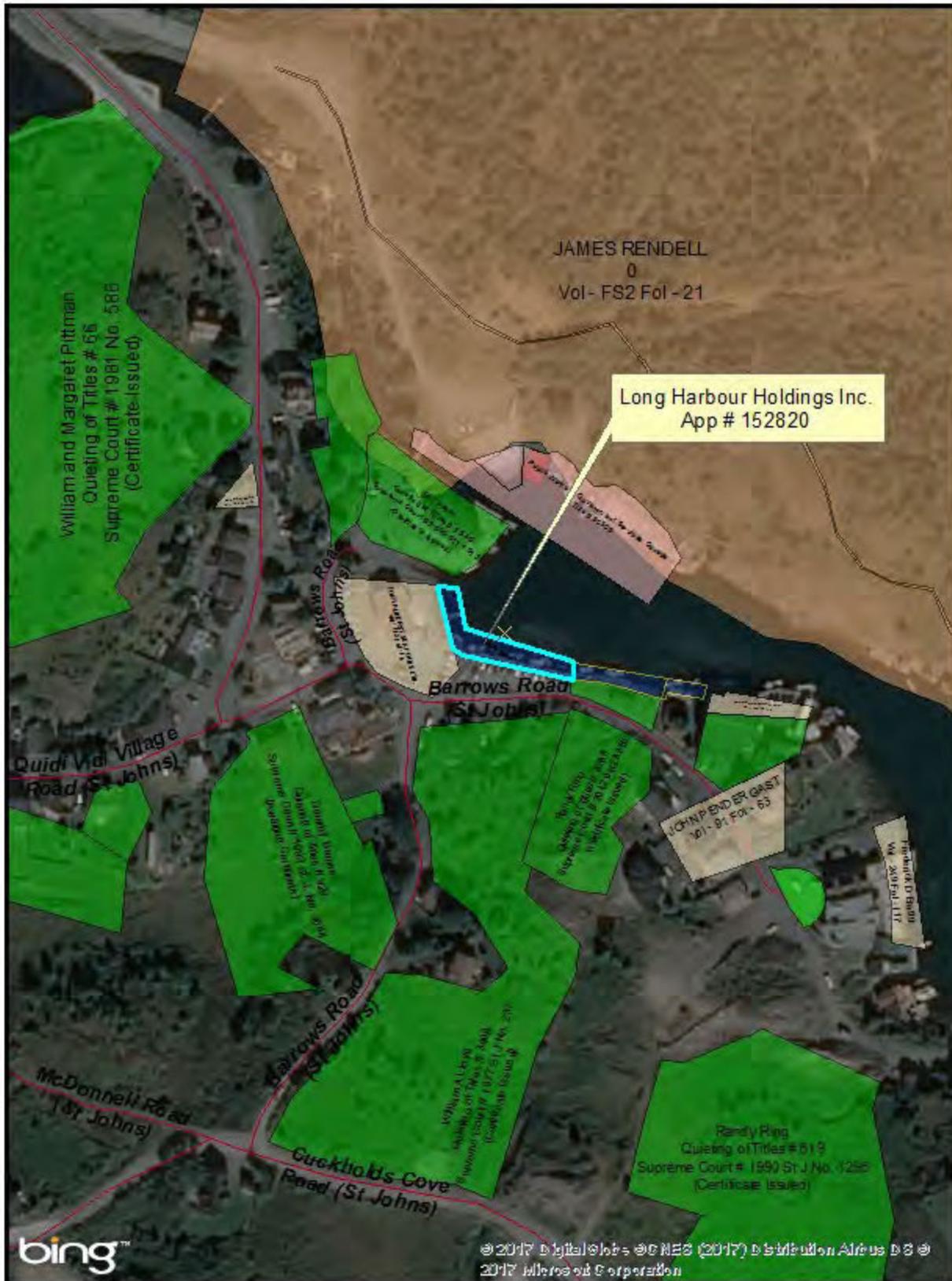
Crown Lands Administration Division



Scale 1:50,000

Compiled on November 17, 2017

Government of Newfoundland & Labrador Department of Fisheries & Land Resources



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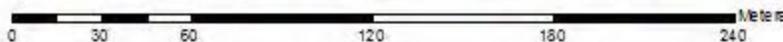


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Crown Lands Administration Division

Scale 1:2,500

Compiled on November 17, 2017



Government of Newfoundland & Labrador Department of Fisheries & Land Resources



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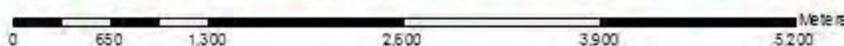
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St. John's - 729-2654
Goose Bay - 896-2488



Crown Lands Administration Division



Scale 1:50,000

Compiled on November 17, 2017

Lands Branch
Eastern Regional Lands Office

This e-referral has been sent to you for your recommendation. Other referrals have been sent to the Department(s) and/or agencies on the schedule located in the e-referral folder. **YOU HAVE TWENTY-ONE (21) DAYS FROM THE DATE OF THIS REFERRAL TO PROVIDE YOUR RECOMMENDATION ON THIS APPLICATION. IF NO RESPONSE IS RECEIVED BY THE END OF 21 DAYS, IT SHALL BE ASSUMED THAT THERE ARE NO OBJECTIONS/RESTRICTIONS TO THIS APPLICATION.**

Please be advised that the site on the map, located in the e-referral folder, cannot be altered or relocated in any way without the prior approval of the Regional Lands Office.

APPLICATION FOR CROWN LANDS – REFERRAL

Applicant: **LONG HARBOUR HOLDINGS INC.**
C/O Mark Dobbin
22 Circular Rd
St. John's NL
A1C 2Z1

Telephone: (H): 7097385513 (O): 7096826513
Application Number: 152820
Application Type: Grant
Purpose: Commercial Use: Wharf
Location: St. Johns
Area (hectares): 0.06
Frontage (metres): 0
Map Number:
Comments: Prefers Grant to traditional Licence

REFERRAL AGENCY ONLY

Date: [Click here to enter a date.](#)

Department/Agency: [Click here to enter text.](#)

Address: [Click here to enter text.](#)

RECOMMENDATION: [Click here to select your recommendation.](#)

COMMENTS: [Click here to enter text.](#)

Name of Respondent: [Click here to enter text.](#)

Phone No.: [Click here to enter text.](#)

PLEASE RETURN, ELECTRONICALLY, THIS FORM AS A PDF WITH RECOMMENDATIONS AND ANY ATTACHMENTS YOU MAY HAVE.

SCHEDULE OF REFERRAL AGENCIES

LAND MANAGEMENT OFFICER (AVALON NORTH)

Department of Municipal Affairs

709-729-2654

Teresa Murphy, GSC

SERVICE NL

709-729-3699

Dept. of Municipal Affairs and Env.

Local Governance and Planning

709-729-3090

Public Works and Government Services

709-772-6615

SUSAN GEORGE, WATER RESOURCES, MGMT DIV.

Dept. of Municipal Affairs & Environment

709-729-2563

City of St. John's

GERARD DORAN City Development Officer

709-576-8452

Provincial Archaeology Office

Martha Drake

709-729-2462

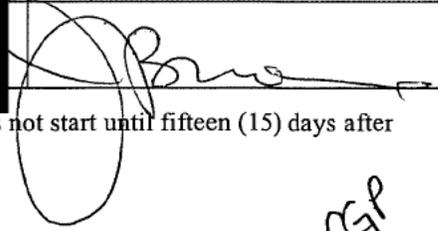
BUILDING PERMIT

File #: **B 1 071085 1**

Issue Date: 2007/05/24

PLEASE QUOTE THIS FILE NUMBER WHEN REQUESTING INSPECTIONS OR MAKING INQUIRIES

Expiry Date: 2007/11/25

Applicant		Contractor	
[REDACTED] C/O CARRICK SERVICES INC. [REDACTED]		J & N CONTRACTING [REDACTED]	
Location of Work			
11-16 BARROW'S RD			
Description of Work			
FOR SITE WORK OF RESTAURANT			
Remarks or Conditions:			
APPLICATION/PERMIT IS FOR DRILLING OF TEST HOLES ONLY; EXCAVATIONS/TEST HOLES TO BE BACKFILLED SAME DAY; FUTURE WORK WILL REQUIRE SEPARATE APPLICATION AND PLANS/PERMIT PRIOR TO ANY NEW WORK BEING UNDERTAKEN; SNOW FENCING/BARRIER TO BE ERECTED AND MAINTAINED TO ISOLATE REAR AREA FROM ACCESS (WATER SIDE). COPY OF RESULTS ON STABILITY OF LOT/AREA BY WATER TO BE PROVIDED TO CITY IMMEDIATELY UPON COMPLETION OF SAME AND ANY IMMEDIATE REMEDIAL WORK REQUIRED IS TO UNDERTAKEN. <div style="text-align: center; margin: 20px 0;">  <p>PAID CITY OF ST. JOHN'S MAY 24 2007 CASHIER: CA CITY SERVICE CENTRE</p> </div> <p>NOTE: SEPARATE PERMITS ARE REQUIRED FOR ANY ELECTRICAL OR PLUMBING WORK.</p> <p>All work must be carried out in accordance with the City of St. John's Act and applicable By-Laws or Regulations. Any change or deviation from the approved plans must be authorized by the Inspector. Unauthorized changes will void this permit.</p> <p>Permit holder is responsible for compliance with any applicable Federal or Provincial Regulations.</p> <p>This Permit does not preclude the City from initiating or continuing a prosecution for failure to carry out work required under a deficiency notice or order.</p>			
Estimated Job Value:	Permit Fee:	Signature of Owner or Authorized Agent:	City Official:
\$750	\$25.00	[REDACTED]	

It is recommended that work done pursuant to the St. John's Development Regulations not start until fifteen (15) days after approval date to accommodate the statutory appeal period.

OFFICE COPY

CGP

CITY OF ST. JOHN'S



MANDATORY INSPECTIONS

For

New Buildings & Extensions or Renovations
(Where applicable) Governed by Part 9 - NBC

All owners are responsible for ensuring that these inspections are requested, carried out and approval given before the next stage is started.

- STAGE 1: (A) Setting of grades and setbacks.
(B) Excavation prior to footing placement.
- STAGE 2: Foundation and drain tile prior to backfill. Note: An acceptable location certificate must be provided before requesting this inspection.
- STAGE 3: (A) Framing prior to insulation. Note: Plumbing and electrical rough-in inspections must be completed and approved prior to requesting this inspection. As well, exterior cladding must be completed.
(B) Fireplace and chimney construction prior to insulation.
- STAGE 4: (A) Insulation and vapour barrier prior to installation of drywall.
(B) Dampproofing/polyethylene prior to installation of floor slab.
- STAGE 5: Completion of all construction of the building prior to occupancy. Note: Building must be ready for occupancy.
- STAGE 6: Completion of site requirements such as grading/landscaping or paving including any development requirements or agreements applicable to the project.

Requests for these inspections must be received 48 hours in advance to allow the Inspector to accommodate the inspection request.

MANDATORY INSPECTION REQUESTS: call **3-1-1**

Where 3-1-1 is unavailable call (709) 754-CITY (2489).

FAILURE TO CALL FOR MANDATORY INSPECTIONS (WHEN SITE IS READY) MAY RESULT IN:
LEGAL ORDER TO EXPOSE COVERED WORK, PROVINCIAL COURT FINE, AND/OR A \$100 CALL BACK FEE.

WATER & SEWER INSTALLATION

The owner or contractor is required to make application for installation of water and sewer services with the Engineering Department.

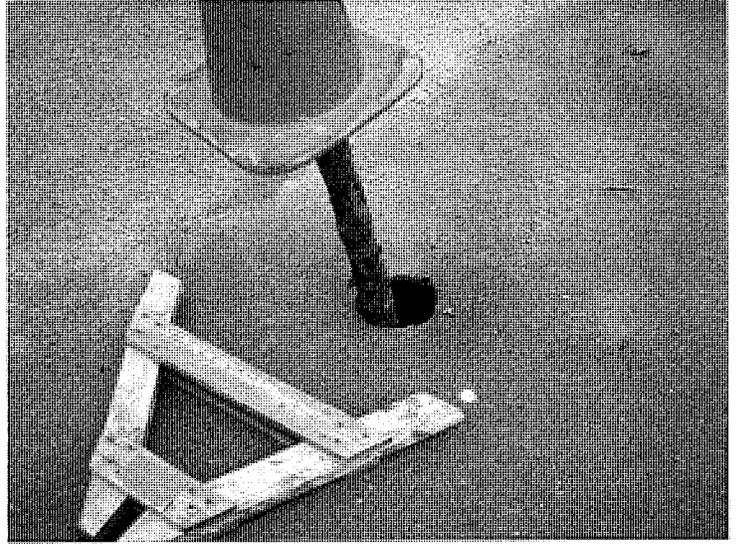
The owner is responsible to have the entire length of the service installation inspected before backfilling.

WATER & SEWER SERVICE INSPECTIONS: call **3-1-1**

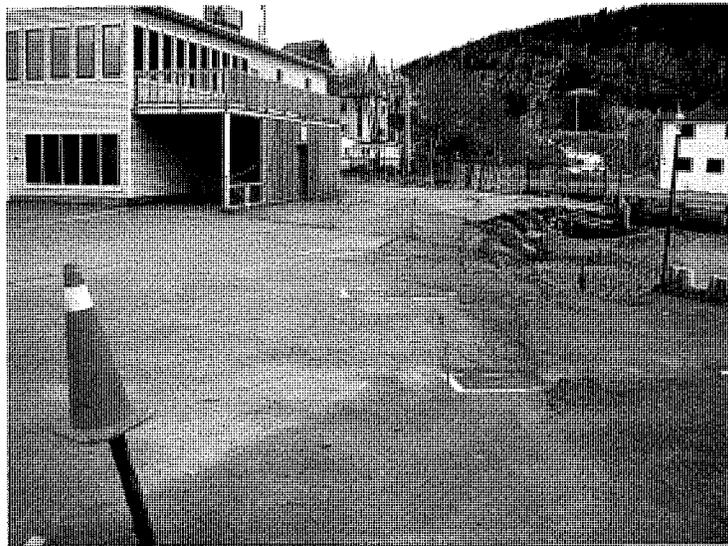
Where 3-1-1 is unavailable call (709) 754-CITY (2489).



Barrow's Road0000.JPG



Barrow's Road0001.JPG



Barrow's Road0002.JPG

Enter Remarks:

APPLICATION/PERMIT IS FOR DRILLING OF TEST HOLES ONLY;EXCVATIONS/TEST HOLES TO BE BACKFILLED SAME DAY;FUTURE WORK WILL REQUIRE SEPARATE APPLICATION AND PLANS/PERMIT PRIOR TO ANY NEW WORK BEING UNDERTAKEN;SNOWFENCING/BARRIER TO BE ERECTED AND MAINTAINED TO ISOLATE REAR AREA FROM ACCESS (WATER SIDE). COPY OF RESULTS ON STABILITY OF LOT/AREA BY WATER TO BE PROVIDED TO CITY IMMEDIATELY UPON COMPLETION OF SAME AND ANY IMMEDIATE REMEDIAL WORK REQUIRED IS TO UNDERTAKEN.

ENTER to Continue...

TAINUDH2 11-16 BARROW'S RD B 1 071085 Roll 630-0-0140-000-5
 Sub-Div Loc. Cert Street 630 Class COM
 Type SW SITE WORK Inspector CGP CARTER PYE
 Use 352 RESTAURANT Units Micr Film N

Temp Permit Elect Cert Application 2007/05/02 R/N
 Occ Permit Plumb Cert Council List
 Bld Permit Exp Date Plans Review

Application Remarks
 APPLICATION/PERMIT IS FOR DRILLING OF TEST HOLES ONLY; EXCAVATIONS/TEST HOLES
 TO BE BACKFILLED SAME DAY; FUTURE WORK WILL REQUIRE SEPARATE APPLICATION AND
 PLANS/PERMIT PRIOR TO ANY NEW WORK BEING UNDERTAKEN; SNOWFENCING/BARRIER TO
 Appl Value Est 750 Permit Cost 25.00
 Area (Sq M) Floor Finished Floor Finished Bsmnt
 Permit Type Drawn Expiry Fee Value Paid

Totals To Date

CMD 2-RETURN

F10 - Extra Remarks Exist



City-1003 Building Permit & Development Application Form

BUILDING/DEVELOPMENT

PROPERTY LOCATION INFORMATION:

SECTION 1

Civic #: 11-16 Street Name: Barrow's Road Lot #: Suite /Floor: Account #: Date (yyyy/mm/dd) 2007/05/01

CONTACT INFORMATION (to be completed by the applicant):

SECTION 2

Applicant: Carrick Services Inc Mailing Address: 42 Oxford Cres Mt. Pearl, NL A1B 2X7 Telephone: (Home) (Work) (Fax) (Cell) email:

Property Owner: Mailing Address: Postal Code Telephone: (Home) (Work) (Fax) (Cell) email:

Contractor: J+N Contracting Mailing Address: Postal Code Telephone: (Home) (Work) (Fax) (Cell) email:

Consultant: Tiller Engineering Mailing Address: Postal Code Telephone: (Home) (Work) (Fax) (Cell) email:

PROJECT INFORMATION: (supplemental to SECTION 1)

SECTION 3

Tenant, Occupancy, Trade Name:

Building Floor Area: Project Floor Area: Property/Lot Area: # On Site Parking Spaces: # Employees:

TICK BOX IF THIS PROJECT INCLUDES:

- Electrical Work: [] Private Well Installation: [] (Must be Drilled) Plumbing Work: [] Private Septic Installation: [] (GSC Approval Required) Culvert Installation: [] (Must be approved by streets department)

DESCRIPTION OF PROJECT: Complete three test pits in order to assess property for future. AMEC environmental to coordinate work on site. Pits to be excavated + backfilled same day. No open excavation will remain.

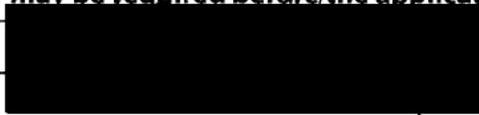
ESTIMATED COST OF PROJECT: \$ 750.00

PLEASE TURN OVER AND SIGN SECTION 4: NOTE: THIS APPLICATION WILL NOT BE PROCESSED WITHOUT SIGNATURE

Please send completed form to: Access St. John's, First Floor City Hall P.O. Box 908, 10 New Gower Street St. John's NL A1C 5M2 For further information: email: service@stjohns.ca call: 3-1-1 Where 3-1-1 is unavailable, call 709-754-CITY (2489)

I hereby submit this application and confirm that the information supplied is, to the best of my knowledge, correct. I agree to comply with all City Regulations & By-Laws, agree to develop in accordance with the plans approved by the City of St. John's, and, not to commence development without applicable written approval and permits from the City of St. John's. In addition, I acknowledge that I have reviewed this application and agree to provide any additional information as requested.

NOTE: Where the applicant and property owner are not the same, the SIGNATURE of the Property Owner may be required before the application can be accepted for processing.

Applicant:  Date: May 1/07
 Property Owner: _____ Date: _____
 This application has been reviewed and accepted for processing:
 Staff Signature: _____ Date: _____

FOR INTERNAL USE ONLY

SECTION 5: STAFF USE ONLY

Application processing fees are non-refundable once the application has been accepted for processing, regardless of the decision of the St. John's Municipal Council or City Staff with respect to approval of the application. Additional fees, assessments, or charges may apply to certain types of applications. In these cases, the applicant will be advised by City staff of any fees, assessments, or charges as the application is processed.

Processing Fee: Budget Number:

Building and Property Mangement	Engineering and Planning
Roll #: <u>630001400005</u>	File No. _____
File No.: <u>B1 0710855</u>	Appl Type: _____
Class: <u>com</u> Work Type: <u>SW</u>	Date Entered: _____
Structure Type: <u>352</u> Sub Type: _____	Staff Initials: _____
Plans Examiner: _____	
Inspector: _____	
Use: _____	Land Use Zone: _____

Permitted Use: _____ Discretionary Use: _____ Change to Non conforming Use: _____

Heritage Area OR Designated Building: YES _____ AREA _____ NO _____

Dept of Historic Resources (Archeological Div) Notification Req'd: YES _____ NO _____

City Services:

Water	YES _____	NO _____
San Sewer	YES _____	NO _____
Storm Sewer	YES _____	NO _____
Street Excavation Permit Required	YES _____	NO _____

FEES CHARGES REQUIRED:

NOTES:



P-1
801
DER
E0700050

Issue Number EPUL-6XSK5Q

Status: Open
Created Date: 01/25/2007 11:06 AM
Created By: Erin Purcell
Due Date: 01/30/2007 11:06 AM
Priority: NORMAL

Contact

Name: [Redacted]
Address: [Redacted]
Ward: Ward 1
Work: [Redacted] Phone: [Redacted]
Email: [Redacted]

*Investigate
↓ call
him
Book
notes*

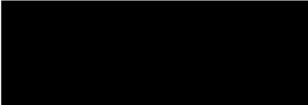
Description

E-mail came into the Service Center Web Master on Thursday January 25th, 2007 at 10:51am:

Problem Description:

I write you concerning the poor condition of the City's electrical box located on the parking lot of the Stage Head in Quidi Vidi Village. Stage Head leases this building from RLB Holdings Ltd, owners of this property in Quidi Vidi Village. The bottom of this control box is rusted out and may be a safety hazard. Also it does not have safety railing or posts in front of it to protect from traffic. If this is not something that would be investigated by your department please forward this e-mail to the appropriate people.

I thank you in advance for your attention to this matter.



???

(Carol: Janine asked me to put this complaint under this issue .. we are not sure if the electrical box actually belongs to the City or not .. could you please advise if this is something that your department would look after .. thanks in advance for your time!!)

Location

Address: 11 BARROW'S RD
ST. JOHN'S NL CANADA
Ward: WARD 2
Descriptive Location: Stage Head parking lot

Details

Issue Type: PROPERTY CONDITION
Subtype: private prop electrical concern (801)
Department: Building & Property Management
Unit: Inspection Services
Due Date: 01/30/2007 11:06 AM
Response Goal: 24 business hours
Resolution Goal: 2080 business hours

Assignee: Carol Kirkland/CSJ
Copy To:
Field Person:

Action Required: Yes
Priority: Normal
Confidentiality: Internal

Root Cause:
Origin: Phone
Issue Code: Request for Service

Actions Taken

First Response: *Inspection Revealed Deficiencies*

Action History: *Called George Whitway & Faxed him copy of complaint*

Related Information

Attachments

Other Information

*(1) spoke with Brian Williams
Peters. of Replacing whole system. & in the
interim he is going to have bottom of
Cabinet repaired.*

CPRPLUHD

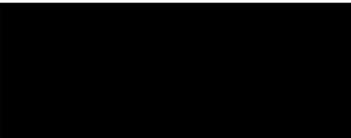
630-1-0060-000-0

Mailing Address

Property Location

RBL HOLDINGS LIMITED

11 BARROW'S RD
FORMERLY 630-0-0140-000-5



DESCRIPTION EXISTS NO SALES EXISTS
Freehold Status: F Freehold

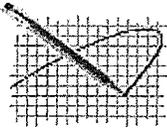
A1K 1A2

Water Type M Units
WATER METER 13-0721-4
NO W/A EXISTS

Zone: Structure Type:

-- 2004/01/01 SEE ALSO 00-0630-0-0140-000-5 16 BARROW'S RD
 -- NO TAX CERTIFICATES
 -- NO PLUMBING
 -- NO OCCUPANCY CERTIFICATE
 -- NO MORTGAGES
 -- NO MISC ACCOUNTS
 -- NO LEGAL FILE
 -- NO ELECTRICAL
 -- NO COMPLAINTS
 -- NO COLLECTIONS
 -- NO CIVIC ASSESSMENT

+



Brian A Williams/CSJ
2007/02/06 01:11 PM

To Doug Ralph/CSJ@CSJ
cc Brendan O'Connell/CSJ@CSJ
bcc

Subject Emailing: Flake House p.s. 023.jpg, flake 023.jpg

The message is ready to be sent with the following file or link attachments:
Flake House p.s. 023.jpg
flake 023.jpg

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Hi Doug

As you requested the bottom of the cabinet has been repair . If you have any other concerns please call me.



- flake p.s. 023.jpg



- flake 023.jpg

CITY OF ST. JOHN'S



MEMORANDUM

DEPARTMENT OF ENGINEERING

July 13, 2007

Memorandum to: Jason Phillips, P. Eng.,
Infrastructure Engineer

Re: **Survey for Quidi Vidi Lift Station Site
Barrows Road @ Stone's Road**

As requested in your June 26, 2007 email attached is a signed copy of the completed survey plan and description dated July 10, 2007 for a parcel of land to be acquired from Fort Amherst Sea Foods Limited for a proposed Sewage Lift Station.

The total area surveyed is 80.22 square metres. Iron pins have been installed.

By copy of this memorandum I am forwarding two (2) signed copies to Mr. Gareth Griffiths.



Ron Franis, NLS,
Manager of Surveying

RF/mh

Enclosure

(F)

P-8-B.1

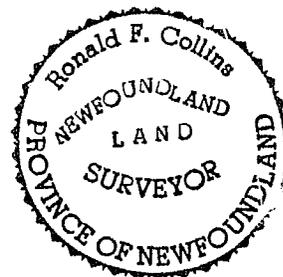
PROPERTY TO BE ACQUIRED BY THE CITY
FROM FORT AMHERST SEA FOODS LIMITED
BARROWS ROAD @ STONE'S ROAD

ALL THAT piece or parcel of land situate and being on the southwestern side of the Barrows Road, in the City of St. John's, Province of Newfoundland and Labrador, Canada, bounded and abutted as follows: that is to say, commencing at a point in the southwestern limit of Barrows Road, said point having coordinates of N 5 271 431.905 metres and E 329 020.386 metres with reference to the **THREE DEGREE MODIFIED TRANSVERSE MERCATOR PROJECTION (NAD 83)** and proceeding thence along the said southwestern limit of Barrows Road south forty degrees seventeen minutes forty seconds east (S 40 ° 17 ' 40 " E) two decimal eight three five (2.835 m) metres, thence turning and running south seventy one degrees twenty three minutes zero three seconds east (S 71 ° 23 ' 03 " E) five decimal nine eight five (5.985 m) metres, thence turning and running along the western limit of Stone's Road (formerly Heale's Road) along the arc of a curve to the right, the radius of which is five decimal four nine nine (5.499 m) metres, for an arc distance of three decimal three five four (3.354m) metres, having a chord bearing of south zero one degree twenty nine minutes fifteen seconds west (S 01° 29' 15 " W) for a distance of three decimal three zero two (3.302m) metres, thence turning and running south nineteen degrees zero zero minutes zero two seconds west (S 19 ° 00 ' 02 "W) one decimal four five one (1.451 m) metres, thence turning and running along the arc of a curve to the left, the radius of which is twenty five decimal two three seven (25.237 m) metres, for an arc distance of three decimal two five two (3.252 m) metres, having a chord bearing of south fifteen degrees eighteen minutes thirty eight seconds west (S 15 ° 18 ' 38 "W) for a distance of three decimal two five zero (3.250 m) metres, thence turning and running by land of Fort Amherst Sea Foods Limited having Registration No. 140061 north sixty degrees thirty five minutes zero nine seconds west (N 60 ° 35 ' 09 "W) thirteen decimal six two one (13.621m) metres, thence turning and running by said land of Fort Amherst Sea Foods Limited (occupied by Claude & Mary Ring) north forty eight degrees zero three minutes zero four seconds east (N 48 ° 03 ' 04 " E) seven decimal seven six six (7.766 m) metres to the point of commencement, the whole of which is more particularly described and delineated on the diagram here to attached and containing an area of eighty decimal two two (80.22m²) square metres.

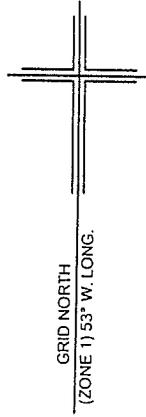
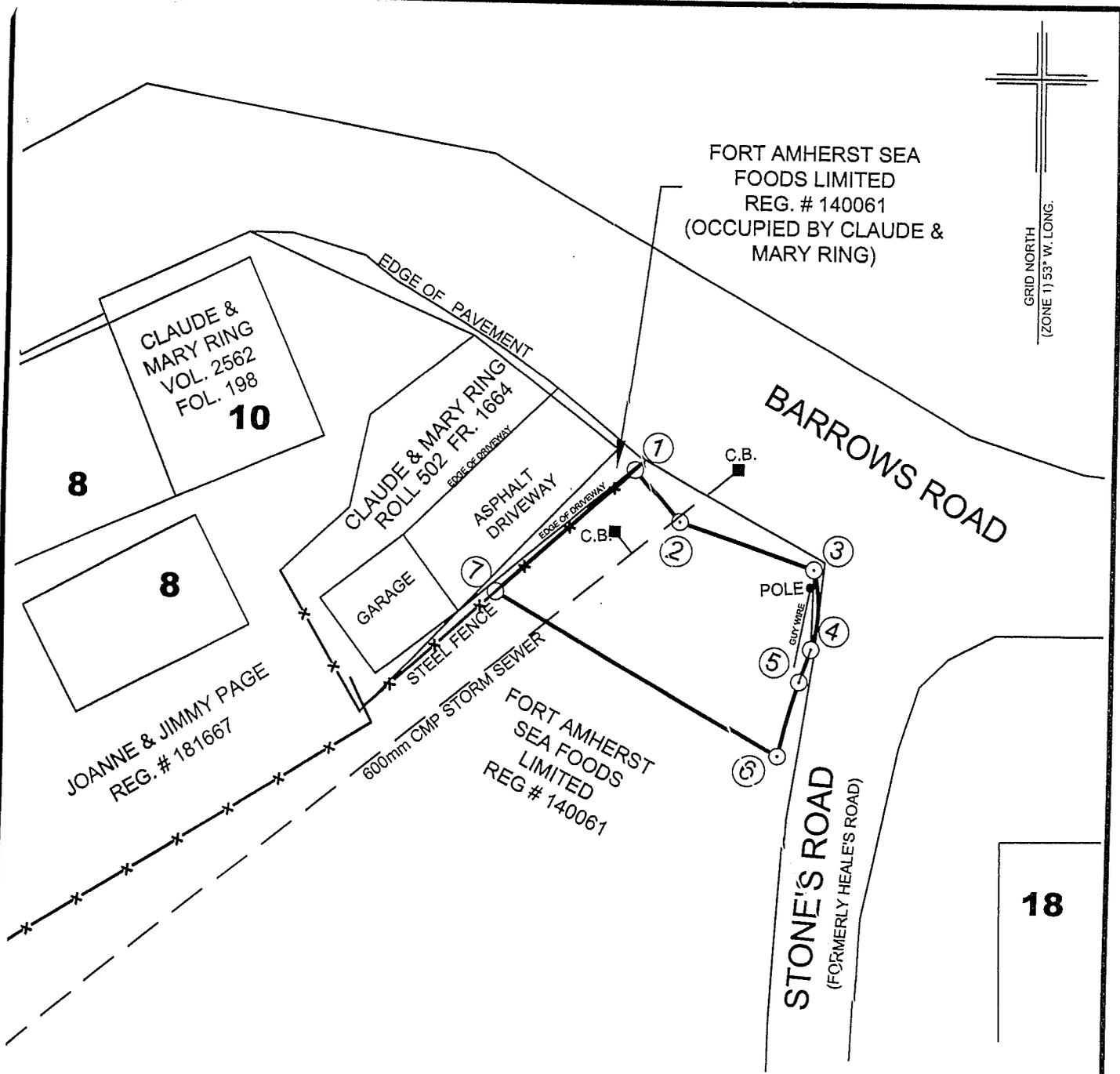
All bearings are referred to the **THREE DEGREE MODIFIED TRANSVERSE MERCATOR PROJECTION (NAD 83)**.

OFFICE OF DIRECTOR
ENGINEERING

July 10, 2007



Ronald Collins



REFERENCE MONUMENTS
(N A D 83)

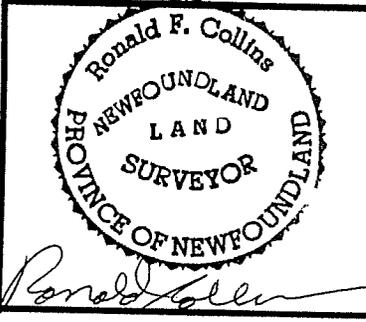
80G2252	N 5 271 566.606 m
	E 328 849.553 m

1	N 5 271 431.905 m	
	E 329 020.386 m	
1 - 2	S 40° 17' 40" E	2.835 m
2 - 3	S 71° 23' 03" E	5.985 m
3 - 4	RAD=5.499m	ARC DIST.=3.354 m
CHORD	S 01° 29' 15" W	DIST.= 3.302 m
4 - 5	S 19° 00' 02" W	1.451 m
5 - 6	RAD=25.237m	ARC DIST.=3.252 m
CHORD	S 15° 18' 38" W	DIST.= 3.250 m
6 - 7	N 60° 35' 09" W	13.621 m
7 - 1	N 48° 03' 04" E	7.766 m
AREA = 80.22 m²		

LEGEND

PLACED IRON PIN	
FOUND IRON PIN	
PROPERTY SURVEYED	
FENCE LINES	
EASEMENT	
SCALE FACTOR USED:	0.999901

RONALD F. COLLINS, NEWFOUNDLAND LAND SURVEYOR, 2007
 UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THIS SURVEY PLAN IS PROHIBITED BY LAW AS OUTLINED IN THE COPYRIGHT ACT. HOWEVER, USE AND REPRODUCTION THEREOF BY OR ON BEHALF OF THE PERSON FOR WHOM THIS SURVEY PLAN WAS PREPARED, IS PERMITTED, PROVIDED THAT NO ALTERATIONS WHATSOEVER ARE MADE THERETO.



DR. BY: WOK
 CHD. BY: RC
 DATE: JULY 10/07
 SCALE: 1:250
 DWG. 2007-294-S1
 No.:



CITY OF ST. JOHN'S
 DEPARTMENT OF ENGINEERING

PROPERTY TO BE ACQUIRED BY THE CITY
 FROM FORT AMHERST SEA FOOD LIMITED
 BARROW'S ROAD @ STONE'S ROAD

CITY OF ST. JOHN'S



MEMORANDUM

Department of Engineering

January 31, 2007

Memorandum to: Jason Phillips, P. Eng.,
Project Engineer

Re: Proposed Relocation of Flakehouse Sewage Lift Station
Barrows Road - Estate of Eli Tucker

As requested attached are three (3) signed copies of the completed survey plan and description dated January 29, 2007 for a parcel of land to be acquired from the Eli Tucker Estate on the Quidi Vidi Harbour side of Barrows Road. This triangle shaped parcel of land is required for the proposed relocation of the existing sewage lift station.

The total area surveyed is 136.70 square metres.

Iron pins are installed at all corners.

Ron Francis, NLS,
Manager of Surveying

RF/mh

Enclosure

P-8-B.1

(F)

**PROPERTY TO BE ACQUIRED BY THE CITY
FROM THE ESTATE OF ELI TUCKER
BARROWS ROAD**

ALL THAT piece or parcel of land situate and being on the northern side of Barrows Road, in the City of St. John's, Province of Newfoundland and Labrador, Canada, bounded and abutted as follows: that is to say, commencing at a point in the northern limit of Barrows Road, said point having coordinates of N 5 271 432.492 metres and E 329 042.771 metres with reference to the **THREE DEGREE MODIFIED TRANSVERSE MERCATOR PROJECTION (NAD 83)** and proceeding thence by land of the Flakehouse Limited registered on Roll 858 Frame 1978 north forty four degrees forty four minutes forty one seconds east (N 44° 44' 41" E) twenty four decimal one eight three (24.183 m) metres, thence turning and running by land of the Estate of Eli Tucker registered in Volume 2721 Folio 30 and by other land occupied by the Estate of Eli Tucker south zero four degrees fifty eight minutes zero seconds west (S 04° 58' 00" W) seventeen decimal six six nine (17.669 m) metres, thence turning and running along the said northern limit of Barrows Road north eighty eight degrees twenty five minutes nineteen seconds west (N 88° 25' 19" W) fifteen decimal five zero zero (15.500 m) metres to the point of commencement , the whole of which is more particularly described and delineated on the diagram hereto attached and containing an area of one hundred and thirty six decimal seven zero (136.70 m ²) square metres,

All bearings are referred to the **THREE DEGREE MODIFIED TRANSVERSE MERCATOR PROJECTION (NAD 83)**.

OFFICE OF DIRECTOR
ENGINEERING

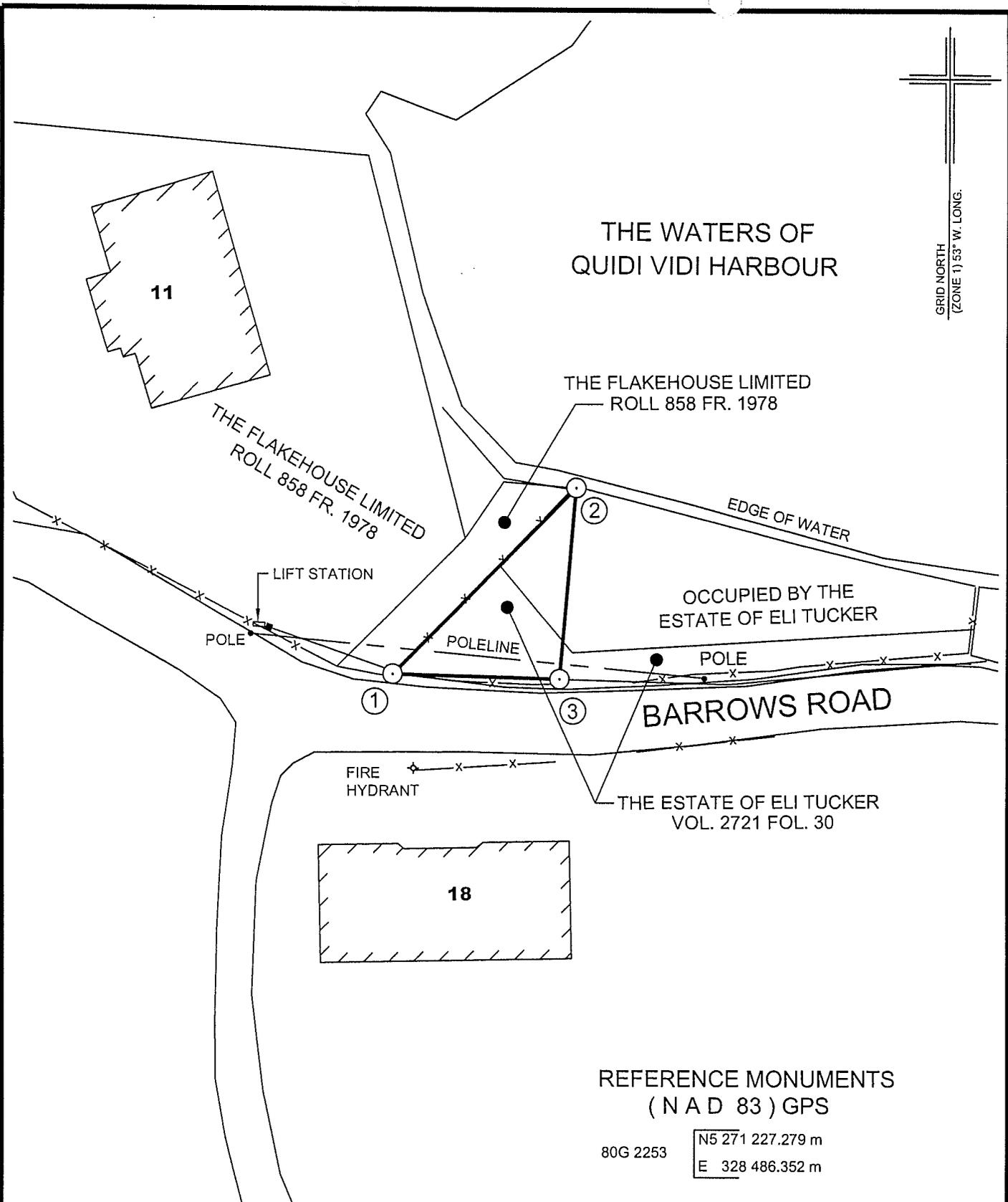
January 29, 2007



Ronald Collins

THE WATERS OF
QUIDI VIDI HARBOUR

GRID NORTH
(ZONE 1) 53° W. LONG.



REFERENCE MONUMENTS
(NAD 83) GPS

80G 2253 N5 271 227.279 m
E 328 486.352 m

LEGEND

- PLACED IRON PIN ○
- FOUND IRON PIN ○
- PROPERTY SURVEYED _____
- FENCE LINES -x-x-

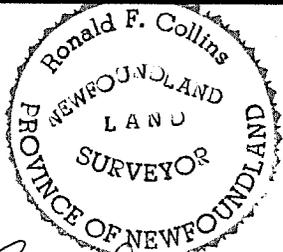
SCALE FACTOR USED: 0.999902

RONALD F. COLLINS, NEWFOUNDLAND LAND SURVEYOR, 2007
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1 N5 271 432.492 m
E 329 042.771 m

- 1 - 2 N 44° 44' 41" E 24.183 m
- 2 - 3 S 04° 58' 00" W 17.669 m
- 3 - 1 N 88° 25' 19" W 15.500 m

AREA = 136.70 m²



Ronald Collins

DR. BY: R.W.
CHD. BY: R.C.
DATE: JAN. 29/07
SCALE: 1:500
DWG. 2007-043-S1
No.:



CITY OF ST. JOHN'S
DEPARTMENT OF ENGINEERING

PROPERTY TO BE ACQUIRED BY THE CITY
FROM THE ESTATE OF ELI TUCKER
BARROWS ROAD



File

OFFICE OF THE CITY CLERK
ST. JOHN'S, NEWFOUNDLAND

September 14, 1971

Memorandum for Mr. G. F. Lang
City Solicitor

With reference to your memorandum of July 14 concerning a letter from Fort Amherst Sea Foods dated June 18, 1971, I now submit a list of the properties on the Southside, as requested.


J. B. Edgar
City Comptroller

JBE/d

Enclosure

Re: PROPERTIES ON SOUTH SIDE,
METERED & TAX CONCESSIONS.

NAME OF COMPANY	YEAR	TAX CONCESSION P/B	WATER METER	REMARKS
J.C. ELLIS & CO. LTD.	1966	Full Remission	No METER.	No charge
	1967	75% Remission		
ST. JOHN'S OPERATING CO.	1962	50% Remission		
	1969	50% Remission		
	1970	50% Remission		
	1971	50% Remission		
ST. JOHN'S OPERATING CO.		No	No METER	No charge
IMPERIAL OIL LTD.		No	METERED.	
IRVING OIL LTD.		No	METERED	
JOB BROTHERS & CO. LTD.	1957	Full Remission	METERED.	
	1958	Full Remission		
	1959	Full Remission		
	1960	Full Remission		
	1961	Full Remission		
	1962	Full Remission		
	1963	Full Remission		
BOWRING BROTHERS LTD. (FISHOILS)	1971	Full Remission	METERED. METERED.	
J. BOYD BUTLER & SON		No	No METER.	OCCUPY PART OF BUILDINGS.
JOHN LECKIE LTD.		No	METERED.	
GULF OIL CANADA LTD.		No	No METER.	No Charge
CANADA PACKERS LTD.		No	METERED.	
SHELL CANADA LTD.		No	No METER.	No Charge
STEEPS. LTD.		No	METERED.	
P.F. COLLINS		No	METERED.	
ROSS STEERS		EXEMPT BY STATUTE	METERED.	WHEN IN OPERATION.

OFFICE OF THE CITY CLERK
ST. JOHN'S, NEWFOUNDLAND

October 13, 1971

File

Memorandum to the City Solicitor

Council at its meeting held on October 13, 1971 reviewed a report from the City Engineer and yourself dated October 5, 1971 concerning a letter from Mr. R. Bursey of Fort Amherst Sea Foods Limited dated June 18, 1971, which stated that certain companies have been operating on the Southside without water meters and that certain companies have obtained special business and property tax concessions from the City. For your own information, Mr. Bursey, at a meeting held with the City Comptroller and myself, was advised that one-half of his water taxes would be abated provided he paid all outstanding property and business taxes, which he agreed to do. This abatement was approved by Council at a meeting held on March 3, 1971. Mr. Bursey was also advised that consideration would be given an abatement for future taxes once financial statements are forwarded to the City Comptroller for study. Council has agreed that the report from the City Engineer and yourself be treated as information only.

Assistant City Clerk.

WPK/pm

c.c. Mr. R. Penney

October 5, 1971

Memorandum to His Worship the Mayor and Councillors

Council has directed that the City Solicitor and the City Engineer study and report on a letter from Fort Amherst Sea Foods Limited to Council dated the 18th June 1971. The letter from Fort Amherst Sea Foods Limited is signed by Mr. Ray Bursey, and in this letter it is stated that companies have been operating on the Southside of St. John's without a water meter being installed on the water supply and that such companies have obtained special Business and Property Tax concessions from the St. John's Municipal Council. Mr. Bursey also in his letter requested Council to grant him Municipal tax exemption for five years. Mr. Randell Penney, Tax Supervisor with the St. John's Municipal Council, was asked to supply any information he had concerning this matter and has supplied the following information:-

Name of Company	Year	Business and Property Tax Concession	Water Meter	Remarks
J.C. Ellis & Co. Ltd.	1966	Full Remission	No Meter	No Charge
	1967	75% Remission		
	1968	50% Remission		
	1969	50% Remission		
	1970	50% Remission		
	1971	50% Remission		
St. John's Operating Company		NO	No Meter	No Charge
Imperial Oil Ltd.		NO	Metered	
Irving Oil Ltd.		NO	Metered	
Job Brothers & Co. Limited	1957	Full Remission	Metered	
	1958	Full Remission		
	1959	Full Remission		
	1960	Full Remission		
	1961	Full Remission		
	1962	Full Remission		
	1963	Full Remission		
Bowring Brothers Ltd. (Fishoils)	1971	Full Remission	Metered	
J. Boyd Butler & Son		NO	No Meter	Occupy portion of Bowrings
John Leckie Ltd.		NO	Metered	

Cont'd

Company	: Year	: Business and Property Tax Concession	: Water Meter	: Remarks
Gulf Oil Canada Ltd.	:	: NO	: No Meter	: No Charge
Canada Packers Ltd.	:	: NO	: Metered	:
Shell Canada Ltd.	:	: NO	: No Meter	: No Charge
Steers Ltd.	:	: NO	: Metered	:
P. F. Collins	:	: NO	: Metered	:
Ross Steers	:	: Exempt	: Metered	: When in operation

The City Engineer has stated that the City Plumbing Inspector has advised the City Engineer that on June 9, 1970 a water meter was installed at the premises of St. John's Sea Foods on the Southside, and that on May 23, 1967 a Compound Meter was installed by the Ross Steers Fresh Fish Plant, Southside Road East, and also that on October 4, 1966 a Compound Meter was installed by Ross Steers Salt Fish Plant Southside Road West.

The City Engineer has also advised that all properties on the South side using water are metered except Gulf Oil of Canada Limited and that arrangements will be made to have a meter installed at this property.

The Ross Steers Fresh Fish Plant bought by National Sea Foods Products Limited has been given ten years City Property and Business Tax exemption.

Council will note that J. C. Ellis and Company Limited have been receiving a 50% remittance of Property and Business Tax for the past several years.

Job Brothers and Company Limited have been receiving a 100% remittance of Property and Business Tax and Bowring Brothers Limited (Fishoils) have been receiving a 100% remittance of Property Tax and Business Tax.

Respectfully submitted,


Gerald F. Lang,
City Solicitor



OFFICE OF THE CITY ENGINEER
ST. JOHN'S, NEWFOUNDLAND

September 30, 1971

Memorandum: Mr. G.F. Lang,
City Solicitor.

I am returning your Memorandum of September 23, 1971 addressed to His Worship the Mayor and Councillors relating to Business Tax and Water Meter Charges for South Side, with the following comments:

(1) J.C. Ellis & Company Limited

The Building Inspector advises me that at the moment the building is serviced with a 3/4" water line and this serves only a bathroom.

(2) St. John's Operating Company:

I understand that this Company is a land holding Company only and there are no buildings or water service required. I believe it is the property formerly occupied by the Newfoundland Fuel and Engineering Company Limited for coal storage, and was recently occupied by a scrap metal operator.

(3) Job Brothers & Company Limited:

Job Brothers is metered, although it is not shown on the list. Perhaps this is a typographical error.

(4) J. Boyd Butler & Son

J. Boyd Butler & Son which occupies a portion of Bowrings premises would be serviced through the Bowring meter.

(5) Gulf Oil Canada Limited:

Gulf Oil Canada Limited is not metered but should be, and I will instruct the Plumbing Inspector to have a meter installed.

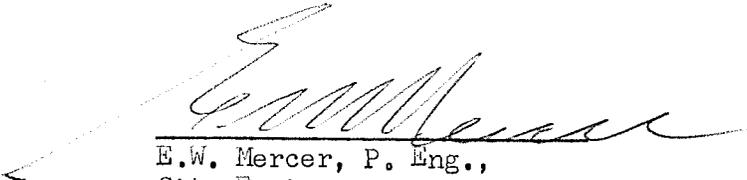
...../2

- (5) Gulf Oil Canada Limited has a 1" service used in their pumping operations either for cooling purposes or as a pump water-seal and a $\frac{1}{2}$ " service to toilet facilities.
- (6) Shell Canada Limited
- Shell Canada Limited is a bulk storage operation only in the west end of South Side Road opposite St. John's Lane and I understand that there are no buildings or other facilities there and no water service.
- (7) On the second page "Rossiter Fresh Fish Plant" should perhaps be "Ross-Steers".
- (8) The list should include Ross-Steers Fresh Fish Plant, South Side Road East (not now operating) which is metered, Ross-Steers Salt Fish Plant near the Quarry, South Side Road which is metered and St. John's Sea Foods (Con O'Brien) South Side Road which is metered.

I would suggest that the second page of the report be revised to contain two (2) paragraphs, one (1) relating to "Business and Property Tax Concessions", and one (1) relating to "Water Charges". Mr. Bursey's allegations relate particularly to competition in his type of business, and as these allegations apply to his competitors they are not correct since the only properties on South Side which are not metered are the St. John's Operating Company and Gulf Oil Canada Limited, and these are not competitors.

I suggest a draft for a paragraph relating to water meters could read as follows:

All properties on South Side using water are metered with the exception of Gulf Oil Canada Limited and arrangements will be made to have meters installed at this property.



E.W. Mercer, P. Eng.,
City Engineer.

EWM/mw

Encl.

September 23, 1971

Memorandum to His Worship the Mayor and Councillors

Council has directed that the City Solicitor and the City Engineer study and report on a letter from Fort Amherst Sea Foods Ltd. to Council, dated the 18th June 1971. The letter from Fort Amherst Sea Foods Ltd. is signed by Mr. Ray Bursey, and in this letter it is stated that companies have been operating on the Southside of St. John's without a water meter being installed on the water supply and that such companies have obtained special Business and Property Tax Concessions from the St. John's Municipal Council. Mr. Bursey also in his letter requested Council to grant him Municipal Tax exemption for five years. Mr. Randell Penney, Tax Supervisor with the St. John's Municipal Council, was asked to supply any information he had concerning this matter and has supplied the following information:

Name of Company	Year	Business and Property Tax Concession	Water Meter	Remarks
J.C. Ellis & Co. Ltd.	1966	Full Remission	No Meter	No Charge
	1967	75% Remission		
	1968	50% Remission		
	1969	50% Remission		
	1970	50% Remission		
	1971	50% Remission		
St. John's Operating Company		NO	No Meter	No Charge
Imperial Oil Ltd.		NO	Metered	
Irving Oil Ltd.		NO	Metered	
Job Brothers & Co. Limited	1957	Full Remission	<i>Metered</i>	
	1958	Full Remission		
	1959	Full Remission		
	1960	Full Remission		
	1961	Full Remission		
	1962	Full Remission		
	1963	Full Remission		
Bowring Brothers Ltd. (Fishoils)	1971	Full Remission	Metered Metered	
J. Boyd Butler & Son		NO	No Meter	Occupy portion of Bowrings
John Leckie Ltd.		NO	Metered	

Cont'd

Name of Company	Year	Business and Property Tax Concession	Water Meter	Remarks
Gulf Oil Canada Ltd.		NO	No Meter	No Charge
Canada Packers Ltd.		NO	Metered	
Shell Canada Ltd.		NO	No Meter	No Charge
Steers Ltd.		NO	Metered	
P.F. Collins		WNO	Metered	
Ross Steers		Exempt by Statute	Metered	When in operation

~~From the above information supplied by the Tax Supervisor with Council, it would appear that the allegation of Fort Amherst Sea Foods Ltd. is correct, that is, that some companies are operating without water meters and that some companies have obtained special Business and Property Tax Concessions from City Council. The City Engineer has stated that the City Plumbing Inspector has advised the City Engineer that on June 9, 1970 a water meter was installed at the premises of St. John's Sea Foods on the Southside, and that on May 23, 1967 a Compound Meter was installed by the ~~former~~ Fresh Fish Plant, Southside Road East, and also that on October 4, 1966 a Compound Meter was installed by Ross-Steers Ltd. Salt Fish Plant, Southside Road West.~~

Respectfully submitted,

~~*David H. Lang*~~

 City Solicitor

 City Engineer

~~As per~~ The City Engineer has advised that all properties at the South side using water are metered except Gulf Oil of Canada Ltd & that arrangements will be made to have meters installed at this property.

Jan 20 1971

Re: PROPERTIES ON SOUTHSIDE.
METERED & TAX CONCESSIONS.

11

NAME OF COMPANY	YEAR	TAX CONCESSION PROPERTY P.D.	WATER METER	REMARKS
J.C. ELLIS & Co. LTD.	1966	Full Remission	No METER.	No charge
	1967	75% Remission		
St. John's Operating Co.	1968	50% Remission		
	1969	50% Remission		
	1970	50% Remission		
	1971	50% Remission		
ST. JOHN'S OPERATING Co.		No	No METER	No charge
IMPERIAL OIL LTD.		No	METERED.	
IRVING OIL LTD.		No	METERED	
JOB BROTHERS & Co. LTD.	1957	Full Remission	METERED.	
	1958	Full Remission		
	1959	Full Remission		
	1960	Full Remission		
	1961	Full Remission		
	1962	Full Remission		
	1963	Full Remission		
BOWRING BROTHERS LTD. (FISHOILS)	1971	Full Remission	METERED. METERED.	
J. BOYD BUTLER & SON		No	No METER.	OCCUPY PART OF BUILDINGS.
JOHN LECKIE LTD.		No	METERED.	
GULF OIL CANADA LTD.		No	No METER.	No Charge
CANADA PACKERS LTD. prop. field		No	METERED.	
SHELL CANADA LTD.		No	No METER.	No Charge
STEERS. LTD.		No	METERED.	
P.F. COLLINS		No	METERED.	
ROSS STEERS		EXEMPT BY STATUTE	METERED.	WHEN IN OPERATION.



OFFICE OF THE CITY ENGINEER
ST. JOHN'S, NEWFOUNDLAND

City S
en
July 23, 1971.

Memorandum: Mr. G.F. Lang,
City Solicitor

Please refer to a letter addressed to the City Clerk, dated June 18, 1971 from Fort Amherst Sea Foods Limited and the Acting City Clerk's memorandum to the City Solicitor, dated July 1, 1971 all relating to Fort Amherst Sea Foods Limited allegations that other fish companies were operating without water meters.

The Plumbing Inspector advises me that:

1. On June 9, 1970 a 1½" meter was installed at the premises of St. John's Sea Foods (Con O'Brien) Southside. This meter froze during the winter when the building was not being used, and was removed on April 4, 1971. It was reinstalled on June 23, 1971.
2. On May 23, 1967 a 4" compound meter was installed at the Ross/Steers Fresh Fish Plant South Side Road east, and this meter is still there.
3. On October 4, 1966 a 3" compound meter was installed at Ross/Steers Limited Salt Fish Plant, South Side Road West, and this meter is still there.

If there are any other fish plants on South Side Road I will have these checked.

The City Clerk's Department will have to advise whether these meters are being read regularly and charges made for water supplied.

E.W. Mercer
E.W. Mercer, P. Eng.,
City Engineer.

EWM/mw



OFFICE OF THE CITY CLERK
ST. JOHN'S, NEWFOUNDLAND

July 1, 1971

Memorandum to the City Solicitor

Council at its meeting held on June 23, 1971 reviewed the attached letter from Mr. R. L. Bursey, Fort Amherst Sea Foods Limited and directed that you and the City Engineer investigate the allegation that other Companies were operating without water meters; and had obtained special tax concessions.

[Handwritten Signature]
Acting City Clerk

WPK/pm

Encl.

c.c. City Engineer.

[Handwritten notes on a grid background]
Car Owners - Atlantic
Mrs Stan Full Fish
Mrs Stees Fuel Fed - National
Sea Products
Jobs

[Handwritten grid pattern]

TEL. 726-8890-8097-8099

Lighthouse Brand Products

Fort Amherst Sea Foods Ltd.

RECEIVED

JUN 21 1971

Dealer in

ALL KINDS OF FISH, WHOLESALE & RETAIL.

"HOME OF TOP QUALITY SEA FOODS"

CITY CLERK'S OFFICE

St. John's, Newfoundland

Quidi Vidi Village

June 18, 1971

Mr. Rupert Green
City Clerk
St. John's Municipal Council
St. John's, Newfoundland

Dear Sir:

We would like for you to bring this matter before Wednesday's 'privileged' meeting of Council.

During the past six months, I have endeavored to obtain a loan from the Industrial Development Bank. An unsettled property tax account plus a balance owing on our water tax has made it impossible for me to obtain additional financing, as the bank requests that all taxes be paid before any loans can be granted.

In recent months I have learned that I am being placed in a very unfortunate situation because of what I consider to be unfair competition over the past couple of years in the fish industry in St. John's. This has been brought about by companies presently operating on the Southside of St. John's, without water meters being installed on their water supply and to my knowledge has obtained special business and property tax concessions from City Council.

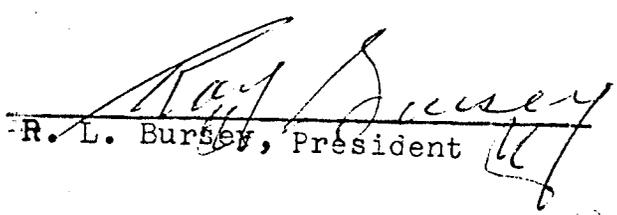
I should like to request that this matter be looked into and that consideration be given to a reduction in our account with Council and that Council consider a 5-year tax exemption period as I have already made application to Council for these concessions.

Trusting you will give this matter your immediate attention.

Yours truly,

FORT AMHERST SEA FOODS LIMITED

RLB/tl


R. L. Bursley, President

July 14, 1971

Memorandum to the City Clerk

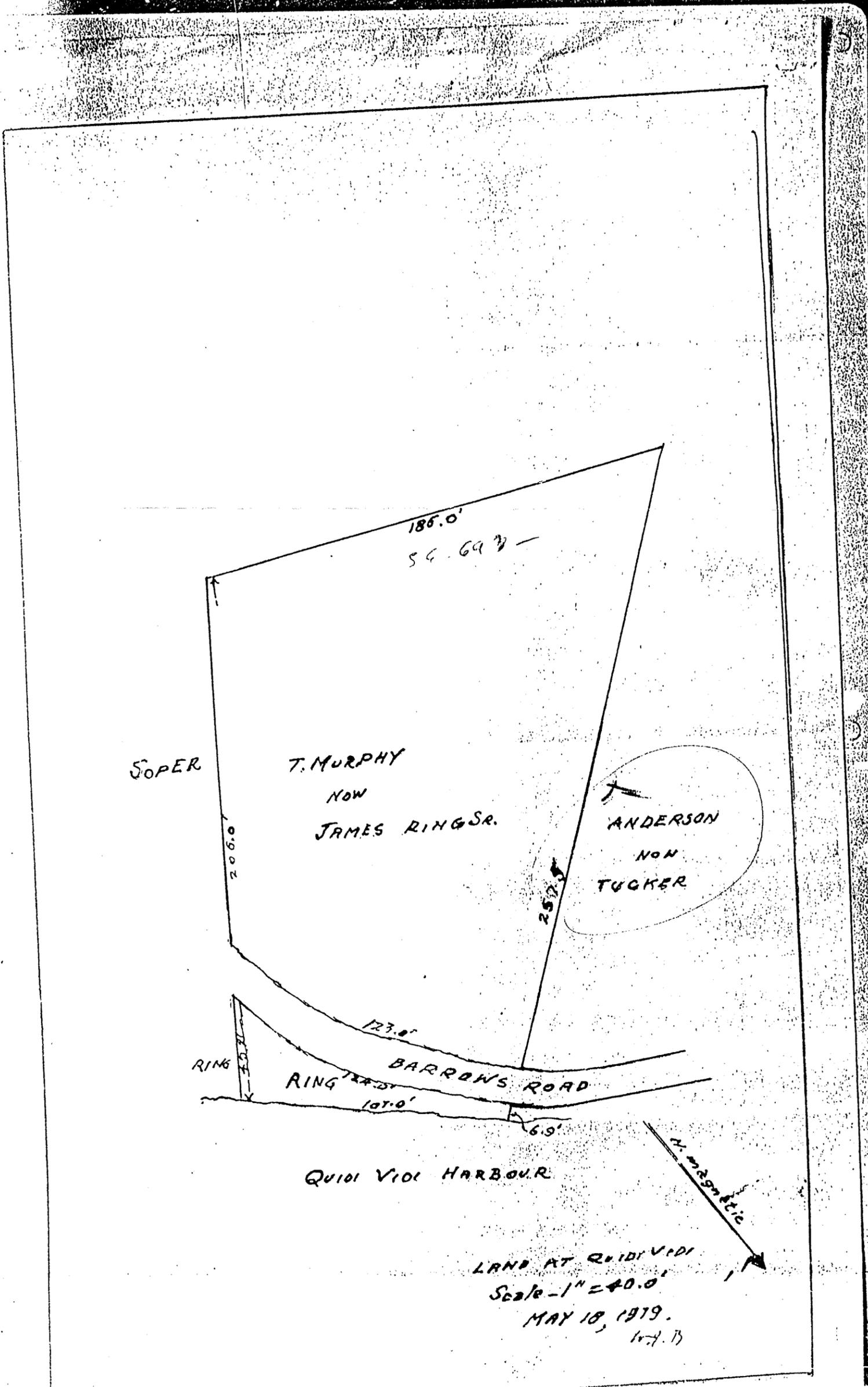
Attached please find memorandum dated July 1, 1971 to the City Solicitor and also copy of letter from Fort Amherst Sea Foods Limited to the City Clerk dated 18 June 1971.

Will you please advise in writing whether you know of any companies situate on the Southside who are operating without water meters and also those operating with water meters and what if any of these companies and names of companies that have received any tax concessions, rebates or abatements from the St. John's Municipal Council.

GFL/ec

GFL
City Solicitor.

1:500



SOPER

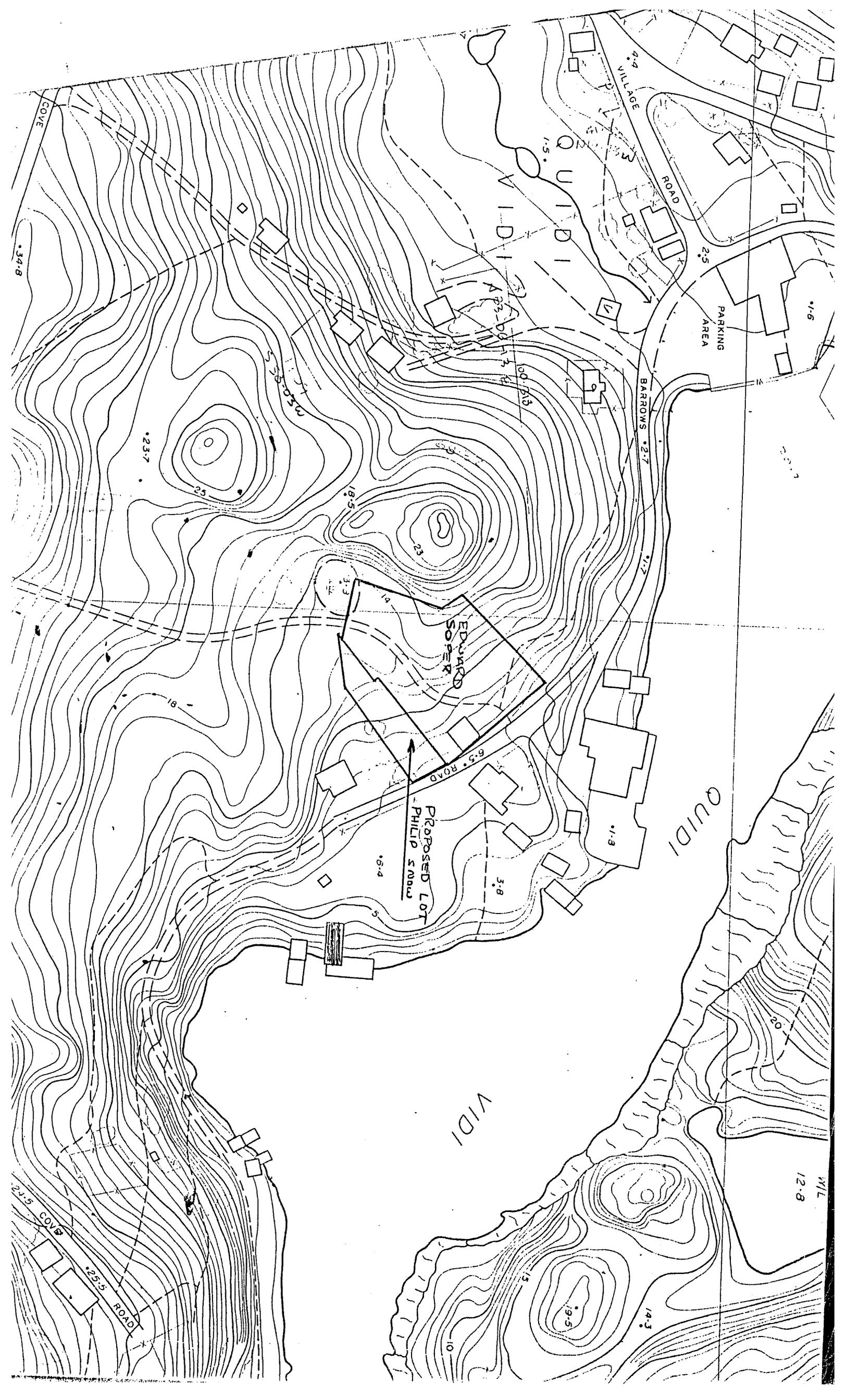
T. MURPHY
NOW
JAMES RING SR.

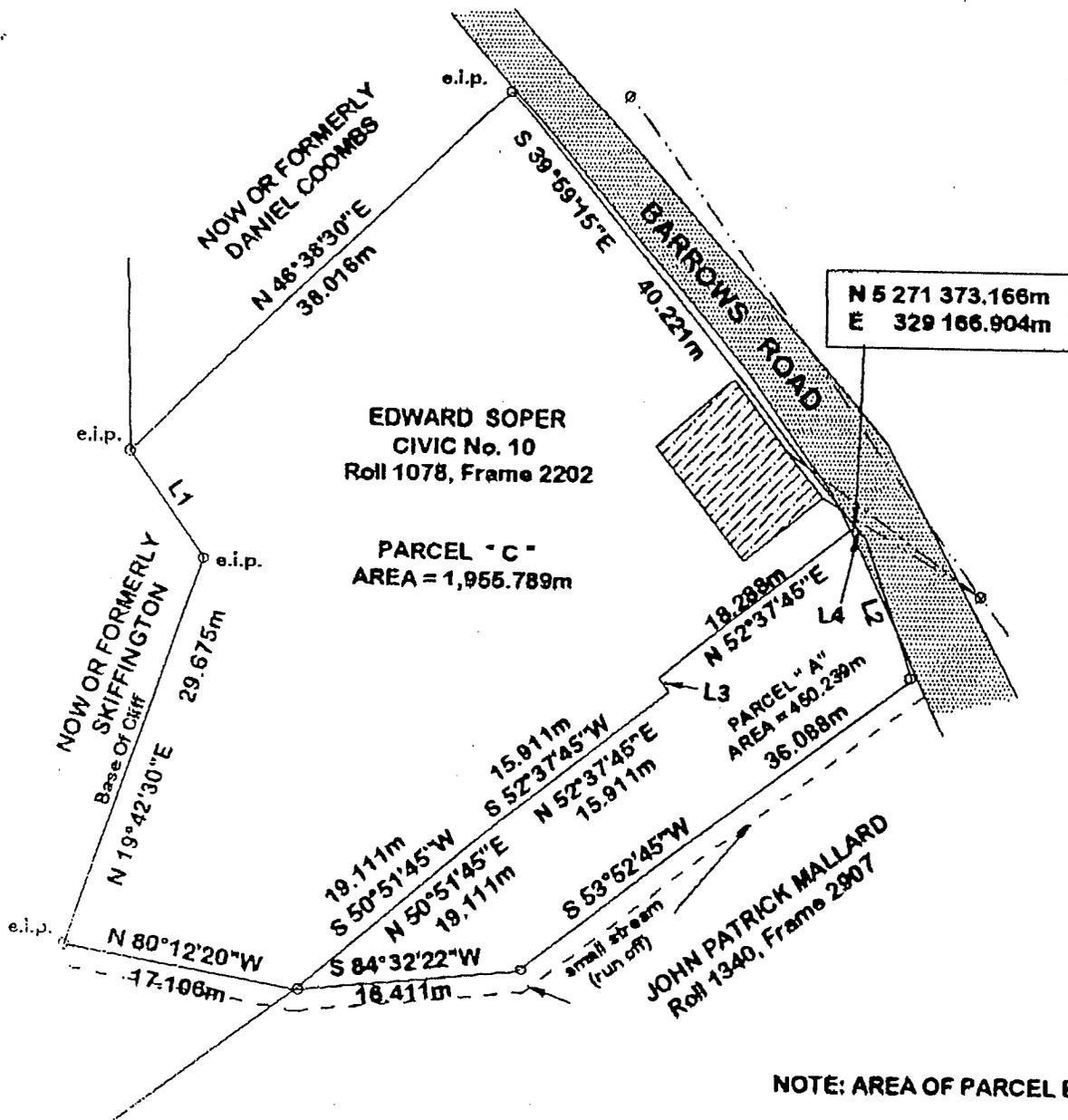
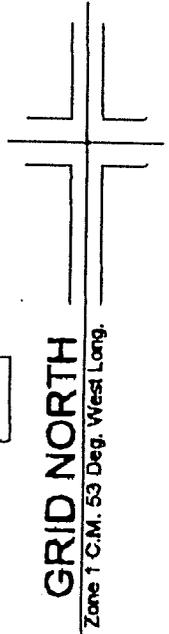
ANDERSON
NOW
TUCKER

185.0'
S 4.69° W
206.0'
123.0'
107.0'
65'
257.0'
BARRONS ROAD

QUIDI VIDÉ HARBOUR

LAND AT QUIDI VIDÉ
Scale - 1" = 40.0'
MAY 18, 1919.
147.73





NOTE: AREA OF PARCEL B = 22.270m ²

LINE	BEARING	DISTANCE
L1	N 35°24'20"W	9.354m
L2	S 19°14'27"E	10.576m
L3	N 39°59'15"W	1.219m
L4	S 39°59'15"E	1.219m

MONUMENTS USED NAD 83			
80G2252	N 5 271 566.608m	80G2253	N 5 271 227.279m
	E 328 849.553m		E 328 486.352m

ALAN CAREW, Newfoundland Land Surveyor, 1995.
 This Surveyor's Property Survey is provided
 for the personal use of PHILIP SNOW
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 as set out in the Copyright Act. The surveyor is not
 responsible for any alterations to the Survey made
 by others, and for that reason, anyone relying on the
 accuracy of this Survey should verify it with the
 surveyor.

All distances are Metric Horizontal Ground Distances.
 This plan and the accompanying
 Description of Alan Carew Surveys Ltd.
 form an integral part of the whole
 and are not separable.

LEGAL SURVEY		
FOR PHILIP SNOW, PARCEL "A," BARROWS ROAD, ST. JOHN'S, NF.		
ALAN CAREW SURVEYS Ltd. Newfoundland Land Surveyors	Tel: 709-745-1424	
	Fax: 709-745-1424	
SCALE: 1:500	SURVEY: A.C.	DATE: OCT. 27th., 1995
JOB NO.: 5949-95	BOOK NO. 132	DISK NO.: 69