



AGENDA

REGULAR MEETING April 16th, 2007 4:30 p.m.

1. **Call to Order**
2. **Approval of the Agenda**
3. **Adoption of the Minutes**
4. **Business arising from the Minutes**
 - A. **Included in the Agenda**
 1. Letter dated April 12, 2007 from Mr. Michael J. Evoy re: Shea Heights Chalet
Council Directive dated April 9, 2007 and Memorandum dated April 4, 2007 from the Chief Commissioner/City Solicitor re: Shea Heights Development Association Inc., Tourist Chalet - Look Out Site
 - B. **Other Matters**
 - C. **Notices Published**
 1. **A Discretionary Use Application** has been submitted by BAC Masonry College requesting permission to establish and operate a commercial school (masonry training) on the property located at **Civic No. 472 Logy Bay Road**. The proposed commercial school will occupy a floor area of approximately 297 sq. m within the existing building, will accommodate 12 to 15 students and will be staffed by 4 employees. The hours of operation will be from 7:30 a.m. to 5:00 p.m. Monday to Friday. Off-street parking for 28 vehicles will be provided. **(Ward 1)**
 2. **A Discretionary Use Application** from Martek Morgan Finch Inc. requesting permission to convert the first floor of **Civic No.21 Freshwater Road** from its former commercial use to a one bedroom residential apartment unit, the existing residential dwelling unit on the second and third floors will remain. Off-street parking is not available. The site, however, is located in a Parking Exempt Area as per Section 3, Map D of the St. John's Development Regulations. **(Ward 2)**

The property is currently zoned Commercial Central Mixed (CCM) and a residential dwelling unit may be permitted on the first floor of a building as a Discretionary Use by Council **(Ward 2)**

3. **A Discretionary Use Application** has been submitted by Andrea Maunder requesting permission to convert **Civic No. 65A LeMarchant Road** into a Restaurant. The proposed restaurant which will be located on the main floor will occupy a floor area of 51 sq. m and will operate from 12 noon to 3 p.m. and from 6 p.m. to 9:30 p.m. Monday to Friday, operating also from 9 a.m. to 2:30 p.m. Saturday and Sunday. The restaurant will require an Eating Establishment Liquor License in support of the proposed business. Off-street parking can accommodate fourteen (14) vehicles. **(Ward 2)**

Five (5) letters of support

4. **A Discretionary Use Application** has been submitted by Richard Coady requesting to construct a (two) storey dwelling unit on a vacant lot at **Civic No. 48 Job Street**. The lot is located in the Commercial Central Zone (CCM) Zone under the St. John=s Development Regulations where a Dwelling Unit may be permitted as a Discretionary Use on the ground floor (1st storey) of a building. The proposed dwelling with full basement will contain a floor area of 187 sq m. The site is located in the Parking Exempt Area and is also located in Heritage Area 3. **(Ward 2)**
5. **A Discretionary Use Application** from Gower Holdings Inc. requesting permission to operate an owner occupied four (4) person Bed & Breakfast Establishment in Kelvin House located at **Civic No. 49 Rennie's Mill Road**. The applicant will be the sole employee and stacked off-street parking for five (5) vehicles can be provided on the site.

The subject property is currently zoned Residential Low Density (R1) under the St. John=s Development Regulations. A Bed and Breakfast Establishment may be permitted as a Discretionary Use by Council this zone. **(Ward 2)**

Two (2) letters of objection

5. **Public Hearings**
6. **Committee Reports**
 - a. Development Committee Report dated April 10, 2007
7. **Resolutions**
8. **Development Permits List**

Development Permit List for the Period April 4, 2007 to April 12, 2007
9. **Building Permits List**
10. **Requisitions, Payrolls and Accounts**
11. **Tenders**
 - a. Tender - Purchase of 1200 mm diameter PVC pipe

12. Notices of Motion, Written Questions and Petitions**13. Other Business****A. Correspondence:**

1. Memorandum dated April 10, 2007 from the Chief Commissioner/City Solicitor re: 89 Della Drive - Edward & Rita Best
2. Memorandum dated April 5, 2007 from the Director of Finance and City Treasurer re: Grants and Subsidies
3. Memorandum dated April 5, 2007 from the Director of Finance and City Treasurer re: Capital Budget - 2007
4. Travel Report for the first quarter of 2007
5. Snow Clearing Report for the period January 1 to April 13, 2007
6. Animal Control Public Information Session
7. **Correspondence from His Worship the Mayor=s Office**
 - a. Letter dated April 10, 2007 from His Worship the Mayor to Mr. Jim Case re: Harbour Charette

B. Items Added By Motion**C. Other Matters****14. Adjournment**