

**AGENDA
REGULAR MEETING**

**JUNE 25TH, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

June 21, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Tuesday, June 25th, 2013 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:30 p.m.**

By Order

A handwritten signature in black ink that reads "Neil Martin". The signature is written in a cursive style with a large initial "N" and "M".

Neil A. Martin
City Clerk

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

**AGENDA
REGULAR MEETING
JUNE 25th, 2013
4:30 p.m.**

At appropriate places in this agenda, the names of people have been removed or edited out so as to comply with the Newfoundland and Labrador Access to Information and Protection of Privacy Act.

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes (June 17th, 2013)**
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 1. Memorandum dated June 17, 2013 from the Acting Director of Planning
Re: Proposed Townhouse and Seniors Residential Condominium Development
Ruby Line at Southlands Boulevard (**Ward 5**)
Applicant: Reardon Construction and Development Ltd.
 2. Memorandum dated June 20, 2013 from the Acting Director of Planning
Re: 430-436 Water Street (**Ward 2**)
Proposed Site Redevelopment 6-Storey Extension to office Building
Applicant: Santec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.
 - 3. Other Matters**
 - 4. Notices Published**
- 5. Public Hearings**
- 6. Committee Reports**
 - a. Development Committee Report dated 18th, 2013
 - b. Special Events Recommendations
- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**
- 11. Tenders**

12. Notices of Motion, Written Questions and Petitions

- a. Notice of Motion – St. John’s Mobile Vending By-Law

13. Other Business

a. **Ratification of Phone Poll**

- i. Reception – Run on the Rock Participants
- b. Memorandum dated June 20, 2013 from the City Solicitor
Re Former Right-of-Way between 101 & 103 New Cove Road
- c. Memorandum dated June 20, 2013 from the City Solicitor
Re: 484 Empire Avenue
- d. **Correspondence from the Mayor’s Office**
- e. **Items Added by Motion**

14. Adjournment

June 17th, 2013

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall, at 4:30 p.m. today.

Acting Mayor Duff presided.

There were present also: Councillors O'Leary, Hickman, Hann, Colbert, Breen, Galgay, Tilley, Hanlon and Collins.

Regrets: His Worship the Mayor.

The City Manager; Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Public Works; Deputy City Manager, Planning, Development & Engineering; Acting Director of Planning; City Solicitor, and Recording Secretary were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2013-06-17/271R

**It was decided on motion of Councillor Hanlon; seconded by Councillor Collins:
That the Agenda be adopted as presented.**

Adoption of Minutes

SJMC2013-06-17/272R

**It was decided on motion of Councillor O'Leary; seconded by Councillor Breen:
That the Minutes of June 10th, 2013 be adopted as presented.**

Business Arising

Drill Hall Pleasantville

Under business arising, Council considered a memorandum dated June 06, 2013 from the Director of Recreation in response to a request by Council to investigate the feasibility of utilizing the Drill Hall at Pleasantville. The Recreation Division does not have any

requirements for another indoor facility in the east end of the City. The memo also noted that the Acting Director of Planning advised that the Drill Hall is slated for demolition by Canada Lands and there is no option to maintain this facility. In response to Councillor Colbert's concern that staff claims there are no options to maintain the facility, the Acting Director of Planning clarified that he was simply referencing the concept plan of Canada Lands that the area become an open space. This was the general consensus that arose from the extensive consultation process that took place during that time. Members of Council, acknowledging that though the City itself may not have a need for the building, there should be an extensive public review as to whether or not it can be used by the community at large.

SJMC2013-06-17/273R

It was decided on motion of Councillor Colbert; seconded by Councillor Hann: that staff be directed to re-examine the future of the drill hall in Pleasantville to determine whether or not there is a community need beyond that required by the City of St. John's, and that this question be investigated in consultation with Canada Lands. Further, it was decided that representatives from Canada Lands meet with staff and Council to provide an update on the broader issue of ongoing development in Pleasantville.

Committee Reports

Development Committee Report dated June 11, 2013

Council considered the following Development Committee Report dated June 11, 2013:

1. **Proposed (120) Unit Apartment Building - Six (6) Storeys in Height**
Applicant: Genivar for Killam Properties
485 Topsail Road (Ward 3)
Apartment High Density (A3) Zone

It is recommended that Council grant Approval-in-Principle to the application subject to the following conditions:

- a) A Public Information Session be scheduled on this application to enable the area residents of Holbrook Avenue to view the development plans.
- b) Compliance with all requirements of the City's Department of Planning, Development & Engineering.
- c) Compliance with all aspects of St. John's Regional Fire Department.

2. **Proposed Movie Theatres
Hebron Way (former Field Farm) (Ward 1)
Applicant: Empire Theatres
Commercial Regional Zone**

Plans have now been submitted and review has commenced for Final Approval. The subject development plan is in compliance with Section 9 of the St. John's Development Regulations, Off-Street Parking Requirements. The proposed development will now be processed by the Department of Planning, Development and Engineering.

The attached memorandum is provided for the information of Council.

3. **Proposed Home Occupation for Craft Classes
Applicant: Kay and Kevin Smith
10 Strawberry Marsh Road
Residential Low Density (R1) Zone (Ward 4)**

The Committee recommends that Council grant approval for the home occupation.

4. **Proposed Home Occupation for Massage Therapy Clinic
Request for Approval Reaffirmation
147 Old Petty Harbour Road (Ward 5)
Residential Low Density (R1) Zone**

The Development Committee recommends that Council reaffirm its approval for the Home Occupation for a massage therapy clinic at 147 Old Petty Harbour Road, subject to the conditions presented in the original Development Agreement.

Dave Blackmore, R.P.A
Deputy City Manager, Planning, Development & Engineering/
Acting Chair- Development Committee

SJMC2013-06-17/274R

It was decided on motion of Councillor Hann; seconded by Councillor O'Leary: That the Committee's recommendations be approved.

Urban Forest Advisory Committee Report

Council considered the following Urban Forest Advisory Committee Report:

The Urban Forest Advisory Committee (UFC) recommends Council’s approval to appoint Mr. Jason Glode as a member of the Urban Forest Advisory Committee. Mr. Glode is the District Ecosystem Manager for Forest Management District 1 (Avalon) with the Department of Natural Resources. He is also currently involved in one of the UFC’s sub-committees. Subject to Council’s approval, the Committee’s Terms of Reference will be revised to reflect this addition.

Jim Floyd
Chairperson

SJMC2013-06-17/275R

**It was decided on motion of Councillor O’Leary; seconded by Councillor Breen:
That the Committee’s recommendation be approved.**

Development Permits List

Council considered as information the following Development Permits List for the period June 7 to 13, 2013:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF June 7, 2013 TO June 13, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Subdivide for Building Lot	99 Doyle's Road	5	Approved	13-06-07
RES		Subdivide for Building Lot	110 Howlett's Line	5	Approved	13-06-07
COM		Home Office – Cement Finishing Business	518 Main Road	5	Approved	13-06-07
COM	MBM Development	Proposed Building for Department Health and Community Services	35 Major's Path	1	Approved	10-06-10
COM		Home Office – Admin for Children's Entertainment	39 Paddy Dobbin Drive	1	Approved	13-06-10

		Business				
RES		Proposed Crown Land for Residential Lot	Adjacent 1020 Main Road	5	Rejected as per City Act	13-06-10
RES	Vimac Limited	Site Plan-Twenty-four (24) Unit Condominium	141-143 Bay Bulls Road	5	Approved	13-06-13
RES		Proposed Building Lot	135 Petty Harbour Road	5	Rejected-Contrary to Section 10.41.3 (1) (b) Insufficient Lot Frontage	13-06-13
RES		Subdivide for Building Lot	26 Rostellan Place	4	Approved	13-06-13

<p>* Code Classification: RES- Residential COM- Commercial AG - Agriculture OT- Other</p>	<p>INST- Institutional IND- Industrial</p>
<p>** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.</p>	

Gerard Doran
Development Officer
Department of Planning

Building Permits List

SJMC2013-06-17/276R

It was decided on motion of Councillor Tilley; seconded by Councillor Hickman: That the recommendation of the Deputy City Manager of Development, Planning & Engineering be approved with respect to the following Building Permits List:

**Building Permits List
Council's June 17, 2013 Regular Meeting**

Permits Issued: 2013/06/12 To 2013/06/12

Class: Commercial

137 Forest Rd	Co	Convenience Store
541 Kenmount Rd	Ms	Retail Store
203a Logy Bay Rd	Ms	Day Care Centre
117 Ropewalk Lane	Ms	Office
426 Torbay Rd	Ms	Retail Store
25 White Rose Dr	Rn	Clinic
260 Paddy's Pond Rd	Sw	Commercial Garage
120 Gabriel Rd	Ex	Recreational Use
16 Queen St	Rn	Club
Factory Lane	Cr	Office
55 Duckworth St	Rn	Office
55 Duckworth St	Nc	Fence
379 Duckworth St	Rn	Mixed Use
199 Water St Smoothie Factory	Cr	Eating Establishment

This Week \$ 223,250.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

101 New Gower St	Ex	Place Of Assembly
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This Week \$ 58,070,409.00

Class: Residential

16 Aldergrove Pl	Nc	Swimming Pool
16 Aldergrove Pl	Nc	Fence
33 Aldershot St	Nc	Accessory Building
15 Barton's Rd	Nc	Swimming Pool
96 Bay Bulls Rd	Nc	Single Detached Dwelling
141 Bay Bulls Rd	Nc	Condominium
141 Bay Bulls Rd	Nc	Accessory Building
4 Beech Pl	Nc	Accessory Building
Blackmarsh Rd, Lot 46, Unit 1	Nc	Condominium
Blackmarsh Rd, Lot 46, Unit 2	Nc	Condominium
Blackmarsh Rd, Lot 46, Unit 3	Nc	Condominium
Blackmarsh Rd, Lot 46, Unit 4	Nc	Condominium
71 Brookfield Rd	Nc	Patio Deck
9 Calgary St	Nc	Accessory Building
255 Canada Dr	Nc	Accessory Building
42 Castle Bridge Dr	Nc	Accessory Building
124 Castle Bridge Dr, Lot 210	Nc	Fence
18 Connemara Pl	Nc	Accessory Building
21 Connors Ave	Nc	Accessory Building
26 Convent Sq	Nc	Fence
1 Eastmeadows Ave	Nc	Accessory Building
5 Eastmeadows Pl	Nc	Patio Deck
3 Fahey St Exten	Nc	Patio Deck

7 Fleming's Rd	Nc	Single Detached Dwelling
57 Francis St	Nc	Accessory Building
16 Gleneyre St	Nc	Patio Deck
32 Great Eastern Ave	Nc	Accessory Building
9 Green Acre Dr	Nc	Accessory Building
11 Hawker Cres	Nc	Accessory Building
10 Iceland Pl	Nc	Fence
8 Kenai Cres, Lot 180	Nc	Single Detached Dwelling
16 Kenai Cres, Lot 184	Nc	Single Detached & Sub.Apt
20 Kenai Cres	Nc	Fence
57 Kenai Cres, Lot 223	Nc	Single Detached Dwelling
41 Lady Anderson St, Lot 647	Nc	Single Detached Dwelling
174 Ladysmith Dr, Lot 484	Nc	Single Detached Dwelling
176 Ladysmith Dr, Lot 485	Nc	Single Detached Dwelling
184 Ladysmith Dr, Lot 489	Nc	Single Detached & Sub.Apt
186 Ladysmith Dr, Lot 490	Nc	Single Detached & Sub.Apt
204 Ladysmith Dr , Lot 499	Nc	Single Detached & Sub.Apt
10 Logy Bay Rd	Nc	Accessory Building
9 Long Beach St	Nc	Accessory Building
3 Lotus St	Nc	Fence
30 Macbeth Dr	Nc	Fence
20 Maxse St	Nc	Fence
33 Myrick Pl	Nc	Accessory Building
101 New Pennywell Rd	Nc	Fence
11 Newman St	Nc	Accessory Building
11 Oberon St	Nc	Fence
31 Oberon St, Lot 181	Nc	Single Detached & Sub.Apt
90 Oxen Pond Rd	Nc	Patio Deck
60 Parsonage Dr , Lot 2.15	Nc	Single Detached Dwelling
82 Pitcher's Path	Nc	Single Detached Dwelling
9 Rosalind St	Nc	Accessory Building
28 Serpentine St	Nc	Accessory Building
12 Southcott Pl	Nc	Fence
668 Southside Rd	Nc	Accessory Building
459 Thorburn Rd	Nc	Single Detached Dwelling
13 Tigress St, Lot 630	Nc	Single Detached & Sub.Apt
27 Tigress St-Lot 623	Nc	Single Detached & Sub.Apt
285 Petty Harbour Rd	Co	Single Detached Dwelling
453 Newfoundland Dr	Cr	Subsidiary Apartment
53 Bonavista St	Ex	Single Detached Dwelling
13 Katie Pl	Ex	Single Detached Dwelling
50 Spruce Grove Ave	Rn	Subsidiary Apartment
476 Empire Ave	Rn	Single Detached & Sub.Apt
11 Glasgow Pl	Rn	Single Detached Dwelling
50 Keane Pl	Rn	Apartment Building
36 Mccrae St	Rn	Single Detached Dwelling
17 Mcfarlane St	Rn	Townhousing
63 Penetanguishene Rd	Rn	Single Detached Dwelling
60 Pine Bud Ave	Rn	Single Detached Dwelling
193 Water St	Rn	Hotel
32 Balnafad Pl	Sw	Single Detached Dwelling
16 Gleneyre St	Sw	Single Detached Dwelling
7 Keats Pl	Sw	Single Detached Dwelling

This Week \$ 4,702,615.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 62,996,274.00

Repair Permits Issued: 2013/06/06 To 2013/06/12 \$ 161,900.00

LEGEND

Co	Change Of Occupancy	Sn	Sign
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Cc	Chimney Construction
Nc	New Construction	Cd	Chimney Demolition
Oc	Occupant Change	Dv	Development File
Rn	Renovations	Ws	Woodstove
Sw	Site Work	Dm	Demolition
Ti	Tenant Improvements		

YEAR TO DATE COMPARISONS			
June 17, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$130,300,800.00	\$46,600,100.00	-64
Industrial	\$3,600,100.00	\$128,000.00	-96
Government/Institutional	\$12,300,200.00	\$69,176,200.00	462
Residential	\$83,200,000.00	\$66,500,800.00	-20
Repairs	\$2,100,600.00	\$1,600,700.00	-24
Housing Units (1 & 2 Family Dwellings)	292	195	
TOTAL	\$231,501,700.00	\$184,005,800.00	-21

Respectfully Submitted,

David Blackmore, R.P.A.
Deputy City Manager - Planning, Development & Engineering

Payrolls and Accounts

SJMC2013-06-17/277R

It was decided on motion of Councillor Tilley; seconded by Councillor Hickman: That the following Payrolls and Accounts for the week ending June 13th, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending June 13, 2013**

Payroll

Public Works	\$ 403,132.46
Bi-Weekly Casual	\$ 28,685.22
Accounts Payable	\$ 4,303,698.11
Total:	\$ 4,735,515.79

Tenders

- a. Tender – Provision of an Automated Ballot Tabulation System for use in the Municipal Election 2013
- b. Tender – Truck and Loader Tire Retreading Service
- c. Tender – Carnell Drive Bridge Replacement
- d. Tender – Airport Heights Ball Field Lighting

SJMC2013-06-17/278R

It was decided on motion of Councillor Tilley; seconded by Councillor Hickman: That the recommendations of the Deputy City Manager of Corporate Services & City Clerk; the Deputy City Manager, Public Works; and the Director of Engineering be approved and the tenders awarded as follows:

- a. **Dominion Voting Systems @ \$51,900 plus applicable taxes**
- b. **GCR Tire Centres @ \$393,390.68 (sole bidder), excluding HST**
- c. **Trident Construction Limited @ \$2,032,745.70**
- d. **CMH Construction Ltd. @ \$530,000.00 HST included, and further that \$350,000.000 be allocated from the unallocated 2013 capital fund to complete funding for this project.**

Laneway between Browne Crescent and Anspatch Street

Council considered a memorandum dated June 13, 2013 from the City Solicitor regarding the above noted.

SJMC2013-06-17/279R

It was decided on motion of Councillor Tilley; seconded by Councillor Colbert: That the laneway between Browne Crescent and Anspatch Street be sold to the owner of 315 Anspatch Street at a rate of \$2.00 per square foot (approximately \$3900.00 plus HST), with the responsibility of the purchaser to have a survey completed.

Councillor Sheilagh O'Leary

- Advised that St. John's Clean & Beautiful held their annual planning day on Saturday and as a result have renewed and appointed new board members to continue with their various projects and clean-up initiatives.
- Referenced the traffic problems on Waterford Bridge Road and the significant response she is receiving from residents in this regard. She will propose a reversion of the speed limit to 30 kph at the next Police and Traffic Committee.
- Tabled an e-mail from John Pike and Reg Carson with regard to complaints about blasting operations at DF Barnes. The Mayor is requested to write a letter to Dexter Pittman, Manager of Industrial Compliance, Pollution Prevention Division with the Department of Environment & Conservation in an effort to address the problems of blasting that are occurring and creating a disturbance in the neighbourhood.
- Questioned the status of the proposed eradication of the non-contributory pension plan. Councillor Breen advised that a report will be forthcoming to Council on this matter within the next 2-3 week period.

Councillor Sandy Hickman

- Elaborated on the two tenders approved at tonight's meeting regarding Carnell Drive Bridge replacement and the Airport Heights ball field lighting and expressed pleasure that these two projects are finally going forward.

Councillor Tom Hann

- Referenced an article in today's Telegram outlining the progress of construction for the new metrobus facility and the number of anonymous e-mails being sent to the media suggesting that there are questionable issues with the quality of construction and delays as a result. He strongly objected to these accusations, particularly as they are anonymous and have no legitimate basis in his opinion. He did acknowledge that though the building is eight months behind schedule, it is a result of the market demands on the construction industry and the reality that delays are taking place everywhere.

Councillor Frank Galgay

- Expressed concern about the state of roads in the City and the length of time it is taking to complete capital and infrastructure projects. The Deputy City Manager of Planning, Development and Engineering advised that contractors have no advantage in delaying work and every effort is being made on their part to ensure work is being done in a timely, cost efficient and quality manner.

Councillor Bruce Tilley

- Referenced the 125th birthday of the City of St. John's and outlined the various activities taking place on St. John's Day. This information is also available via the City's website.
- Referenced the Economic Outlook publication produced by the City's Economic Development Division and he cited various stats from the report, a copy of which is also available on the City's website.

- The annual NOIA conference and trade show is taking place at the St. John's Convention Center June 17 – 20, 2013.
- Referenced the traffic issues on Waterford Bridge Road, noting that he is working with City staff and residents to offset their concerns in this regard.

Councillor Debbie Hanlon

- Referenced problems with the crosswalk adjacent to the Tucker's Superette on Empire Avenue and the dangers of children walking back and forth on this crosswalk to get to the store. She had previously referred the matter to the Police and Traffic Committee; however, requests that the matter be referred back to staff for further investigation as to how the crosswalk could be made safer or perhaps relocated to a safer location.

Councillor Wally Collins

- There will be a public meeting on Tuesday, June 18, 2013 at 7:00 p.m. to discuss the proposed camp ground and private park at 1372 Blackhead Road. The meeting will be held in the Foran/Greene Room, City Hall.
- Referenced the success of the Goulds clean-up on the previous Saturday at which time a significant amount of garbage was collected. He wished to thank the volunteers who participated and noted that there is always a demand for more volunteers to keep these areas clean.

Adjournment

There being no further business, the meeting adjourned at 5:45 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: June 17, 2013

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 110, 2013 and
St. John's Development Regulations Amendment Number 559, 2013
Proposed Townhouse and Seniors Residential Condominium Development
Ruby Line at Southlands Boulevard (Ward 5)
Applicant: Reardon Construction and Development Limited**

At the Regular Meeting of Council held on May 27, 2013, Council agreed to proceed with the proposed amendments and asked the Department of Municipal Affairs to issue a Provincial release for St. John's Municipal Plan Amendment Number 110, 2013 and St. John's Development Regulations Amendment Number 559, 2013. These amendments are in reference to an application submitted to the City by Reardon Construction and Development Ltd. to re-designate and rezone property located at the corner of Ruby Line and Southlands Boulevard. Land would be rezoned from the Commercial Office Hotel (COH) and Open Space (O) Zones to the Residential Medium Density (R2), Apartment Medium Density (A2) and Open Space (O) Zones, to allow the development of 55 townhouses and a 4-storey, 48-unit residential condominium development, all aimed at seniors.


The Department of Municipal Affairs has advised that it has now issued a Provincial release for the City's proposed amendments and it is now in order for Council to proceed with the next steps in the rezoning process.

Recommendation

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 110, 2013 and St. John's Development Regulations Amendment Number 559, 2013, which rezone land from the Commercial Office Hotel (COH) and Open Space (O) Zones to the Residential Medium Density (R2), Apartment Medium Density (A2) and Open Space (O) Zones for the development of 55 townhouses and a 4-storey, 48-unit residential condominium development, all aimed at seniors.

If the resolutions are adopted by Council, then it is further recommended that Council appoint Mr. Stan Clinton, MCIP, a member of the City's commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments.

The proposed date for the public hearing is Tuesday, July 16, 2013 at 7pm at St. John's City Hall.


Ken O'Brien, MCIP
Acting Director of Planning

LLB/dlm

Attachment

I:\KOBrien\2013\Mayor - Ruby Line at Southlands Blvs - June 2013.doc

ST. JOHN'S

DEPARTMENT OF PLANNING
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 110, 2013**

WHEREAS the City of St. John's wishes to allow the residential development of property located at the intersection of Ruby Line and Southlands Boulevard.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

Redesignate land in the area of Ruby Line at Southlands Boulevard from the Commercial General Land Use District to the Residential Medium Density Land Use District and the Residential High Density Land Use District as shown on Map III-1A attached.

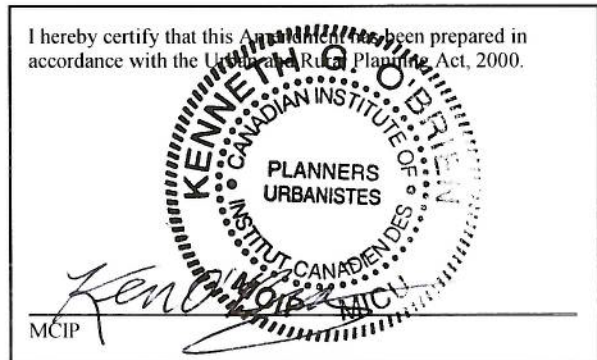
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

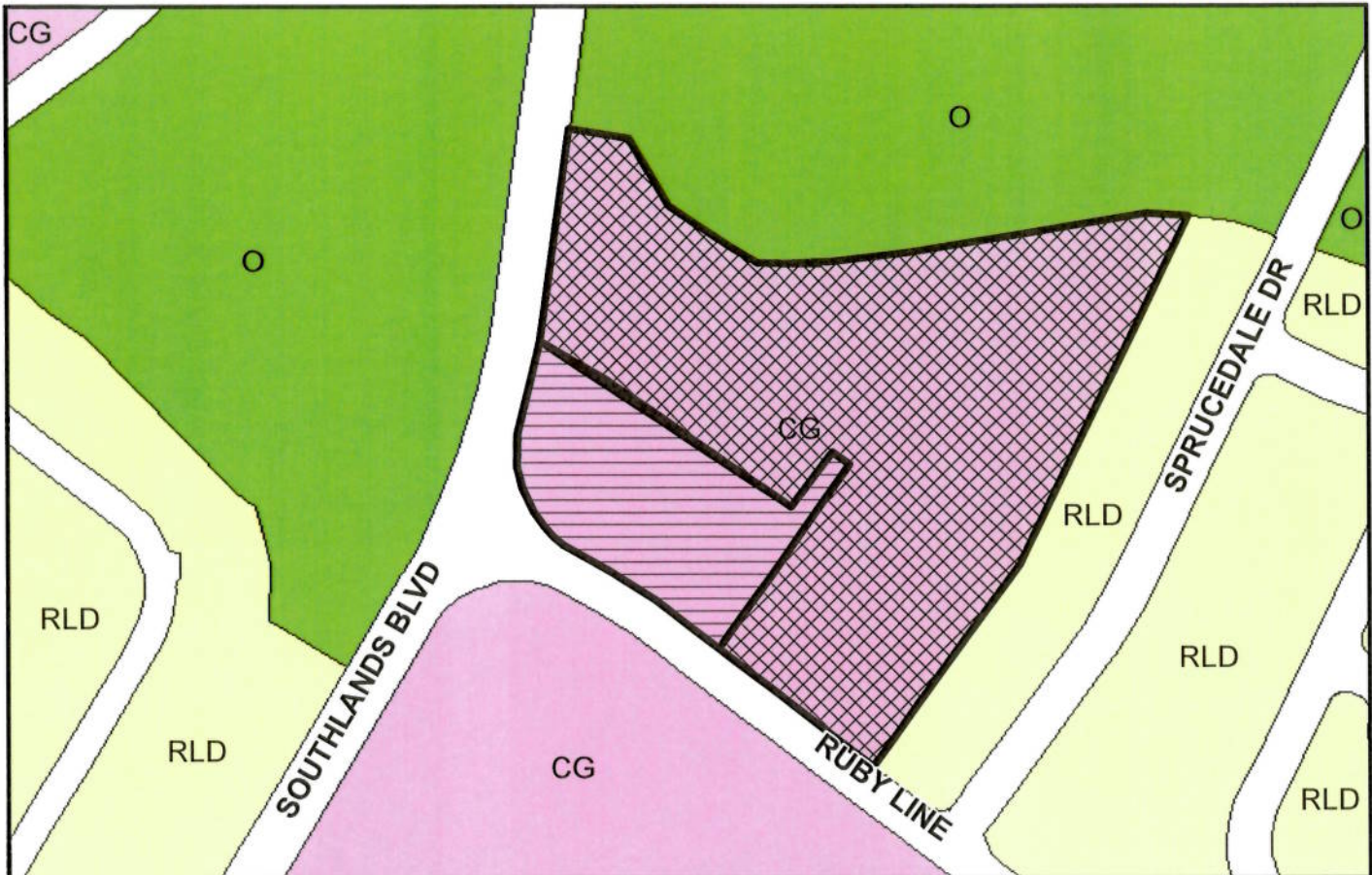
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, **2013**.

Mayor

City Clerk

Provincial Registration





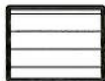
**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 110, 2013
[Map III-1A]**

2013 05 22 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
COMMERCIAL GENERAL (CG) LAND USE DISTRICT TO
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM
COMMERCIAL GENERAL (CG) LAND USE DISTRICT TO
RESIDENTIAL HIGH DENSITY (RHD) LAND USE DISTRICT

SOUTHLANDS BOULEVARD AT RUBY LINE

KENNETH G. O'BRIEN
CANADIAN INSTITUTE OF
PLANNERS
URBANISTES
INSTITUT CANADIEN DES
PLANNERS
URBANISTES

Kenneth G. O'Brien

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 559, 2013**

WHEREAS the City of St. wishes to allow the residential development of property located at the intersection of Ruby Line and Southlands Boulevard.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act.

Rezone land in the area of Ruby Line at Southlands Boulevard from the Commercial Office Hotel (COH) Zone to the Residential Medium Density (R2) Zone, Apartment Medium Density (A2) Zone and Open Space (O) Zone as shown on Map Z-1A attached.

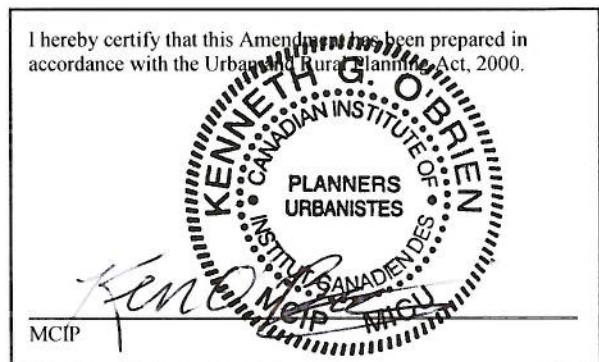
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

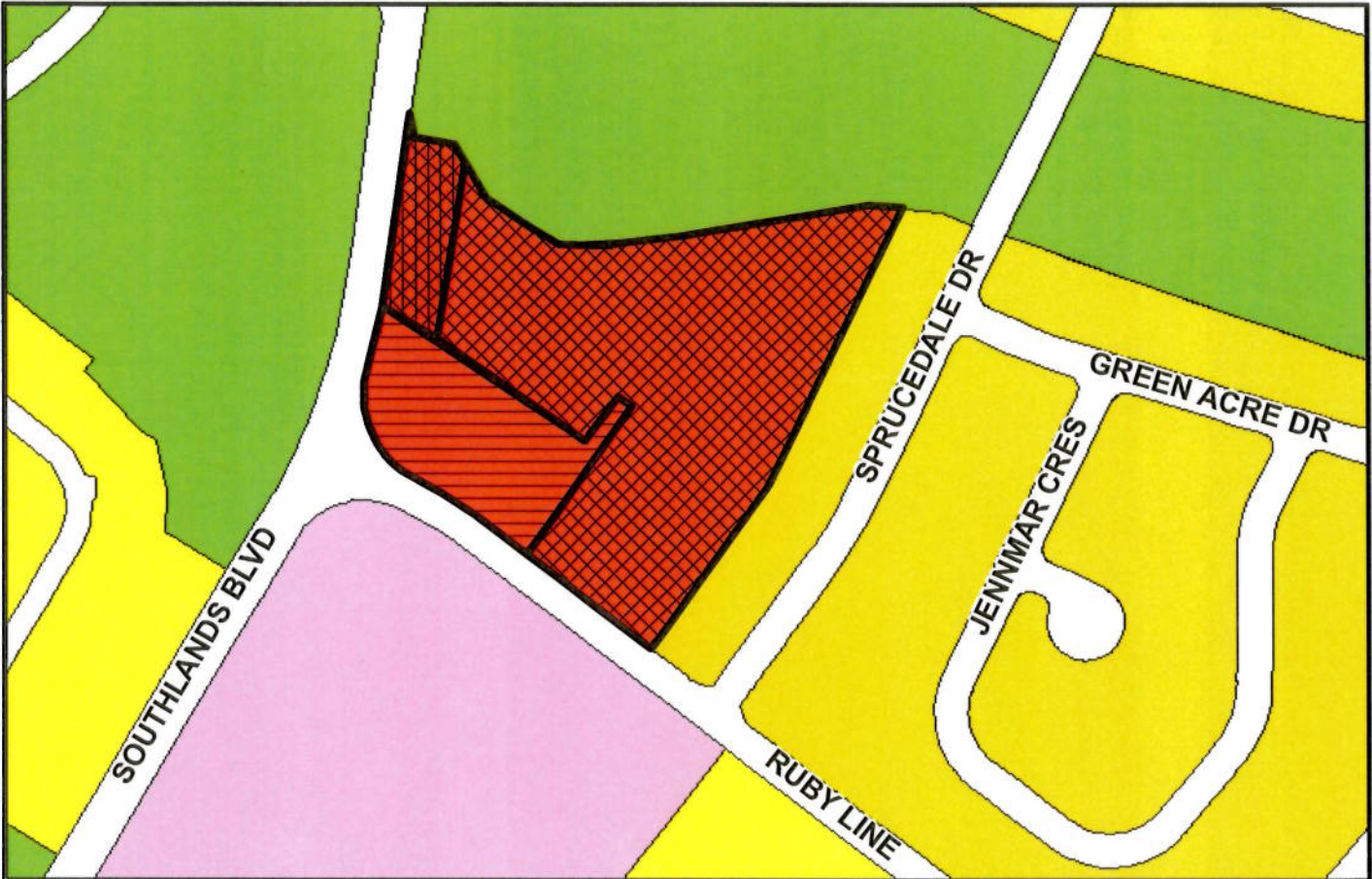
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2013.

Mayor

City Clerk

Provincial Registration


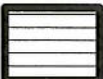






**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 559, 2013
[Map Z-1A]**

2013 05 22 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.

-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL OFFICE HOTEL (COH) LAND USE ZONE
TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL OFFICE HOTEL (COH) LAND USE ZONE
TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL OFFICE HOTEL (COH) LAND USE ZONE
TO OPEN SPACE (O) LAND USE ZONE

SOUTHLANDS BOULEVARD AT RUBY LINE


M.C.I.R. signature

Mayor

City Clerk

Council Adoption

Provincial Registration

MEMORANDUM

Date: June 20, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-05-27/18**
430-436 Water Street (Ward 2)
Proposed Site Redevelopment 6-Storey Extension to Office Building
Applicant: Stantec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.

At the Regular Meeting of Council held on May 27, 2013, Council agreed to accept the May 10, 2013 recommendation of the Planning and Housing Committee to consider both text and map amendments to the St. John's Municipal Plan and the St. John's Development Regulations for Civic 430-436 Water Street, and that the application be advertised for public review and comment. The public advertising process has been completed and the application is scheduled to be referred for decision by Council to the agenda for the Regular Meeting of Council to be held on June 25, 2013.

The proposed text and map amendments to both the St. John's Municipal Plan and the St. John's Development Regulations would have the effect of allowing the development of a 6 storey (21.6 metres) office building extension on the rear of the existing 3 storey office building at Civic 430-436 Water Street (corner of Springdale, Water and George), pursuant to an application by Stantec Architecture Ltd., on behalf of "MundRe Group o/a 2281461 Ontario Ltd.

The application has been advertised in The Telegram Newspaper and posted on the City website. In addition, notices have mailed to property owners located within a minimum radius of 150 metres from the application site. Any written public submissions received by the City Clerk's Department will be referred to the agenda for the Regular Meeting of Council to be held on June 25, 2013.

Recommendation

Council should now determine if it wishes to move ahead with the amendment process for Civic Number 430-436 Water Street to allow the development of a 6 storey (21.6 metres) office building extension on the rear of the existing 3 storey office building. The Department of Planning recommends that Council proceed with the amendment process.

If Council determines that it wishes to move ahead with the amendments, then City staff will proceed to prepare the necessary text and map amendments to the Municipal Plan and Development Regulations and forward these to the Department of Municipal Affairs with the request for the issuance of a Provincial release for the amendments. Upon the issuance of the Provincial release, the amendments will then be referred to a Regular Meeting of Council for consideration of adoption and the appointment of an independent commissioner to conduct a public hearing on the amendments.



Ken O'Brien, MCIP
Acting Director of Planning

LLB/sf

Attachment

I:\KOBrien\2013\Mayor - 430-436 Water Street - June, 2013.doc

ST. JOHN'S

DEPARTMENT OF PLANNING

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA



BUCHANAN ST

9

426

WATER ST

HUTCHINGS LANE

GEORGE ST W

12

430

385

SPRINGDALE ST

5

1

436A

Planning File #: B.17-W.1 (12-00287)
430-436 WATER STREET (Ward 2)
Proposed Site Redevelopment - 6 Storey Extension to Office Building
Stantec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.

REPORT / RECOMMENDATIONS TO COUNCIL

Development Committee

June 18, 2013

The following matters were considered by the Development Committee at its meeting held on June 18, 2013. Staff reports are attached for Council's information.

1. Approval in Principle for Proposed Cellular Antenna

Applicant: Bell Mobility
Camrose Drive, Paradise
Watershed (W) Zone

It is recommended that Council grant Approval-in-Principle for the development, subject to the following conditions:

- 1) Submission of the structural analysis, mounting design and construction installation package and details for processing.
- 2) Approvals and subsequent permits from the Town of Paradise.

2. Proposed Expansion to Scotia Centre

Eastport Properties Limited
235 Water Street, Ward 2
Commercial Officer Central (CCO) Zone, Heritage Area 2

It is recommended that Council grant Approval-in-Principle for the development, subject to the following conditions:

- 1) The project meeting all the conditions as determined by the Department of Planning, Development and Engineering.
- 2) The building is constructed in accordance with the Heritage Area 2 guidelines.

- 3) The developer provide to the City's Parks Services Division an acceptable landscape design and art work for the remaining Water Street podium.
- 4) The developer shall meet with staff and discuss other parking options which may be considered by Council under Section 9.2.2(2) (IV)(b)(1) of these Regulations, Off-Street Parking Requirements.



Robert F. Smart
City Manager
Chair – Development Committee

RFS/sba

attachment

MEMORANDUM

Date: June 20, 2013

To: His Worship the Mayor & Members of Council

Re: **Department of Planning File No. 13-00117/B-17-C.16**
Approval-in-Principle for Proposed Cellular Antenna
Applicant: Bell Mobility
Camrose Drive-Paradise
Watershed (W) Zone

An application has been submitted to the Department of Planning requesting Approval-in-Principle for the installation of a cellular antenna on an existing water reservoir on Camrose Drive in Paradise.

While this reservoir is located within and owned by the Town of Paradise, it is also located within the City of St. John's Broad Cove Watershed. All activity within the City's Watershed is regulated by the City Act.

A cellular antenna is a Discretionary use within the Watershed Zone.

Recommendation

Council grant an Approval-in-Principle for the development, subject to the following conditions:

- 1) Submission of the structural analysis, mounting design and construction installation package and details for processing;
- 2) Approvals and subsequent permits from the Town of Paradise.



Robert Smart, City Manager
Chair-Development Committee

/sf

ST. JOHN'S

MEMORANDUM

Date: June 20, 2013

To: His Worship the Mayor and Members of Council

From: Robert Smart, City Manager
Chair-Development Committee

**Re: Planning File No. 13-00122/B-17-W.13
Proposed Expansion to Scotia Centre
Eastport Properties Ltd.
235 Water Street Ward 2
Commercial Officer Central (CCO) Zone-Heritage Area 2**

An application has been submitted by Eastport Properties Ltd to the City requesting Approval-in-Principle to develop an expansion of Scotia Centre. The applicant has advised that the proposed extension will be on the podium deck to the east side of the existing office tower. The expansion will be three (3) storeys in height and create 2,261 square metres of gross floor area. The 200 square metres of podium deck which will remain undeveloped, is located mainly at the rear and west side of the building.

The subject site is located in the (CCO) zone where the maximum height of a building is four (4) storeys and the maximum Floor Area Ratio (FAR) is set at 3.0. The site is also located within MAP F under the St. John's Development Regulations where Additional Building Height, up to ten (10) storeys and Floor Area Ratio (maximum 6.0) is permitted. If developed, the entire building will have a FAR of 4.5. This property is also located in the Heritage 2 Area.

The three (3) storey expansion is within the permitted height and preserves the existing Light Plane as required under Section 11.5 of these Regulations, LIGHT PLANES.

LIGHT PLANES: No Building shall project above a Light Plane of sixty (60E) degrees - at an elevation of 15 m, not exceeding 4 Storeys above Grade - when situated on a Lot Frontage on a Street designated on Map F, Section 3 of these Regulations, and as set out below:

- Water Street - from Prescott Street to Brennan Street, *except for Atlantic Place (1995-06-09)*
- Central Street and John Street
- Prescott Street - from Duckworth Street to Harbour Drive
- Ayre's Cove

The expansion of 2,128 square metres will require the developer to provide one (1) on-site, off-Street parking space for every sixty (60) square metres of Net Floor Area. The total parking required under Section 9.1.2(2)(I) (c) of these Regulations for the development is thirty-six (36) spaces. The applicant

ST. JOHN'S

DEPARTMENT OF PLANNING

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA

intends to provide a cash-in-lieu payment to meet the on-site, off-street parking requirements as part of approval for the development.

Section 9.2.2(2) (IV)(b)(1) of these Regulations state that where requested by the Applicant, Council may permit the following:

Provision of a cash-in-lieu payment in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the applicable Downtown Parking Standard in an amount as established, from time to time, by resolution of Council;

Recommendation

The Development Committee recommends Approval-in-Principle of the development subject to the following conditions:

1. The project meeting all the conditions as determined by the Department of Planning, Development and Engineering.
2. The building is constructed in accordance with the Heritage Area 2 guidelines.
3. The developer provide to the City's Parks Services Division an acceptable landscape design and art work for the remaining Water Street podium.
4. The developer shall meet with staff and discuss other parking options which may be considered by Council under Section 9.2.2(2) (IV)(b)(1) of these Regulations, Off-Street Parking Requirements.



Robert Smart
Chair-Development Committee

MEMORANDUM

Date: June 19, 2013

To: His Worship the Mayor and Members of Council

From: Tanya Haywood, Director of Recreation
Chairperson - Special Events Advisory Committee

Re: Special Events Advisory Recommendation

The following recommendations of the Committee are forwarded to Council for approval in principle subject to any conditions that may be required by the Special Events Advisory Committee:

- 1) **Event:** DDC Movie Nights
Location: Fortis Parking Lot, Solomon's Lane
Date: July 1, 8, 15, 22, and 29
Time: 9:00 - 11:00 pm

This event requires a road closure of Water Street at Clift's - Baird's Cove to Jobs Cove.

- 2) **Event:** Five Hole for Food Charity
Location: George Street
Date: July 3

This event requires the closure of George Street at Adelaide from 2 -8 pm.

- 4) **Event:** Canada Day - Sunrise Ceremony
Location: Signal Hill
Date: July 1

This event requires a road closure of Signal Hill Road from the interpretation Centre to Signal Hill from 3:00 - 8:00 am.

- 5) **Event:** Canada Day Fireworks Celebrations
Location: Quidi Vidi Lake
Date: July 1

This event requires the closures of the Boulevard, Legion Road, Lake Avenue, Lakeview Avenue, Carnell Drive, Clancey Drive; Kings Bridge Road between Empire Avenue and the Boulevard.

The Dog Park and part of the trail will need to be closed at 6:00 pm.

ST. JOHN'S

DEPARTMENT OF ENGINEERING

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Special Events Advisory Committee Recommendations:

- 6) **Event:** Canada Day Official Ceremony and Family Concert
Location: Confederation Hill
Date: July 1

This event requires the road closure of the Prince Phillip Parkway from Portugal Cove Road to Allandale Road from 11:00 am to 6:00 pm.

- 7) **Event:** Drop Zone
Location: Atlantic Place
Date: July 27
Time: 7:00 am – 7:00 pm

This event requires the closure of Ayre's Cove.

- 8) **Event:** Canada's Big Birthday - George Street Association
Location: George Street – Prince Edward Plaza
Date: July 1

This event requires the road closure of George Street from Adelaide Street to Water Street.

- 11) **Event:** St. John's Triathlon
Location: Rotary Park and vicinity
Date: August 4
Time: 6:00 am – 3:00 pm

This event will require the closure of Bennett's Road

- 12) **Event:** Shea Heights Annual Folk Festival
Location: Shea Heights Community Centre and Softball Field
Date: July 20-21

Recommendation:

It is the recommendation of the Committee that Council approve the above noted events, subject to the conditions set out by the Special Events Advisory Committee.

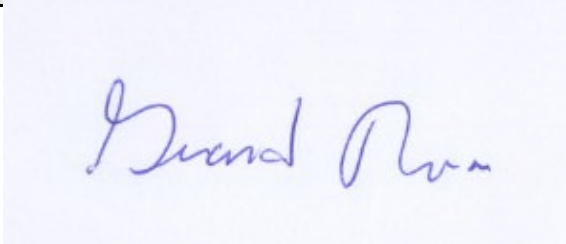
Tanya Haywood, Director of Recreation
Chairperson-Special Events Advisory Committee

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF June 14, 2013 TO June 20, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Rebuild of Townhouse Dwelling	50 Pleasant Street	2	Approved	13-06-14
RES		Building Lot	Heavy Tree Road Adjacent to No. 40	5	Approved	13-06-14
COM		Home Office - Electrical Contractor	15 Lake View Drive	5	Approved	13-06-17
COM	Earle Consulting Ltd.	Commercial Building	30 Eastland Drive	1	Approved	13-06-19
RES	Dept. of Transportation and Works	Building Lot	Brookfield Road (adjacent to No. 228)	5	Approved	13-06-19
RES		Demolition & Rebuild of Dwelling	12 Pine Bud Avenue	4	Approved	13-06-19
RES		Demolition & Rebuild of Dwelling	496 Southside Road	5	Approved	13-06-20

* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.



**Gerard Doran
Development Officer
Department of Planning**

Building Permits List

Council's June 25, 2013 Regular Meeting

Permits Issued: 2013/06/13 To 2013/06/19

Class: Commercial

69 Elizabeth Ave-Suite 203	Co	Office
208 Water St.	Co	Tavern
46a Aberdeen Ave	Ms	Clinic
57 Blackmarsh Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Convenience Store
10 Elizabeth Ave	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Service Shop
391-395 Empire Ave	Ms	Retail Store
324 Frecker Dr	Ms	Convenience Store
140 Freshwater Rd	Ms	Restaurant
9 Hallett Cres	Ms	Retail Store
12-20 Highland Dr	Ms	Retail Store
35 Kelsey Dr	Ms	Restaurant
58 Kenmount Rd	Ms	Office
210 Kenmount Rd	Ms	Retail Store
81 Kenmount Rd	Ms	Retail Store
409 Kenmount Rd	Ms	Commercial Garage
461 Kenmount Rd	Ms	Car Sales Lot
10 Messenger Dr	Ms	Retail Store
110 Mundy Pond Rd	Ms	Church
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
60 O'leary Ave	Ms	Retail Store
52 Pippy Pl	Ms	Retail Store
279 Portugal Cove Rd-Envy Hair	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
45 Ropewalk Lane	Ms	Retail Store
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Restaurant
95a Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
86 Thorburn Rd	Ms	Service Station
88 Thorburn Rd	Ms	Convenience Store
Thorburn Rd	Ms	Retail Store
430 Topsail Rd,Showcase	Sn	Retail Store
446 Topsail Rd	Ms	Service Station
26-34 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Retail Store
192-194 Torbay Rd	Ms	Restaurant
320 Torbay Rd	Ms	Club
430 Torbay Rd	Ms	Tavern
710 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Retail Store
699 Torbay Rd	Ms	Eating Establishment
50 White Rose Dr -Wicker Emp	Sn	Retail Store
193 Water St, Propane	Rn	Hotel
119 Springdale St	Sw	Parking Lot

53-55 Military Rd	Rn	Single Detached Dwelling	
48 Kenmount Rd - Head First	Rn	Service Shop	
22 Austin St	Rn	Office	
73 Kenmount Rd	Sw	Commercial Garage	
			This Week \$ 1,185,380.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

196 Waterford Bridge Rd	Rn	Admin Bldg/Gov/Non-Profit	
			This Week \$ 2,058,000.00

Class: Residential

13 Alice Dr	Nc	Accessory Building
3 Antelope St	Nc	Accessory Building
1203 Blackhead Rd	Nc	Single Detached Dwelling
82 Cape Pine St	Nc	Fence
5a Chapman Cres	Nc	Accessory Building
1 Cornwall Ave	Nc	Patio Deck
119 Doyle St	Nc	Accessory Building
3 Dublin Rd	Nc	Patio Deck
98 Durdle Dr	Nc	Accessory Building
11 Elm Pl	Nc	Fence
4 Glenlonan St	Nc	Fence
5 Goodyear Pl	Nc	Accessory Building
95 Great Eastern Ave, Lot 90	Nc	Single Detached & Sub.Apt
164 Hussey Dr	Nc	Fence
22 Kenai Cres, Lot 187	Nc	Accessory Building
68 Kenai Cres, Lot 209	Nc	Single Detached & Sub.Apt
4 King Edward Pl	Nc	Fence
6 King Edward Pl	Nc	Fence
8 King Edward Pl	Nc	Fence
10 King Edward Pl	Nc	Fence
32 King's Bridge Rd	Nc	Fence
103 Ladysmith Dr-Lot 183	Nc	Single Detached Dwelling
117 Ladysmith Dr, Lot 190	Nc	Single Detached Dwelling
181 Ladysmith Dr, Lot 616	Nc	Single Detached & Sub.Apt
183 Ladysmith Dr, Lot 615	Nc	Single Detached & Sub.Apt
185 Ladysmith Dr, Lot 614	Nc	Single Detached Dwelling
201 Ladysmith Dr, Lot 606	Nc	Single Detached & Sub.Apt
205 Ladysmith Dr, Lot 604	Nc	Single Detached Dwelling
217 Ladysmith Dr, Lot 598	Nc	Single Detached & Sub.Apt
4 Munn Pl	Nc	Fence
22 Oberon St	Nc	Fence
51 Otter Dr	Nc	Fence
50 Petite Forte Dr	Nc	Accessory Building
2 Pluto St	Nc	Fence
10 Reid St	Nc	Accessory Building
40 Rosalind St	Nc	Fence
26 Rostellan Pl	Nc	Single Detached Dwelling
55 Rotary Dr	Nc	Accessory Building
22 Steer St	Nc	Fence
14 Stephen Pl, Unit 1	Nc	Townhousing
14 Stephen Pl, Unit 2	Nc	Townhousing
14 Stephen Pl, Unit 3	Nc	Townhousing

76 Teakwood Dr	Nc	Swimming Pool
47 Teakwood Dr	Nc	Fence
435 1/2 Thorburn Rd	Nc	Fence
49 Tupper St	Nc	Fence
718 Water St	Nc	Fence
31 Druken Cres	Co	Office
51 Bell's Turn	Ex	Single Detached Dwelling
5 Cape Broyle Pl	Ex	Single Detached Dwelling
23 Gower St	Ex	Townhousing
55 Perlin St	Ex	Single Detached Dwelling
5 Ariel Pl	Rn	Single Detached Dwelling
35 Froude Ave	Rn	Townhousing
25-27 Maxse St	Rn	Townhousing
117 Merrymeeting Rd	Rn	Single Detached Dwelling
27 Mullock St	Rn	Apartment Building
68 Pasadena Cres	Rn	Condominium
166 Pleasant St	Rn	Semi-Detached Dwelling
48 Airport Heights Dr	Rn	Single Detached Dwelling
120 Queen's Rd	Rn	Single Detached Dwelling
29a Rankin St	Rn	Single Detached Dwelling
59 Beothuck St	Sw	Single Detached Dwelling
29 Druken Cres	Sw	Single Detached Dwelling
Kelsey Dr - Lot 5	Sw	Vacant Land
99 Lester St	Sw	Single Detached Dwelling
25 Parkhill St, Lot 27	Sw	Single Detached Dwelling

This Week \$ 4,392,135.00

Class: Demolition

150 Blackmarsh Rd	Dm	Single Detached Dwelling
422 Logy Bay Rd	Dm	Industrial Use

This Week \$ 8,500.00

This Week's Total: \$ 7,644,015.00

Repair Permits Issued: 2013/06/13 To 2013/06/19 \$ 179,603.00

43 Springdale Street Sign Rejected Due To Heritage Area Three (3) Sign By-Law.

Legend

Co	Change Of Occupancy	Sn	Sign
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Cc	Chimney Construction
Nc	New Construction	Cd	Chimney Demolition
Oc	Occupant Change	Dv	Development File
Rn	Renovations	Ws	Woodstove
Sw	Site Work	Dm	Demolition
Ti	Tenant Improvements		

Year To Date Comparisons			
	June 25, 2013		
Type	2012	2013	% Variance (+/-)
Commercial	\$130,700,900.00	\$47,800,500.00	-63
Industrial	\$3,600,100.00	\$130,500.00	-96
Government/Institutional	\$12,700,200.00	\$71,200,200.00	461
Residential	\$87,000,900.00	\$70,800,900.00	-19
Repairs	\$2,300,300.00	\$1,800,300.00	-22
Housing Units (1 & 2 Family Dwellings)	306	210	
Total	\$236,302,400.00	\$191,732,400.00	-19

Respectfully Submitted,

David Blackmore, R.P.A.
Deputy City Manager - Planning, Development & Engineering

MEMORANDUM

Weekly Payment Vouchers For The Week Ending June 20, 2013

Payroll

Public Works	\$ 387,970.71
Bi-Weekly Administration	\$ 754,273.82
Bi-Weekly Management	\$ 676,411.66
Bi-Weekly Fire Department	\$ 565,678.12
Accounts Payable	\$2,728,612.66
Total:	\$ 5,112,946.97

ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RJG CONSTRUCTION LIMITED	00054127	REFUND MAINTENANCE SECURITY DEPOSIT	\$1,518.31
HARVEY'S OIL LTD.	00054128	PETROLEUM PRODUCTS	\$456.27
WEIRS CONSTRUCTION LTD.	00054129	REFUND MAINTENANCE SECURITY DEPOSIT	\$1,482.48
PUBLIC SERVICE CREDIT UNION	00054130	PAYROLL DEDUCTIONS	\$6,671.88
RECEIVER GENERAL FOR CANADA	00054131	PAYROLL DEDUCTIONS	\$129,209.56
RECEIVER GENERAL FOR CANADA	00054132	PAYROLL DEDUCTIONS	\$4,837.62
O'KEEFE, DENNIS	00054133	TRAVEL ADVANCE	\$207.00
BISHOP, ROBERT	00054134	TRAVEL REIMBURSEMENT	\$2,123.21
GRIFFITHS, GARETH	00054135	TRAVEL REIMBURSEMENT	\$906.88
DARLENE SHARPE	00054136	CLEANING SERVICES	\$600.00
PYRAMID CONSTRUCTION LIMITED	00054137	PROGRESS PAYMENTS	\$112,467.97
CROWN CONTRACTING INC.,	00054138	PROGRESS PAYMENTS	\$37,377.64
INFINITY CONSTRUCTION	00054139	PROGRESS PAYMENTS	\$16,950.00
NEWFOUNDLAND POWER	00054140	ELECTRICAL SERVICES	\$5,135.25
BELL ALIANT	00054141	TELEPHONE SERVICES	\$374.93
PYRAMID CONSTRUCTION LIMITED	00054142	PROGRESS PAYMENTS	\$598,399.14
THE STEP FIDDLERS	00054143	HONORARIUM	\$500.00
MONICA DOMINGUEZ	00054144	HONORARIUM	\$100.00
FAIRTAX RECOVERY CONSULTANTS	00054145	PROFESSIONAL SERVICES	\$76,977.08
GERRY SMITH	00054146	HONORARIUM	\$100.00
WALSH, BERNADETTE	00054147	REIMBURSEMENT REFRESHMENTS	\$56.48
DWYER, MIKE	00054148	TRAVEL ADVANCE	\$1,054.00
SHARON FITZPATRICK	00054149	COURT OF APPEAL REFUND	\$60.00
JOANNE COLLINS	00054150	COURT OF APPEAL REFUND	\$60.00
JAMES AND WANDA FLYNN	00054151	COURT OF APPEAL REFUND	\$60.00
JACK AND CAROL GUINEY	00054152	COURT OF APPEAL REFUND	\$60.00
JOHN AND GEORGINA DOWNTON	00054153	COURT OF APPEAL REFUND	\$60.00
ACKLANDS-GRAINGER	00054154	INDUSTRIAL SUPPLIES	\$129.95
AFONSO GROUP LIMITED	00054155	SEWER INSPECTIONS	\$5,650.00
ACTION TRUCK CAP & ACCESSORIES	00054156	REPAIR PARTS	\$22.23
RUBY LUMBER LTD.	00054157	LUMBER	\$394.68
THE WINDOW SHOP	00054158	WINDOW REPAIR	\$663.31
ATLANTIC OFFSHORE MEDICAL SERV	00054159	MEDICAL SERVICES	\$1,271.25
AVALON FORD SALES LTD.	00054160	AUTO PARTS	\$512.41
BABB LOCK & SAFE CO. LTD	00054161	PROFESSIONAL SERVICES	\$180.80
E TUCKER AND SONS LTD.	00054162	PROFESSIONAL SERVICES	\$254.25
DYNA ENGINEERING LTD	00054163	PROFESSIONAL SERVICES	\$613.03
MIGHTY WHITES LAUNDROMAT	00054164	LAUNDRY SERVICES	\$96.39
COSTCO WHOLESALE	00054165	MISCELLANEOUS SUPPLIES	\$757.03
FEDERAL EXPRESS CANADA LTD.	00054166	COURIER SERVICES	\$2,000.00
KELLOWAY CONSTRUCTION LIMITED	00054167	CLEANING SERVICES	\$5,275.95

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RDM INDUSTRIAL LTD.	00054168	INDUSTRIAL SUPPLIES	\$504.56
BAKER FLOORING CONTRACTS LTD.	00054169	SUPPLY/INSTALL FLOORING	\$5,634.14
NEWFOUNDLAND EXCHEQUER ACCOUNT	00054170	LEGAL CLAIM	\$100.00
LIGHTING & TRAFFIC SYSTEMS LTD	00054171	TRAFFIC CONTROLS	\$18,764.71
HERCULES SLR INC.	00054172	REPAIR PARTS	\$902.38
BATTLEFIELD EQUIP. RENTAL CORP	00054173	REPAIR PARTS	\$2,774.36
DOMINION STORES 924	00054174	MISCELLANEOUS SUPPLIES	\$248.29
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00054175	STATIONERY & OFFICE SUPPLIES	\$603.72
BELL CANADA	00054176	EQUIPMENT/SOFTWARE CHARGES	\$343.52
GRAND CONCOURSE AUTHORITY	00054177	MAINTENANCE CONTRACTS	\$79,256.31
STANLEY CANADA CORPORATION	00054178	REPAIR PARTS	\$361.61
BEST DISPENSERS LTD.	00054179	SANITARY SUPPLIES	\$2,096.42
ROCKWATER PROFESSIONAL PRODUCT	00054180	CHEMICALS	\$3,877.19
NOIA	00054181	LUNCHEON	\$85.88
FORBES STREET HOLDINGS LTD	00054182	REFURBISH VACANT UNIT	\$10,300.74
GRAPHIC ARTS & SIGN SHOP LIMITED	00054183	SIGNAGE	\$426.69
ROYAL CANADIAN LEGION NEWFOUNDLAND & LAB. COM	00054184	BATTLE OF THE ATLANTIC WREATH COVERING	\$42.00
BARNES/BOWMAN DISTRIBUTION	00054185	REPAIR PARTS	\$1,965.01
ROCK CONSTRUCTION CO LTD	00054186	REFUND MAINTENANCE SECURITY DEPOSIT	\$2,000.00
SPLASHABLES INC	00054187	RECREATION SUPPLIES	\$440.53
BRENKIR INDUSTRIAL SUPPLIES	00054188	PROTECTIVE CLOTHING	\$3,324.40
FARRELL'S EXCAVATING LTD.	00054189	ROAD GRAVEL	\$749.53
OFFICEMAX GRAND & TOY	00054190	OFFICE SUPPLIES	\$736.53
BDI CANADA INC	00054191	REPAIR PARTS	\$397.99
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00054192	STATIONERY & OFFICE SUPPLIES	\$296.99
BUTLER'S SAND & STONE CO. LTD.	00054193	SAND/STONE	\$344.09
TRIWARE TECHNOLOGIES INC.	00054194	COMPUTER EQUIPMENT	\$1,626.07
CHESTER DAWE CANADA - O'LEARY AVE	00054195	BUILDING SUPPLIES	\$1,436.89
AEARO CANADA LIMITED	00054196	PRESCRIPTION SAFETY GLASSES	\$196.20
ANNEX PUBLISHING & PRINTING	00054197	PUBLICATIONS	\$462.74
CONTINENTAL MARBLE INDUSTRIES LTD	00054198	BUILDING SUPPLIES	\$1,484.82
AIR LIQUIDE CANADA INC.	00054199	CHEMICALS AND WELDING PRODUCTS	\$2,684.66
HISCOCK'S SPRING SERVICE	00054200	WATER	\$43.39
DAVE CARROLL	00054201	BAILIFF SERVICES	\$114.00
ROGERS CABLE	00054202	INTERNET SERVICES	\$22.26
NORTRAX CANADA INC.,	00054203	REPAIR PARTS	\$3,357.28
BEATTIE INDUSTRIAL	00054204	REPAIR PARTS	\$133.09
NEWFOUNDLAND GLASS & SERVICE	00054205	GLASS INSTALLATION	\$393.24
ROLEY CONSTRUCTION LTD.	00054206	RENTAL OF EQUIPMENT	\$542.40
MAC TOOLS	00054207	TOOLS	\$202.93
CITY SAND AND GRAVEL LTD.	00054208	ROAD GRAVEL	\$392.11

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ALLAN MURPHY'S MOBILE WELDING SERVICES	00054209	REPAIRS TO EQUIPMENT	\$1,356.00
JOE JOHNSON EQUIPMENT INC.	00054210	REPAIR PARTS	\$428.74
NORTH ATLANTIC SUPPLIES INC.	00054211	REPAIR PARTS	\$82.49
KENT	00054212	BUILDING SUPPLIES	\$1,084.60
KENT BUILDING SUPPLIES	00054213	BUILDING SUPPLIES	\$2,577.27
CLEARWATER POOLS LTD.	00054214	POOL SUPPLIES	\$451.06
BRAEMAR PEST CONTROL SERVICES	00054215	PEST CONTROL	\$113.00
CANADIAN RED CROSS	00054216	SWIMMING CERTIFICATE	\$84.75
DULUX PAINTS	00054217	PAINT SUPPLIES	\$1,683.91
PF COLLINS CUSTOMS BROKER LTD	00054218	DUTY AND TAXES	\$387.28
PETER'S AUTO WORKS INC.	00054219	TOWING OF VEHICLES	\$937.90
CONSTRUCTION SIGNS LTD.	00054220	SIGNAGE	\$4,855.61
THE IDEA FACTORY	00054221	PRINTER SERVICES	\$966.04
SCOTT WINSOR ENTERPRISES INC.,	00054222	REMOVAL OF GARBAGE & DEBRIS	\$169.50
COUNTER CORNER LTD.	00054223	BUILDING SUPPLIES	\$884.91
MASK SECURITY INC.	00054224	TRAFFIC CONTROL	\$13,589.37
MAXXAM ANALYTICS INC.,	00054225	WATER PURIFICATION SUPPLIES	\$5,369.77
CRANE SUPPLY LTD.	00054226	PLUMBING SUPPLIES	\$590.51
JAMES G CRAWFORD LTD.	00054227	PLUMBING SUPPLIES	\$1,016.29
SHU-PAK EQUIPMENT INC.	00054228	REPAIR PARTS	\$2,238.76
CROSBIE INDUSTRIAL SERVICE LTD	00054229	PROFESSIONAL SERVICES	\$42,769.14
THOMAS GLASS INCORPORATED	00054230	GLASS INSTALLATION	\$310.75
HARTY'S INDUSTRIES	00054231	STEEL FLAT BAR	\$282.50
CUMMINS EASTERN CANADA LP	00054232	REPAIR PARTS	\$1,532.24
CURTIS DAWE	00054233	PROFESSIONAL SERVICES	\$608.51
CHESTER DAWE CANADA - TOPSAIL RD	00054234	BUILDING SUPPLIES	\$305.10
CHESTER DAWE CANADA - TORBAY RD	00054235	BUILDING SUPPLIES	\$293.51
CRAWFORD & COMPANY CANADA INC	00054236	ADJUSTING FEES	\$1,232.00
CABOT READY MIX LIMITED	00054237	DISPOSAL OF USED CONCRETE	\$445.93
AVENSYS	00054238	REPAIR PARTS	\$1,474.65
DICKS & COMPANY LIMITED	00054239	OFFICE SUPPLIES	\$775.24
H. KHALILI PH.D. & ASSOCIATES	00054240	PROFESSIONAL SERVICES	\$300.00
NEWFOUNDLAND CAMERA	00054241	CAMERA	\$225.99
WAJAX POWER SYSTEMS	00054242	REPAIR PARTS	\$803.23
KPMG	00054243	CONSULTING SERVICES	\$21,272.25
ATLANTIC HOSE & FITTINGS	00054244	RUBBER HOSE	\$364.02
DOMINION RECYCLING LTD.	00054245	PIPE	\$445.34
THYSSENKRUPP ELEVATOR	00054246	ELEVATOR MAINTENANCE	\$141.25
RUSSEL METALS INC.	00054247	METALS	\$1,855.46
CANADIAN TIRE CORP.-ELIZABETH AVE.	00054248	MISCELLANEOUS SUPPLIES	\$884.39
CANADIAN TIRE CORP.-MERCHANT DR.	00054249	MISCELLANEOUS SUPPLIES	\$209.92

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN TIRE CORP.-KELSEY DR.	00054250	MISCELLANEOUS SUPPLIES	\$132.04
JAMES R EALES EQUIP RENTAL LTD	00054251	RENTAL OF EQUIPMENT	\$813.60
EAST CHEM INC.	00054252	CHEMICALS	\$29,994.99
EASTERN MEDICAL SUPPLIES	00054253	MEDICAL SUPPLIES	\$180.96
EMCO SUPPLY	00054254	REPAIR PARTS	\$852.22
EM PLASTIC & ELECTRIC PROD LTD	00054255	REPAIR PARTS	\$254.25
THE TELEGRAM	00054256	ADVERTISING	\$10,595.15
EXECUTIVE COFFEE SERVICES LTD.	00054257	COFFEE SUPPLIES	\$335.30
FACTORY FOOTWEAR OUTLET LTD.	00054258	PROTECTIVE FOOTWEAR	\$124.24
HOME DEPOT OF CANADA INC.	00054259	BUILDING SUPPLIES	\$1,426.22
DOMINION STORE 935	00054260	MISCELLANEOUS SUPPLIES	\$47.04
NL EMPLOYERS' COUNCIL	00054261	REGISTRATION FEES	\$220.35
EMERGENCY REPAIR LIMITED	00054262	AUTO PARTS AND LABOUR	\$10,585.20
MEDICALMART NEWFOUNDLAND & LABRADOR	00054263	MEDICAL SUPPLIES	\$150.86
EXECUTIVE TAXI LIMITED	00054264	TRANSPORTATION SERVICES	\$1,336.79
ITSPORTSNET-A PRODUCT OF ITOLOGY.COM LTD.	00054265	RECREATION SUPPLIES	\$3,571.84
FUN "N" FAST 1986 LTD.	00054266	REPAIR PARTS	\$67.78
GAZE SEED COMPANY 1987 LTD.	00054267	GARDENING SUPPLIES	\$359.00
PRINCESS AUTO	00054268	MISCELLANEOUS ITEMS	\$289.14
IMPACT SIGNS AND GRAPHICS	00054269	SIGNAGE	\$180.80
MILLENNIUM EXPRESS	00054270	COURIER SERVICES	\$777.16
VESSEL SERVICES	00054271	RAISE & LOWER FLAGS MAY 8TH	\$113.00
COASTLINE SPECIALTIES	00054272	PROFESSIONAL SERVICES	\$502.85
GREENWOOD SERVICES INC.	00054273	OPEN SPACE MAINTENANCE	\$19,892.14
SIMPLEX GRINNELL	00054274	PROFESSIONAL SERVICES	\$1,210.50
PROVINCIAL FENCE PRODUCTS	00054275	FENCING MATERIALS	\$1,492.73
ELSTER METERING	00054276	REPAIR PARTS	\$294.76
PENNEY'S HOLDINGS LIMITED	00054277	PROFESSIONAL SERVICES	\$254.25
PETTY HARBOUR CANVAS CO. LTD.	00054278	PROFESSIONAL SERVICES	\$858.80
DOMINION STORES 934	00054279	MISCELLANEOUS SUPPLIES	\$193.84
STARGARDEN GROUP	00054280	PROFESSIONAL SERVICES	\$791.00
SCOPE MEDIA INC.	00054281	ADVERTISING	\$890.44
CASE ATLANTIC	00054282	REPAIR PARTS	\$252.11
SERVICE PLUS INC.	00054283	RENTAL OF EQUIPMENT	\$949.20
KEITH W. BUSSEY EXCAVATING LTD	00054284	RENTAL OF EQUIPMENT	\$3,001.28
HARRIS & ROOME SUPPLY LIMITED	00054285	ELECTRICAL SUPPLIES	\$403.64
HARVEY & COMPANY LIMITED	00054286	REPAIR PARTS	\$4,266.34
HARVEY'S OIL LTD.	00054287	PETROLEUM PRODUCTS	\$81,756.80
MS GOVERN	00054288	PROFESSIONAL SERVICES	\$86,594.44
COFFEE & COMPANY	00054289	REFRESHMENTS	\$126.27
HEATING PRODUCT 1978 LTD.	00054290	STEAM COILS	\$244.65

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN LINEN & UNIFORM	00054291	MAT RENTALS	\$120.17
BRENNTAG CANADA INC	00054292	CHLORINE	\$57,881.99
PRACTICAR CAR & TRUCK RENTALS	00054293	VEHICLE RENTAL	\$4,535.82
GRAYMONT (NB) INC.,	00054294	HYDRATED LIME	\$18,745.03
GLOBAL KNOWLEDGE NETWORK (CANADA) INC.	00054295	REGISTRATION FEES	\$310.75
A TASTE OF CLASS INC	00054296	LUNCHEON	\$3,245.51
BELL DISTRIBUTION INC.,	00054297	CELL PHONES & ACCESSORIES	\$158.03
CANCELLED	00054298	CANCELLED	\$0.00
KNIGHTSBRIDGE ROBERTSON SURRETTE	00054299	CONSULTING SERVICES	\$14,125.00
HOLDEN'S TRANSPORT LTD.	00054300	RENTAL OF EQUIPMENT	\$1,864.50
HONDA ONE	00054301	REPAIR PARTS	\$72.46
RSQMAN	00054302	ENGRAVED TAGS	\$865.50
CUTTING EDGE EQUIPMENT RENTALS INC.,	00054303	RENTAL OF EQUIPMENT	\$2,134.90
DISTRIBUTION BRUNET INC.,	00054304	REPAIR PARTS	\$743.81
SPORTCHEK-ABERDEEN DRIVE	00054305	CLOTHING ALLOWANCE	\$101.69
SCOTIA RECYCLING (NL) LIMITED	00054306	REPAIR PARTS	\$151,259.49
IRC NEWFOUNDLAND LTD.	00054307	REPAIR PARTS	\$317.16
SPARTAN INDUSTRIAL MARINE	00054308	SAFETY SUPPLIES	\$162.72
IMPRINT SPECIALTY PROMOTIONS LTD	00054309	PROMOTIONAL ITEMS	\$155.94
ONX ENTERPRISE SOLUTIONS LIMITED	00054310	SOFTWARE RENEWAL	\$6,225.49
UMBRELLA SECURITY	00054311	ALARM MONITORING	\$3,254.40
PRINTER TECH SOLUTIONS INC.,	00054312	REPAIRS TO EQUIPMENT	\$1,007.29
THE STEVENS COMPANY	00054313	VETERINARY SUPPLIES	\$135.49
CDMV	00054314	VETERINARY SUPPLIES	\$406.39
CHRISTOPHER'S CAFE & CATERING	00054315	CATERING SERVICES	\$106.20
HOME APPLIANCE REPAIR LTD.	00054316	REPAIRS TO APPLIANCES	\$1,874.98
YMCA OF NORTHEAST AVALON	00054317	REAL PROGRAM	\$66.00
DBI-GARBAGE COLLECTION REMOVAL LTD.	00054318	GARBAGE COLLECTION	\$1,641.95
SOFTCHOICE CORPORATION	00054319	PROFESSIONAL SERVICES	\$16,272.00
KAVANAGH & ASSOCIATES	00054320	PROFESSIONAL SERVICES	\$12,985.55
KENT BUILDING SUPPLIES	00054321	BUILDING SUPPLIES	\$1,253.63
GARDA	00054322	SECURITY SERVICES	\$60,679.37
ATLANTICA MECHANICAL SERVICES	00054323	PROFESSIONAL SERVICES	\$5,591.82
HALIFAX SEED	00054324	GARDENING SUPPLIES	\$1,977.50
KERR CONTROLS LTD.	00054325	INDUSTRIAL SUPPLIES	\$1,546.25
KING'S PLUMBING & HEATING LTD.	00054326	PLUMBING SUPPLIES	\$23,998.92
MARK'S WORK WEARHOUSE	00054327	PROTECTIVE CLOTHING	\$655.46
JT MARTIN & SONS LTD.	00054328	HARDWARE SUPPLIES	\$55.09
MARTIN'S FIRE SAFETY LTD.	00054329	SAFETY SUPPLIES	\$1,073.50
MCLOUGHLAN SUPPLIES LTD.	00054330	ELECTRICAL SUPPLIES	\$155.94
MEMORIAL UNIVERSITY OF NFLD.	00054331	EMPLOYEE TRAINING	\$480.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MIKAN INC.	00054332	LABORATORY SUPPLIES	\$199.34
MODERN BUSINESS EQUIPMENT LTD.	00054333	LEASING OF EQUIPMENT	\$66.78
MODERN PAVING LTD.	00054334	ASPHALT	\$11,356.33
WAJAX INDUSTRIAL COMPONENTS	00054335	REPAIR PARTS	\$506.06
NU-WAY EQUIPMENT RENTALS	00054336	RENTAL OF EQUIPMENT	\$12,532.83
NEWFOUNDLAND DISTRIBUTORS LTD.	00054337	INDUSTRIAL SUPPLIES	\$750.40
NFLD KUBOTA LTD.	00054338	REPAIR PARTS	\$102.54
RECREATION NFLD & LABRADOR	00054339	POOL INSPECTION LOGBOOKS	\$320.00
BELL ALIANT	00054340	TELEPHONE SERVICES	\$249.60
NORTH ATLANTIC PETROLEUM	00054341	PETROLEUM PRODUCTS	\$44,454.83
ORNAMENTAL CONCRETE LTD.	00054342	CONCRETE/CEMENT	\$214.19
PENNECON ENERGY HYDRAULIC SYSTEMS	00054343	REPAIR PARTS	\$527.71
PBA INDUSTRIAL SUPPLIES LTD.	00054344	INDUSTRIAL SUPPLIES	\$530.18
THE HUB	00054345	BUSINESS CARDS	\$67.80
J & J SEARCHING SERVICES	00054346	MECHANIC LIEN SEARCH	\$141.25
PITNEY BOWES OF CANADA LIMITED	00054347	OFFICE SUPPLIES	\$281.37
POLAR CONSTRUCTION LIMITED	00054348	TOPSOIL	\$56.50
POWERLITE ELECTRIC LTD.	00054349	ELECTRICAL PARTS	\$209.05
K & D PRATT LTD.	00054350	REPAIR PARTS AND CHEMICALS	\$2,642.51
PROFESSIONAL UNIFORMS & MATS INC.	00054351	PROTECTIVE CLOTHING	\$252.54
PROVINCIAL WOODPRODUCTS LTD.	00054352	BUILDING MATERIALS	\$61.97
PUROLATOR COURIER	00054353	COURIER SERVICES	\$33.66
REPROGRAPHICS LTD.	00054354	TONER CARTRIDGES	\$110.53
RIDEOUT TOOL & MACHINE INC.	00054355	TOOLS	\$226.00
ROYAL FREIGHTLINER LTD	00054356	REFUND TENDER DEPOSIT	\$23,699.88
LIFESAVING SOCIETY NFLD & LAB.	00054357	AQUATIC RECERTIFICATION	\$35.00
S & S SUPPLY LTD. CROSSTOWN RENTALS	00054358	REPAIR PARTS	\$1,642.94
ST. JOHN'S PORT AUTHORITY	00054359	1ST PAYMENT HARBOR FENCE	\$42,573.82
ST. JOHN'S VETERINARY HOSPITAL	00054360	PROFESSIONAL SERVICES	\$1,371.33
BIG ERICS INC	00054361	SANITARY SUPPLIES	\$127.52
SAUNDERS EQUIPMENT LIMITED	00054362	REPAIR PARTS	\$1,051.18
SANSOM EQUIPMENT LTD.	00054363	REPAIR PARTS	\$17.13
CHANDLER	00054364	PROMOTIONAL ITEMS	\$451.55
STATE CHEMICAL LTD.	00054365	CHEMICALS	\$83.43
SUPERIOR OFFICE INTERIORS LTD.	00054366	OFFICE SUPPLIES	\$107.35
SUPERIOR PROPANE INC.	00054367	PROPANE	\$136.83
TRACTION DIV OF UAP	00054368	REPAIR PARTS	\$1,269.09
K & D PRATT INSTRUMENTATION	00054369	REPAIR PARTS	\$791.00
TULKS GLASS & KEY SHOP LTD.	00054370	PROFESSIONAL SERVICES	\$110.75
URBAN CONTRACTING JJ WALSH LTD	00054371	PROPERTY REPAIRS	\$1,028.30
WATERWORKS SUPPLIES DIV OF EMCO LTD	00054372	REPAIR PARTS	\$9,268.39

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WINDCO ENTERPRISES LTD.	00054373	PROFESSIONAL SERVICES	\$2,073.56
WAL-MART 3092-KELSEY DRIVE	00054374	MISCELLANEOUS SUPPLIES	\$1,185.28
XEROX CANADA LTEE	00054375	RENTAL OF PHOTOCOPIER	\$1,076.86
IMAGE 4 PRINTING & DESIGN INC	00054376	OFFICE SUPPLIES	\$159.33
ELTON, DOUG	00054377	REAL PROGRAM	\$474.60
DR. T.G. HOGAN	00054378	MEDICAL EXAMINATION	\$20.00
ST. TERESA'S PARISH HALL	00054379	RENTAL OF HALL	\$150.00
LANCASTER HOUSE	00054380	AUDIO MP3: MEDICAL EXAMS	\$185.00
TITFORD, JUNE	00054381	PROGRAM INSTRUCTOR	\$251.65
IDANCE INC.	00054382	REAL PROGRAM	\$300.00
DAWE, PAUL	00054383	HONORARIUM	\$100.00
NEW WORLD THEATRE PROJECT	00054384	REFUND BUSINESS OCCUPANCY	\$468.12
CANCELLED	00054385	CANCELLED	\$0.00
THE HERITAGE SHOP	00054386	PROMOTIONAL ITEMS	\$192.39
FUSION DANCE STUDIO	00054387	REAL PROGRAM	\$1,100.00
QUAICOE, LLOYDETTA	00054388	PERFORMANCE FOR CANADA DAY	\$150.00
CENTSIBLE LTD. AND CARSTAR COLLISION CENTRE	00054389	LEGAL CLAIM	\$2,832.42
KELLY'S PUB CANADIANS JR. FAST PITCH TEAM	00054390	TRAVEL ASSISTANCE GRANT	\$400.00
BARBARA MARTIN	00054391	REFUND RECREATION PROGRAM	\$20.00
SONNY'S DRUM STUDIO	00054392	REAL PROGRAM	\$513.00
THE ARTIST'S WORKSHOP INC.	00054393	PICTURE	\$298.32
TOM DAWE	00054394	PROFESSIONAL SERVICES	\$2,500.00
BELL MOBILITY INC. RADIO DIVISION	00054395	MAINTENANCE CHARGES & REPAIRS	\$5,159.62
THE MUSE PUBLICATIONS INC.	00054396	ADVERTISING	\$2,260.00
BRISTOW MOYSE LAWYERS	00054397	REFUND COMPLIANCE LETTER	\$150.00
HUNGRY HEART CAFE	00054398	REFRESHMENTS	\$1,949.75
STAPLES THE BUSINESS DEPOT - KELSEY DR	00054399	OFFICE SUPPLIES	\$287.11
KING WILLIAM DEVELOPMENTS LIMITED	00054400	REFUND OVERPAYMENT OF TAXES	\$243.00
STAMP, JERRY	00054401	HONORARIUM	\$200.00
D'ENTREMONT, DAVE	00054402	INSTRUCTOR FEES	\$90.65
PRIOR, ALLISON	00054403	INSTRUCTOR FEES	\$163.17
ELITE TAE KWON DO ACADEMY INC.	00054404	REAL PROGRAM	\$281.63
A HOLDING PLACE	00054405	COUNSELING SERVICES	\$441.85
METROPOLITAN UNITED FOOTBALL CLUB	00054406	REAL PROGRAM	\$300.00
DR. SHEILAGH MCGRATH	00054407	MEDICAL EXAMINATION	\$20.00
JEFF MARSHALL	00054408	INSTRUCTOR FEES	\$334.80
A & R SERVICES	00054409	LEGAL CLAIM	\$135.60
HYNES, PETER	00054410	INSTRUCTOR FEES	\$271.95
SOBEYS ROPEWALK LANE	00054411	MISCELLANEOUS SUPPLIES	\$404.14
MUSICA DELL 'ISOLA SCHOOL OF MUSIC	00054412	REAL PROGRAM	\$600.00
WATER RESOURCES MANAGEMENT DIVISION	00054413	EXAM FEES	\$150.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ALIVE ADVENTURES	00054414	YOUTH PROGRAM	\$226.00
ACUREN GROUP INC.	00054415	PROFESSIONAL SERVICES	\$416.97
MADONNA LIEN	00054416	REFUND RECREATION PROGRAM	\$130.00
GOODLAND, SHERRY	00054417	REFUND RECREATION PROGRAM	\$250.00
ABDULJABAR, RASHA	00054418	REFUND RECREATION PROGRAM	\$130.00
FITZGERALD, SCOTT	00054419	REFUND RECREATION PROGRAM	\$130.00
CURRAN, VERNON	00054420	REFUND RECREATION PROGRAM	\$130.00
KENNEDY, CHRISTINA	00054421	REFUND RECREATION PROGRAM	\$130.00
BROTHERS, BRIAN	00054422	REFUND RECREATION PROGRAM	\$130.00
WHITTEN, DIANE	00054423	REFUND RECREATION PROGRAM	\$130.00
COWAN HEIGHTS YOUTH BASKETBALL GIRLS U14	00054424	TRAVEL ASSISTANCE GRANT	\$400.00
BESSO, NATHANIEL	00054425	TRAVEL ASSISTANCE GRANT	\$250.00
SNELLEN, HANS	00054426	REFUND WATER OFF/ON	\$50.00
WARD, PAM	00054427	REFUND SEWER DIG	\$500.00
K & C LANDSCAPING	00054428	LEGAL CLAIM	\$1,316.45
TRUCK RITE FREIGHT SYSTEMS	00054429	REFUND OVERPAYMENT OF TAXES	\$64.67
SUMMIT MOTORS INC.	00054430	REFUND OVERPAYMENT OF TAXES	\$205.19
JORDAN ELIZABETH STEAD	00054431	REFUND OVERPAYMENT OF TAXES	\$562.80
RAYMOND STURGE	00054432	REFUND OVERPAYMENT OF TAXES	\$771.57
KATHY UNGER	00054433	INSTRUCTOR FEES	\$271.95
PATRICK & LUCY FLEMING & INTERLOCK BY DESIGN	00054434	LEGAL CLAIM	\$2,260.00
PAUL DUNNE CONTRACTING	00054435	REFUND MAINTENANCE SECURITY DEPOSIT	\$2,000.00
ROBERT WELLS	00054436	MEDIATOR'S FEE	\$1,836.25
JAMIE KIELEY	00054437	REFUND RECREATION PROGRAM	\$130.00
DONALD FITZPATRICK	00054438	REFUND RECREATION PROGRAM	\$364.00
MARILYN PIKE	00054439	REFUND RECREATION PROGRAM	\$260.00
CHARLES THIBAUT	00054440	REFUND RECREATION PROGRAM	\$130.00
DENISE SNOW	00054441	REFUND RECREATION PROGRAM	\$130.00
TODD PINKSEN	00054442	REFUND RECREATION PROGRAM	\$130.00
SAM ROBERTS	00054443	REFUND SEPTIC DEPOSIT	\$500.00
PAUL & MARY COLBOURNE	00054444	REFUND OVERPAYMENT OF TAXES	\$858.24
KATJA JANSSEN	00054445	REFUND OVERPAYMENT OF TAXES	\$212.93
TONY MURRAY	00054446	HONORARIUM	\$200.00
SIOCHANA	00054447	PERFORMANCE FOR CANADA DAY	\$1,000.00
THE NAVIGATORS MUSIC INC.	00054448	PERFORMANCE FOR CANADA DAY	\$847.50
THE ST. PAT'S DANCERS	00054449	PERFORMANCE FOR CANADA DAY	\$200.00
LEELAND WAREHAM	00054450	PERFORMANCE FOR CANADA DAY	\$1,000.00
BISHOP, ROBERT	00054451	REIMBURSEMENT INTERNET FEES	\$244.37
MARTIN, JANET	00054452	REFUND COFFEE SUPPLIES	\$13.98
ARNS, BONNIE	00054453	REIMBURSEMENT FOR BOOK	\$41.23
OAKLEY, KIMBERLEY	00054454	VEHICLE BUSINESS INSURANCE	\$250.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LUCAS, GREG	00054455	CLOTHING ALLOWANCE	\$207.88
STURGE, RANDY	00054456	MILEAGE	\$15.58
PARKS, RICHARD	00054457	VEHICLE BUSINESS INSURANCE	\$370.00
CAREW, RANDY	00054458	REIMBURSEMENT INTERNET FEES	\$55.57
HUNT, EDMUND	00054459	MILEAGE - CROSSING GUARD PROGRAM	\$182.76
DEBBIE JANES	00054460	SMOKING CESSATION PROGRAM	\$173.38
COLE, JENNIFER	00054461	MILEAGE - CROSSING GUARD PROGRAM	\$214.44
WINSOR, R. DIANE	00054462	VEHICLE BUSINESS INSURANCE	\$80.00
PENNEY, LISA	00054463	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
STRAIT, MARIE	00054464	MILEAGE - CROSSING GUARD PROGRAM	\$93.46
RYAN, LEANN	00054465	MILEAGE	\$108.01
MURPHY, ROBYN	00054466	MILEAGE	\$54.34
SHEA FRANCIS	00054467	MILEAGE	\$18.55
FOWLER, TINA	00054468	MILEAGE	\$68.99
JANES, SEAN	00054469	INSTITUTE OF INTERNAL AUDITORS MEMBERSHIP	\$132.44
LINDA PENNEY	00054470	SMOKING CESSATION PROGRAM	\$25.18
ROCHE, WAYNE	00054471	FOOTWEAR ALLOWANCE	\$112.99
RALPH, SUSAN	00054472	CUTA CONFERENCE REFRESHMENTS	\$22.79
EVERSON, MELANIE	00054473	MILEAGE - CROSSING GUARD PROGRAM	\$97.91
BENNETT, GLENN	00054474	MILEAGE - CROSSING GUARD PROGRAM	\$278.00
KINSELLA, PAULA	00054475	MILEAGE - CROSSING GUARD PROGRAM	\$125.84
ADAM HILL	00054476	VEHICLE BUSINESS INSURANCE	\$318.30
WAL-MART 3196-ABERDEEN AVE.	00054477	MISCELLANEOUS SUPPLIES	\$300.39
PINNACLE OFFICE SOLUTIONS LTD	00054478	PHOTOCOPIES	\$91.15
VOKEY'S JANITORIAL SERVICE	00054479	JANITORIAL SERVICES	\$169.50
BOULDER PUBLISHING	00054480	ADVERTISING	\$75.41
THE TELEGRAM	00054481	ADVERTISING	\$3,380.63
EDUFUN INC.	00054482	PROMOTIONAL MATERIALS	\$405.99
LA BREA INT'L INC.	00054483	PROMOTIONAL MATERIALS	\$105.26
BALTIC AMBER LIMITED	00054484	PROMOTIONAL MATERIALS	\$1,321.87
JOHNSON INVESTMENTS INC.	00054485	PROFESSIONAL SERVICES	\$518.24
NEWFOUND DISPOSAL SYSTEMS LTD.	00054486	DISPOSAL SERVICES	\$169.15
ORKIN CANADA	00054487	PEST CONTROL	\$112.44
SKYLINE DISPLAYS	00054488	DISPLAYS	\$265.55
MONT LINGARD	00054489	PROMOTIONAL MATERIALS	\$554.40
GORDON BARNES	00054490	PROFESSIONAL SERVICES	\$2,400.00
PUBLIC SERVICE CREDIT UNION	00054491	PAYROLL DEDUCTIONS	\$9,390.02
YOUNG, CORALIE	00054492	REIMBURSEMENT INTERNET FEES	\$374.93
BARFITT, ANGELA	00054493	REIMBURSEMENT FOR COURSE	\$90.40
MULLETT, CHERYL	00054494	TRAVEL REIMBURSEMENT	\$41.00
BRUCE PEARCE	00054495	PROFESSIONAL SERVICES	\$542.67

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HISCOCK RENTALS & SALES INC.	00054496	HARDWARE SUPPLIES	\$277.64
MACMORRAN COMMUNITY CENTRE	00054497	COMMUNITY GRANT	\$507.51
HISCOCK RENTALS & SALES INC.	00054498	HARDWARE SUPPLIES	\$832.74
MACMORRAN COMMUNITY CENTRE	00054499	COMMUNITY GRANT	\$4,092.49
AMERICAN WATER WORKS ASSOC.	0000000629	BOOKS AND DVD	\$579.96
WATEROUS COMPANY	0000000630	REPAIR PARTS	\$648.30
BORN AVIATION PRODUCTS INC.	0000000631	PROMOTIONAL MATERIALS	\$593.56
CAREW SERVICES LTD.	00054500	PROGRESS PAYMENT	\$6,673.65
MAGNA CONTRACTING & MANAGEMENT	00054501	PROGRESS PAYMENT	\$208,521.35
BARACO-ATLANTIC CORPORATION	00054502	PROGRESS PAYMENT	\$323,266.85
PARTS FOR TRUCKS INC.	00054503	REPAIR PARTS	\$2,657.92
NEWFOUNDLAND POWER	00054504	ELECTRICAL SERVICES	\$5,075.18

TOTAL: \$2,728,612.66

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to amend the St. John's Mobile Vending By-Law so as to remove the provision allowing for the use of portable generators and remove the restriction on mobile vending in the vicinity of the St. John's Port Authority restaurants.

DATED at St. John's, NL this day of , 2013.

COUNCILLOR

**Ratification
E-Poll, June 18, 2013
Reception – Run on the Rock Participants**

	Yes	No
Mayor Dennis O’Keefe	X	
Deputy Mayor Shannie Duff	X	
Councillor Sheilagh O’Leary	X	
Councillor Tom Hann	X	
Councillor Sandy Hickman	X	
Councillor Gerry Colbert	X	
Councillor Danny Breen	X	
Councillor Frank Galgay	X	
Councillor Bruce Tilley	X	
Councillor Debbie Hanlon	X	
Councillor Wally Collins	X	

MEMORANDUM

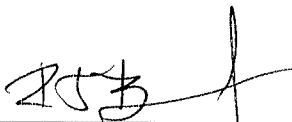
Date: June 20, 2013
To: Mayor and Members of Council
From: Robert J. Bursey, City Solicitor
Re: **Former Right-of-Way between 101 & 103 New Cove Road**

The above noted land was offered for sale to the two abutting property owners, subject to the sewer easement.

The property owner at 101 New Cove Road wants to purchase but the owner of 103 New Cove Road does not.

I recommend that this land be sold at a rate of \$2.50 per square foot (approximately \$3,700.00) plus HST and administration costs.

I request that this matter be brought before Council at the next Regular Meeting.



Robert J. Bursey, LL.B.
City Solicitor

ST. JOHN'S

LEGAL DEPARTMENT

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

MEMORANDUM

Date: June 20, 2013
To: Mayor and Members of Council
From: Robert J. Bursey, City Solicitor
Re: **484 Empire Avenue**

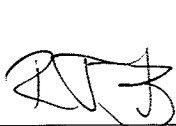
The owner of 484 Empire Avenue plans to remove an existing dwelling and construct a new one. Prior to this occurring some issues with respect to land need to be resolved.

The City owns a strip of land between the front of the property and a shed which the property owner would like to purchase.

The owner would also like the City to Quit Claim a portion of this land where the existing dwelling is sitting. Nobody other than the City would have any interest in it so the Quit Claim should resolve this problem.

I recommend that the City sell its land at a rate of \$2.50 per square foot (\$2,717.00) and execute a Quit Claim Deed for the land occupied by the property owners. The Deeds are attached for execution.

I request that this matter be brought before Council at the next Regular Meeting.



Robert J. Bursey, LL.B.
City Solicitor

Attachments

ST. JOHN'S

LEGAL DEPARTMENT

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

THIS INDENTURE made at the City of St. John's, in the Province of Newfoundland and Labrador, Canada, this _____ day of _____, 2013

BETWEEN:

CITY OF ST. JOHN'S, a body corporate, duly incorporated under the City of St. John's Act, RSNL 1990, Chapter C-17, as amended

(hereinafter called the "Vendor")

OF THE ONE PART

AND:

DEBORAH A. QUILTY, of the City of St. John's, in the Province of Newfoundland and Labrador

(hereinafter called the "Purchaser")

OF THE OTHER PART

WHEREAS the Vendor is the owner of the land and premises hereinafter more particularly described;

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the same for the consideration hereinafter appearing;

NOW THIS INDENTURE WITNESSETH that for and in consideration of the Two Thousand Seven Hundred and Seventeen Dollars (\$2,717.00) paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof on the part of the Vendor is hereby acknowledged) the Vendor as beneficial owner hereby sells, assigns, transfer and conveys unto the Purchaser **ALL THAT** piece or parcel of land described in the Schedule "A" annexed hereto, which said Schedule shall form part and parcel of these presents **TOGETHER WITH** all buildings and erections thereon **TO HOLD** the same unto the Purchaser, **her** successors, and assigns forever.

IN WITNESS WHEREOF the Vendor has caused these presents to be executed in accordance with its rules and regulations the day and year first before written.

THE CORPORATE SEAL of the City of St. John's was hereunto affixed in the presence of:

MAYOR

WITNESS

CITY CLERK

SCHEDULE " A "

484 Empire Avenue- Parcel 2

ALL THAT piece or parcel of land situate and being on Empire Avenue in the City of St. John's in the Electoral District of St. John's West for the Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a point in the old northern limit of Empire Avenue said point having North American Datum 1983 Three Degree Transverse Mercator Projection coordinates of North 5,268,121.430 meters and East 323,867.129 meters;

Thence running by land of Robert Harding, as registered in roll 1302 frame 241 in the Registry of Deeds, south 47° 19' 00" east a distance of 6.254 meters;

Thence running along the northern limit of Empire Avenue, 15.24 meters wide, south 41° 28' 33" west a distance of 15.906 meters;

Thence running by land of the City of St. John's north 56° 06' 17" west a distance of 6.161 meters;

Thence running by Parcel 1, north 40° 58' 56" east a distance of 16.851 meters, more or less, to the point of beginning.

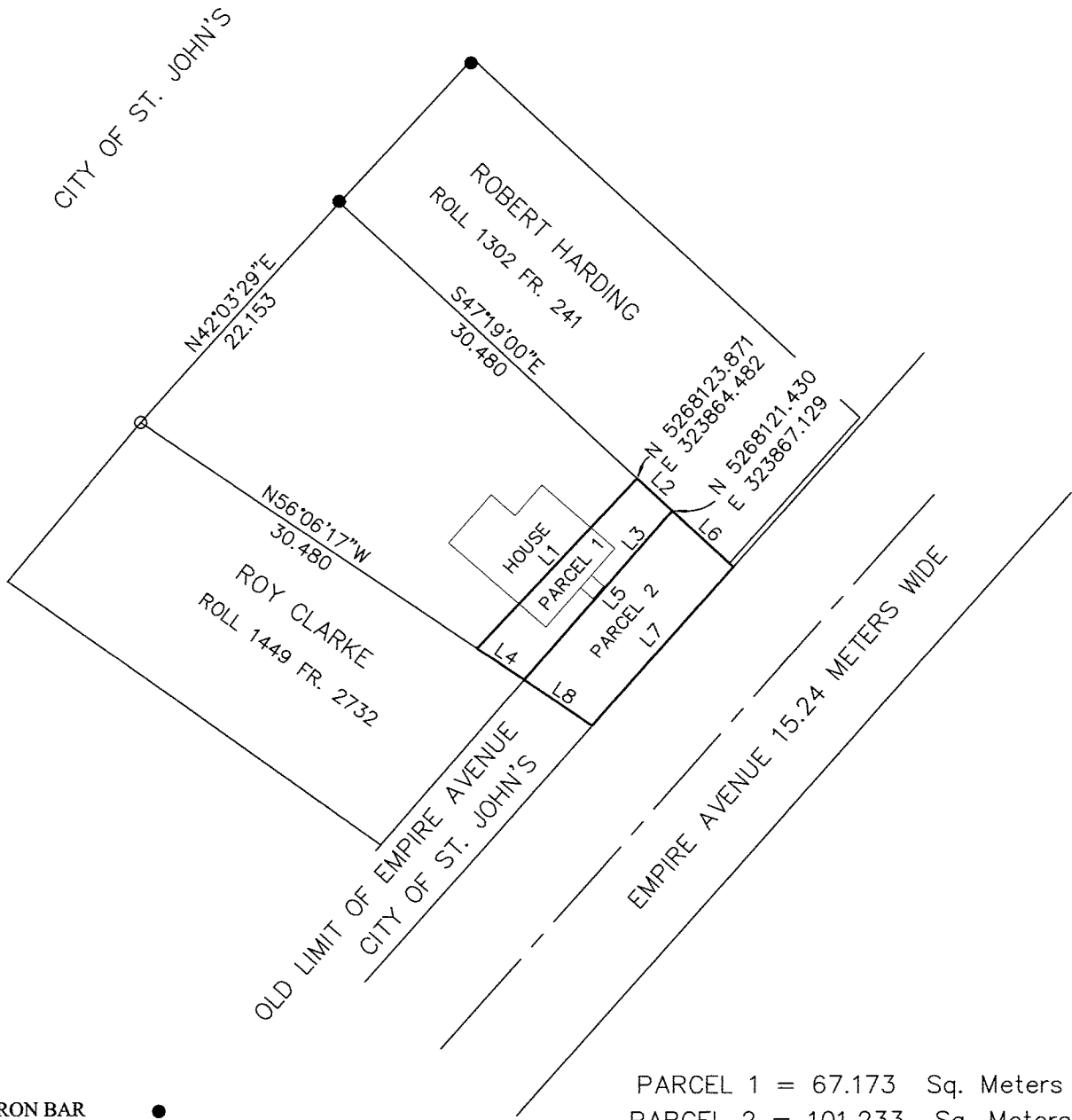
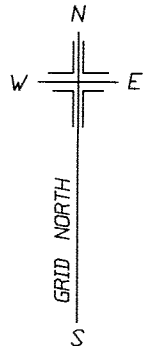
The said parcel contains an area of 101.233 square meters, more or less;

All bearings are referred to the meridian of fifty three degrees west longitude of the Three Degree Transverse Mercator Projection.(NAD 83)

June 3, 2013.



NUM	BEARING	DISTANCE
L1	N43°03'48"E	17.496
L2	S47°19'00"E	3.601
L3	S40°58'56"W	16.851
L4	N56°06'17"W	4.267
L5	N40°58'56"E	16.851
L6	S47°19'00"E	6.254
L7	S41°28'33"W	15.906
L8	N56°06'17"W	6.161



Fib FOUND IRON BAR ●
 Fib PLACED IRON BAR ○

PARCEL 1 = 67.173 Sq. Meters
 PARCEL 2 = 101.233 Sq. Meters

REFERENCE MONUMENTS (NAD83)
 80G2207 N 5 267 652.183 E 323 861.264
 80G2215 N 5 267 839.906 E 324 021.365
 SCALE FACTOR = 0.999888

PAUL BENNETT, NEWFOUNDLAND LAND SURVEYOR, 2013
 UNAUTHORIZED USE, ALTERATION OR REPRODUCTION OF THIS
 SURVEYORS LEGAL SURVEY PLAN IS PROHIBITED BY
 LAW AS OUTLINED IN THE COPYRIGHT ACT. HOWEVER, USE AND
 REPRODUCTION THEREOF BY OR ON BEHALF OF THE PERSON TO
 WHOM THIS SURVEY WAS PREPARED, IS PERMITTED, PROVIDED
 THAT NO ALTERATION WHATSOEVER ARE MADE THERETO.



PAUL BENNETT NEWFOUNDLAND LAND SURVEYOR 10 CHANTERELLE DR., C.B.S. NEWFOUNDLAND A1W 4E8	
SURVEYORS LEGAL SURVEY PLAN	
PARCELS 1 & 2 484 EMPIRE AVENUE ST. JOHN'S NEWFOUNDLAND AND LABRADOR	
	SURVEY BY: P B DRAWN BY: P B DATE: JUNE 3, 2013 FILE: 484 EMPIRE_ 1&2 SCALE: 1 : 500

THIS INDENTURE made at St. John's, in the Province of Newfoundland and Labrador, this _____ day of _____, 2013.

BETWEEN:

CITY OF ST. JOHN'S, a body corporate, duly incorporated under the City of St. John's Act, RSNL 1990, c.C-17, as amended

(hereinafter called the "Vendor")

OF THE FIRST PART

AND:

DEBORAH A. QUILTY, of the City of St. John's, in the Province of Newfoundland and Labrador

(hereinafter called the "Purchaser")

OF THE OTHER PART

WHEREAS the Vendor has agreed to quit claim, release and convey all its right, title and interest in and to the property hereinafter more particularly described unto the Purchaser herein for the consideration hereinafter appearing;

NOW THEREFORE THIS INDENTURE WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt and sufficiency of which sum is hereby acknowledged) the Vendor hereby sells, assigns, grants, conveys, releases and quit claims unto the Purchaser all its right, title and interest in and to **ALL THAT** piece or parcel of land described in Schedule "A" hereto annexed, which Schedule "A" shall form part and parcel of these presents **TOGETHER WITH** all buildings and erections thereon, **TO HOLD** the same unto the Purchaser absolutely and forever.

IN WITNESS WHEREOF the Vendor has caused these presents to be executed in accordance with its rules and regulations the day and year first before written.

THE CORPORATE SEAL of the City of St. John's was hereunto affixed in the presence of:

MAYOR

WITNESS

CITY CLERK

SCHEDULE "A"

484 Empire Avenue- Parcel 1

ALL THAT piece or parcel of land situate and being on Empire Avenue in the City of St. John's in the Electoral District of St. John's West for the Province of Newfoundland and Labrador, abutted and bounded as follows, that is to say:

Beginning at a point near the old northern limit of Empire Avenue said point having North American Datum 1983 Three Degree Transverse Mercator Projection coordinates of North 5,268,123.871 meters and East 323,864.482 meters;

Thence running by land of Robert Harding, as registered in roll 1302 frame 241 in the Registry of Deeds, south 47° 19' 00" east a distance of 3.601 meters;

Thence running along the said older northern limit of Empire Avenue south 40° 58' 56" west a distance of 16.851 meters;

Thence running by land of Roy Clarke, as registered in roll 1449 frame 2732 in the Registry of Deeds, north 56° 06' 17" west a distance of 4.267 meters;

Thence running by land of John Joseph Lake, as described in volume 4049 pages 504-507 at the Registry of Deeds, north 43° 03' 48" east a distance of 17.496 meters, more or less, to the point of beginning.

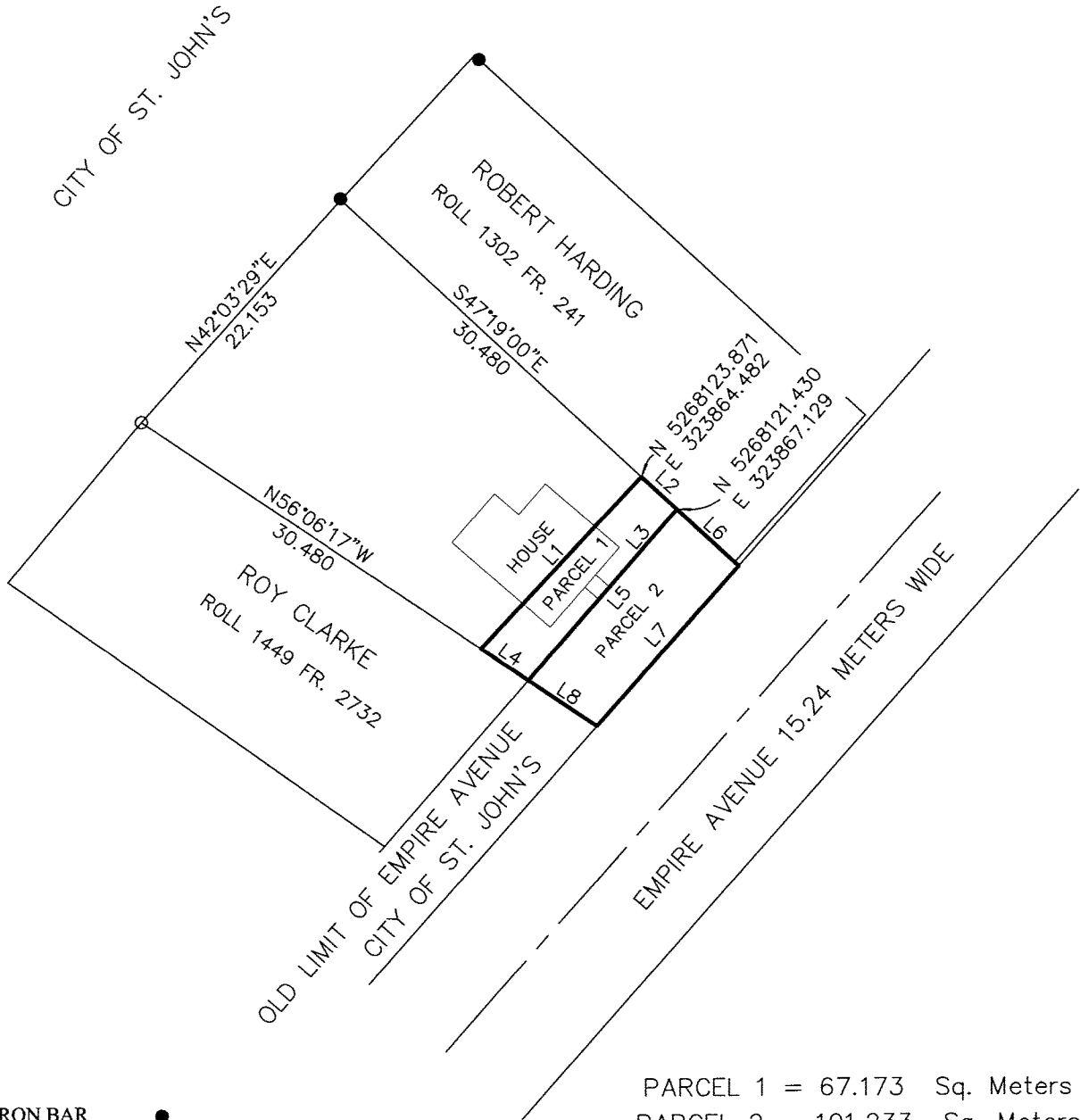
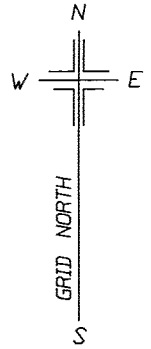
The said parcel contains an area of 67.173 square meters, more or less;

All bearings are referred to the meridian of fifty three degrees west longitude of the Three Degree Transverse Mercator Projection.(NAD 83)

June 3, 2013.



NUM	BEARING	DISTANCE
L1	N43°03'48"E	17.496
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L4	N56°06'17"W	4.267
L5	N40°58'56"E	16.851
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L7	S41°28'33"W	15.906
L8	N56°06'17"W	6.161



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PARCEL 1 = 67.173 Sq. Meters
 PARCEL 2 = 101.233 Sq. Meters

REFERENCE MONUMENTS (NAD83)
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 SCALE FACTOR = 0.999888

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PAUL BENNETT
 NEWFOUNDLAND LAND SURVEYOR
 10 CHANTERELLE DR., C.B.S. NEWFOUNDLAND A1W 4E8

SURVEYORS LEGAL SURVEY PLAN

PARCELS 1 & 2
 484 EMPIRE AVENUE
 ST. JOHN'S
 NEWFOUNDLAND AND LABRADOR

SURVEY BY: P B
 DRAWN BY: P B
 DATE: JUNE 3, 2013
 FILE: 484 EMPIRE_ 1&2
 SCALE: 1 : 500