

**AGENDA
REGULAR MEETING**

**MARCH 10th, 2014
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

March 7, 2014

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 **Monday, March 10, 2014 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 **3:00 p.m.**

By Order

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
MARCH 10th, 2014
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 (March 3rd, 2013)**
4. **Business Arising from the Minutes**
 - A. **Included in the Agenda**
 1. Memorandum dated March 3, 2014 from the Chief Municipal Planner
St. John's Urban Regional Plan Amendment Number 10, 2013
St. John's Municipal Plan Amendment Number 113, 2013 and
St. John's Development Regulations Amendment Number 567, 2013
Re: Proposed Expansion to Existing Quarry Site
East White Hills Road (**Ward 1**)
Applicant: Capital Ready-Mix Ltd.
 - B. **Other Matters**
5. **Notices Published**
 1. **An extension to a Non-Conforming Use Application** has been submitted by Southwest Properties requesting permission to construct an extension to Signal Hill Gate, the extended stay rental suites located at **22 St. Joseph's Lane**. The proposed extension to the building will be two storeys and would add sixteen units. On-site parking will accommodate forty-seven vehicles, seventeen of these will be located in the basement level of the proposed development. (**Ward 2**)
Seven submissions
 2. **A Discretionary Use Application** has been submitted to operate a Car Sales Lot at **255 Bay Bulls Road**. The proposed business will occupy 5.2 m² within the subject building and the applicant will be the sole employee. On-site parking will be provided for the business. Hours of operation will be Monday to Saturday, from 9 a.m. to 5 p.m. (**Ward 5**)
6. **Public Hearings**
7. **Committee Reports**
 - a. Development Committee Report dated March 4, 2014
 - b. Community Services & Housing Standing Committee Report dated March 3rd, 2014
8. **Resolutions**
11. **Development Permits List**

- 12. Building Permits List**
- 13. Requisitions, Payrolls and Accounts**
- 14. Tenders**
 - a. Tender – Spencer Street Demolition
- 15. Notices of Motion, Written Questions and Petitions**
- 16. Other Business**
 - a. Snow Clearing Report
 - 1. Correspondence from the Mayor’s Office**
 - 2. Items Added by Motion**
- 17. Adjournment**

March 3rd, 2014

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

His Worship the Mayor presided.

There were present also: Deputy Mayor Ellsworth, Councillors Hann, Hickman, Lane, Puddister, Breen, Galgay, Tilley, Davis and Collins.

City Manager; Deputy City Manager Corporate Services & City Clerk; Deputy City Manager, Public Works; Deputy City Manager, Planning, Development & Engineering; Deputy City Manager, Community Services; Deputy City Manager Financial Management; Director of Engineering; Chief Municipal Planner; City Solicitor; and Manager, Corporate Secretariat, were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-03-03/99R

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

Adoption of Minutes

SJMC2014-03-03/100R

**It was decided on motion of Councillor Breen; seconded by Councillor Hann:
That the minutes of February 27th, 2014 be adopted as presented.**

Business Arising

**Application to Rezone Property Situate at "1 Bergeron Place"
(Bergeron Place & Groves Road)**

Under business arising, Council considered a memorandum dated February 24, 2014 from the Chief Municipal Planner regarding the above noted.

SJMC2014-03-03/101R

It was moved by Councillor Davis; seconded by Councillor Tilley: That the following Resolutions for St. John’s Municipal Plan Amendment Number 122, 2013 and St. John’s Development Regulations Amendment Number 593, 2013 be adopted, which will then be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendments:

**RESOLUTION
ST. JOHN’S MUNICIPAL PLAN
AMENDMENT NUMBER 122, 2013**

WHEREAS the City of St. John’s wishes to allow development of a single detached house on a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place [Parcel ID # 400394].

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 that is situated in the area of the corner of Groves Road and Bergeron Place from the Rural (RUR) District to the Residential Low Density (RLD) District, as more specifically shown on the 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 3rd day of March, 2014.

Mayor

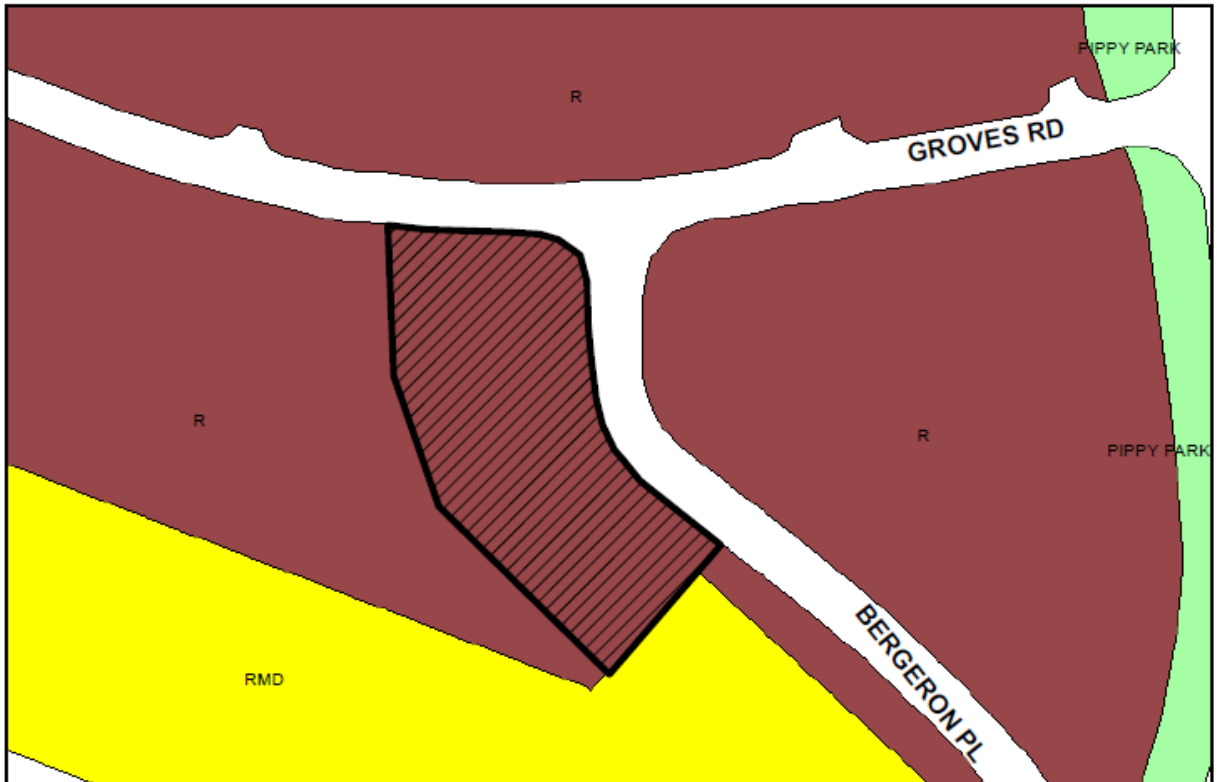
MCIP
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

3 February 2014

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 122, 2013
[Map III-1A]**

2013 12 02 SCALE: 1:750
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (R) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

BERGERON PLACE AT GROVES ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 593, 2013**

WHEREAS the City of St. John's wishes to allow development of a single detached house on a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place [Parcel ID # 400394].

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 that is situated in the area of the corner of Groves Road and Bergeron Place from Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone, as more specifically shown on the 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 3rd day of March, **2014**.

Mayor

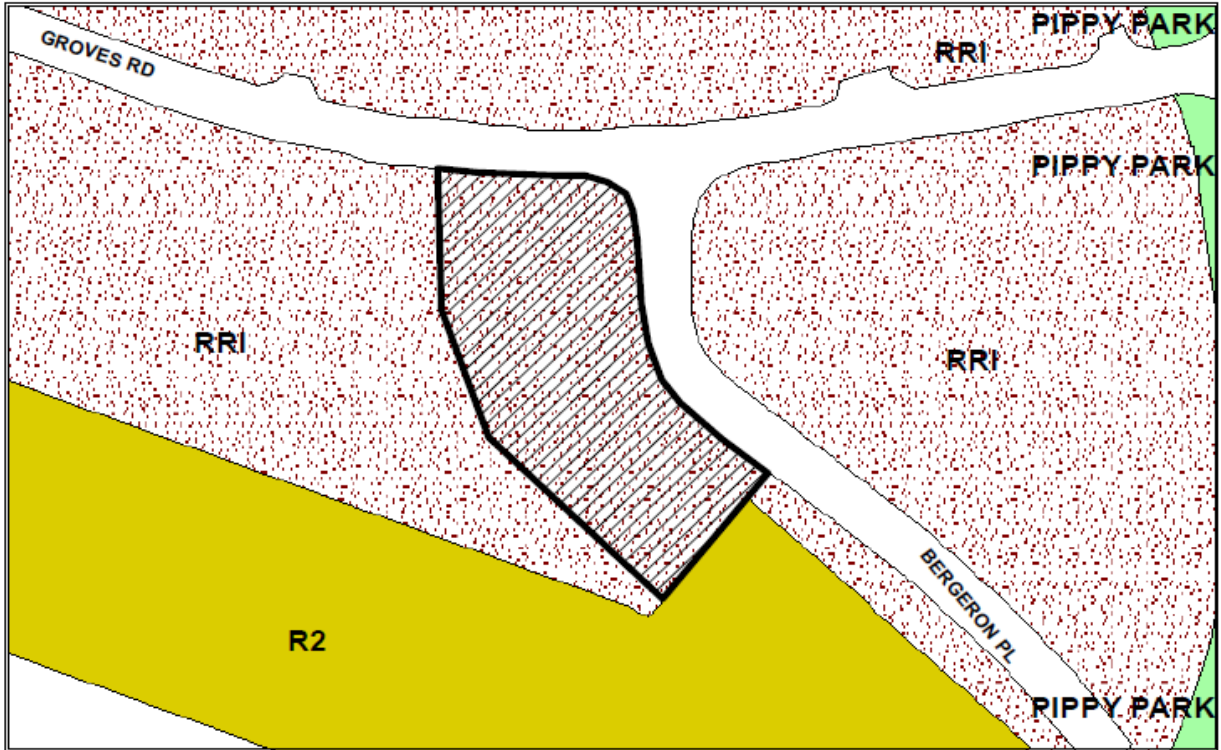
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I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

3 February 2014

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 593, 2013
[Map Z-1A]**

2013 12 02 SCALE: 1:750
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

BERGERON PLACE AT GROVES ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

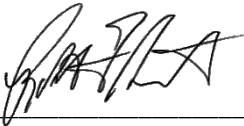
Committee Reports

Development Committee Report dated January 28, 2014

Council considered the following Development Committee Report dated February 25, 2014:

1. **Planning & Development File No. DEV1400039
Proposed Demolition and Reconstruction of Accessory Building
Civic No. 1320 Portugal Cove Road - Town of Portugal Cove – St. Philip’s
Windsor Lake Watershed
Applicant: Aaron Stacey**
-

Council approve the application for a 30m² accessory building pursuant to Section 106 (2) (a) of the City of St. John’s Act.



Robert F. Smart, City Manager
Chair – Development Committee

SJMC2014-03-03/102R

It was moved by Councillor Hann; seconded by Deputy Mayor Ellsworth: That the Committee’s recommendation be approved.

The motion being put was unanimously carried.

Planning & Development Standing Committee Report dated February 18, 2014

Council considered the following Planning & Development Standing Committee Report dated February 18, 2014:

- In Attendance:** Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Sandy Hickman
Councillor Dave Lane
Councillor Bernard Davis
Councillor Jonathan Galgay

Robert Smart, City Manager
Jason Sinyard, Director, Planning and Development
Ken O'Brien, Chief Municipal Planner
Garreth Griffiths, Manager of Real Estate Services
Sylvester Crocker, Manager – Technical Services
Judy Powell, General Manager, Metrobus
Maureen Harvey, Recording Secretary

Also present from The Telegram was Dan MacEachern

1. Wireless facilities (telecom towers); Revisions to the draft siting protocol

The Committee considered a memorandum from the Chief Municipal Planner dated February 17, 2014. The memo referenced the public meeting held on December 3, 2013 wherein input and concerns were put forward. On the basis of the outcome of that meeting, a number of revisions are proposed as follows:

- a. Defining Wireless Facilities - The original draft dealt with broadcast antenna structures, cellular towers, and other equipment (mounted on the ground or on a rooftop or other structure). It is recommended that the protocol also include private antenna systems such as for Ham Radio and Citizen Band (CB) Radio where the antenna is mounted on a tower. It would exclude private antennas that are mounted on other structures (such as a chimney or the side of a house).
- b. Changes to Federal Regulations for Wireless Facilities – in early February, Federal Industry Minister, James Moore, announced that wireless companies must consult with communities when building cellphone towers, regardless of their height. This change removes the regulation that allowed a tower to be built without full consultation if it was less than 15 metres tall. Wording of the protocol will be amended to reflect this change.
- c. Buffer Distance – The original protocol suggested a minimum 200 metre buffer from a residential zone, an apartment zone, a school property, or a recreational facility. Staff is recommending no particular buffer distance but rather that each application be evaluated on its merits. While it is preferred not to have towers near the zones mentioned, if the City rejects most or all applications, a telecom company could appeal to Industry Canada to override the City's decision, leaving the City with no recourse as to suitable locations.
- d. The City's Preference for Co-Location and Preferred Locations – The earlier draft discussed co-location (where a new wireless facility uses an existing tower, perhaps owned by another company). Staff recommends emphasizing this and setting out preferred locations (industrial and commercial areas) in a new section in the draft protocol.

Recommendation

The Committee recommends that Council approve the attached Siting Protocol for Wireless Facilities in the City of St. John's as prepared on February 17, 2014.

2. Fire Safety Alternatives for Upper Floors of Downtown Buildings

Sylvester Crocker, Manager of Technical Services delivered a presentation supporting the recommendations put forth by RJ Bartlett Engineering Ltd. in relation to development of upper floors of downtown buildings and fire safety alternatives. These recommendations are supported by the Heritage Advisory Committee and are in concert with the City's Roadmap 2021: A Strategic Economic Plan for St. John's.

Recommendation

The Committee recommends acceptance of the report by RJ Bartlett Engineering Limited entitled "*Fire Safety Alternatives for Mixed Occupancies with Upper Storey Development Downtown St. John's*" and that the recommendations contained therein be implemented accordingly.

The Committee further recommends that with Council's approval of these recommendations the Department of Strategy and Engagement develop a communications strategy to promote the revised business process.

Councillor Tom Hann
Chairperson

SJMC2014-03-03/103R

**It was moved by Councillor Hann; seconded by Councillor Hickman:
That the Committee's recommendations be approved.**

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following weekly development permits list for the period February 20, 2014 to February 26, 2014:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF February 20, 2014 TO February 26, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Pardy's Waste Management	Waste Water Treatment Facility	30 Kyle Avenue		Approved	14-02-24
RES		Proposed Residential Dwelling	75 Doyle's Road	5	Approved	14-02-25

<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 – March 03, 2014

SJMC2014-03-03/104R

It was moved by Councillor Puddister; seconded by Councillor Collins: That the recommendation of the Director of Planning and Development with respect to the following building permits, be approved:

**Building Permits List
Council's March 03, 2014 Regular Meeting**

Permits Issued: 2014/02/20 To 2014/02/26

CLASS: COMMERCIAL

255 BAY BULLS RD	CO RETAIL STORE
44 CROSBIE RD	CO CLUB
168 WATER ST - DEL SOL	CR RETAIL STORE

AVALON MALL- KEARNEY'S	SN	RETAIL STORE
20 PEET ST	MS	CAR SALES LOT
134 CASEY ST	RN	SEMI-DETACHED DWELLING
216 WATER ST	CR	TAVERN
22 ST. JOSEPH'S LANE - LOBBY	RN	CONDOMINIUM
181 MUNDY POND RD, 2ND FLOOR	RN	MIXED USE
240 WATER ST, NL CREDIT UNION	RN	OFFICE
61A PATRICK ST	RN	LODGING HOUSE
334 WATER ST	RN	RESTAURANT
121 KELSEY DRIVE, LOT 4/BLDG D	SW	PARKING LOT
48 KENMOUNT RD, URBAN PLANET	RN	RETAIL STORE

THIS WEEK \$ 1,055,221.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

37 FOX AVE	NC	PATIO DECK
34 FRESHWATER RD, UNIT 3	NC	TOWNHOUSING
53 KENAI CRES	NC	FENCE
5 LEGACY PL LOT 39	NC	SINGLE DETACHED & SUB.APT
7 LEGACY PL LOT 38	NC	SINGLE DETACHED & SUB.APT
387 BACK LINE	CO	HOME OFFICE
15 CEDARHURST PL	EX	SINGLE DETACHED DWELLING
80 BLUE PUTTEE DR	RN	SINGLE DETACHED DWELLING
18 BYRON ST	RN	SINGLE DETACHED DWELLING
5 CABOT ST	RN	SINGLE DETACHED DWELLING
9-11 CAMPBELL AVE	RN	TOWNHOUSING
166 DUCKWORTH ST	RN	RETAIL STORE
2 DUKE ST	RN	SINGLE DETACHED & SUB.APT
624 EMPIRE AVE	RN	SINGLE DETACHED DWELLING
3 FIRST AVE	RN	SINGLE DETACHED DWELLING
20 SPRUCEDALE DR	RN	SINGLE DETACHED DWELLING

THIS WEEK \$ 957,000.00

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK'S TOTAL: \$ 2,012,221.00

REPAIR PERMITS ISSUED: 2014/02/20 TO 2014/02/26 \$ 19,000.00

28 Summer Street Your application for a third residential unit is rejected as contrary to Section 10.5.1 and 10.5.2 of the City of St. John's 1994 Development Regulations.

LEGEND

CO	CHANGE OF OCCUPANCY	SN	SIGN
CR	CHNG OF OCC/RENOVTNS	SW	SITE WORK
NC	NEW CONSTRUCTION	EX	EXTENSION
RN	RENOVATIONS	DM	DEMOLITION
MS	MOBILE SIGN		

YEAR TO DATE COMPARISONS			
March 3, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$30,800,500.00	\$10,700,200.00	-65
Industrial	\$25,000.00	\$0.00	0
Government/Institutional	\$53,000,000.00	\$42,400,400.00	-2
Residential	\$13,900,700.00	\$19,400,700.00	40
Repairs	\$177,700.00	\$300,500.00	69
Housing Units (1 & 2 Family Dwellings)	38	19	
TOTAL	\$97,903,900.00	\$72,801,800.00	-26

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

Payrolls and Accounts

SJMC2014-03-03/105R

It was decided on motion of Councillor Puddister; seconded by Councillor Collins: That the following Payrolls and Accounts for the week ending February 26, 2014 be approved:

**Weekly Payment Vouchers
For The
Week Ending February 26, 2014**

Payroll

Public Works	\$ 509,724.97
Bi-Weekly Administration	\$ 750,401.86
Bi-Weekly Management	\$ 710,256.02
Bi-Weekly Fire Department	\$ 627,208.98
Accounts Payable	\$5,095,246.54
Total:	\$7,692,833.37

Tenders

- a. **Engineering Consulting Services
Water Transmission Main Replacement
Allandale Road/Bonaventure Avenue/Mayor Avenue – Phases 2,3 & 4**

SJMC2014-03-03/106R

It was decided on motion of Councillor Puddister; seconded by Councillor Collins: That the recommendation of the Director of Engineering be approved and the RFP awarded as follows:

- a. **Kendall Engineering Ltd. @ \$701,786.50 (HST included)**

Petitions

Councillor Breen tabled a petition the prayer of which reads as follows:

“We, the residents of the North East land Assembly of the City of St. John’s hereby petition the City Council of St. John’s to totally reject the Discretionary Use Application submitted by Leo Bruce to use his residence at 11 Parsons Place to operate a commercial enterprise namely an Audio Post Production and Voice-over Studio.”

Councillor Breen noted that the application has since been withdrawn.

Snow Clearing Report

Council considered as information the snow clearing report for the period January 1 to February 28, 2014, showing a negative variance of \$654,071.00

Economic Update, March 2014

Councillor Tilley presented the highlights of the Economic Update for March 2014.

Deputy Mayor Ellsworth

Deputy Mayor Ellsworth advised that both he and Councillor Davis have had some consultation with members of the Larkhall Academy Council concerning the volume of traffic in this school zone. He noted that one of the options being looked at is a Kids and Ride Drop Off and hopefully with the assistance of staff a solution will be found to alleviate the traffic issue. Deputy Mayor Ellsworth noted that as soon as the “ground work” has been done the matter will be brought forward to the Police and Traffic Committee for discussion.

Deputy Mayor Ellsworth alluded to recent stories concerning renters living in substandard housing, and encouraged those individuals to avail of the City’s 311 service since the City does have some mechanisms in place to deal with landlords who are not compliant.

Councillor Puddister

Councillor Puddister updated Council on his attendance last week at a meeting of the Mayor’s Advisory Committee on Prevention of Crime, chaired by Ms. Marie Ryan. He noted that the Committee intends to meet on a monthly basis and based on discussions at the first meeting it will be a very active committee.

Councillor Puddister alluded to the recent tragic passing of Lorretta Saunders, a young aboriginal woman from Goosebay, NL, and asked that His Worship the Mayor on behalf of Council write a letter of condolence to her family.

Councillor Puddister asked that His Worship the Mayor on behalf of Council forward a letter to Mr. Ryan Cleary, MP, St. John's South-Mount Pearl in support of his initiative to call on the federal government to launch a national inquiry on missing and murdered aboriginal women.

Councillor Breen

Councillor Breen asked the status on the start up of construction of sidewalks on Logy Bay Road and was advised by staff that it is anticipated that the project will proceed in June.

Councillor Galgay

Councillor Galgay advised that as a follow-up to discussion concerning the Quidi Vidi Village parking issue, the Quidi Vidi Neighborhood Association has called a meeting for tomorrow evening at the Plantation. He noted that an invitation has been extended to staff and members of Council.

Councillor Davis

Councillor Davis advised that residents of Airports have raised concerns with respect to traffic issues in the Roncolli School area with backup up traffic on Airport Heights Drive trying to gain access to the parking lot. He encouraged residents to pay attention to the parking and traffic signage which were put in place for the safety of the children. Councillor Davis noted that school renovations will be ongoing for the next year asked that staff look at some options to deal with the issue of parking and traffic in this zone.

Councillor Collins

Councillor Collins advised that the Southlands Community Centre will soon open and it is anticipated that a public meeting will be held in mid April.

Councillor Collins noted that proposals for the 163 Blackhead Road project are currently under review.

His Worship the Mayor

His Worship the Mayor reported on his attendance at the Big City Mayor's conference and has joined the mayors from across Canada in calling on provincial, territorial and federal partners to work with cities to fix the affordable housing shortage and improve aging transportation systems, two key impediments to growth.

Adjournment

There being no further business the meeting adjourned at 5:50 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: March 3, 2014

To: His Worship the Mayor and Members of Council

Re: **St. John's Urban Region Regional Plan Amendment Number 10, 2013
St. John's Municipal Plan Amendment Number 113, 2013 and
St. John's Development Regulations Amendment Number 567, 2013
Proposed Expansion to Existing Quarry Site
East White Hills Road (Ward 1)
Applicant: Capital Ready-Mix Ltd.**

At the Regular Meeting of Council held on January 20, 2014, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013. The amendments are in reference to an application submitted to the City to re-designate and rezone land located off East White Hills Road, from the Rural (R) and Commercial Industrial (CI) Zones to the Industrial General (IG) Zone. The purpose of the rezoning is to allow expansion of the company's existing quarry operations. An amendment to the St. John's Municipal Plan is required.

In order to undertake the proposed amendments to the City's Municipal Plan and Development Regulations, it was identified that an amendment to the St. John's Urban Region Regional Plan was also required.

Council appointed Ms. Marie Ryan as the commissioner to conduct a joint public hearing to consider both the proposed amendment to the St. John's Urban Region Regional Plan and the proposed amendments to the St. John's Municipal Plan and Development Regulations. The public hearing was held at St. John's City Hall on February 6, 2014.

Commissioner Ryan has now submitted her report on the amendments. The Commissioner recommends approval of the amendments. A copy of the Commissioner's report is attached for Council's information and consideration.

Recommendation

It is recommended that Council now approve the resolutions for St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013, as adopted by Council on January 20, 2014. If the Municipal Plan and Development

ST. JOHN'S

Regulations amendments are approved by Council, the amendments will then be referred by City staff to the Department of Municipal Affairs with a request for Provincial registration.

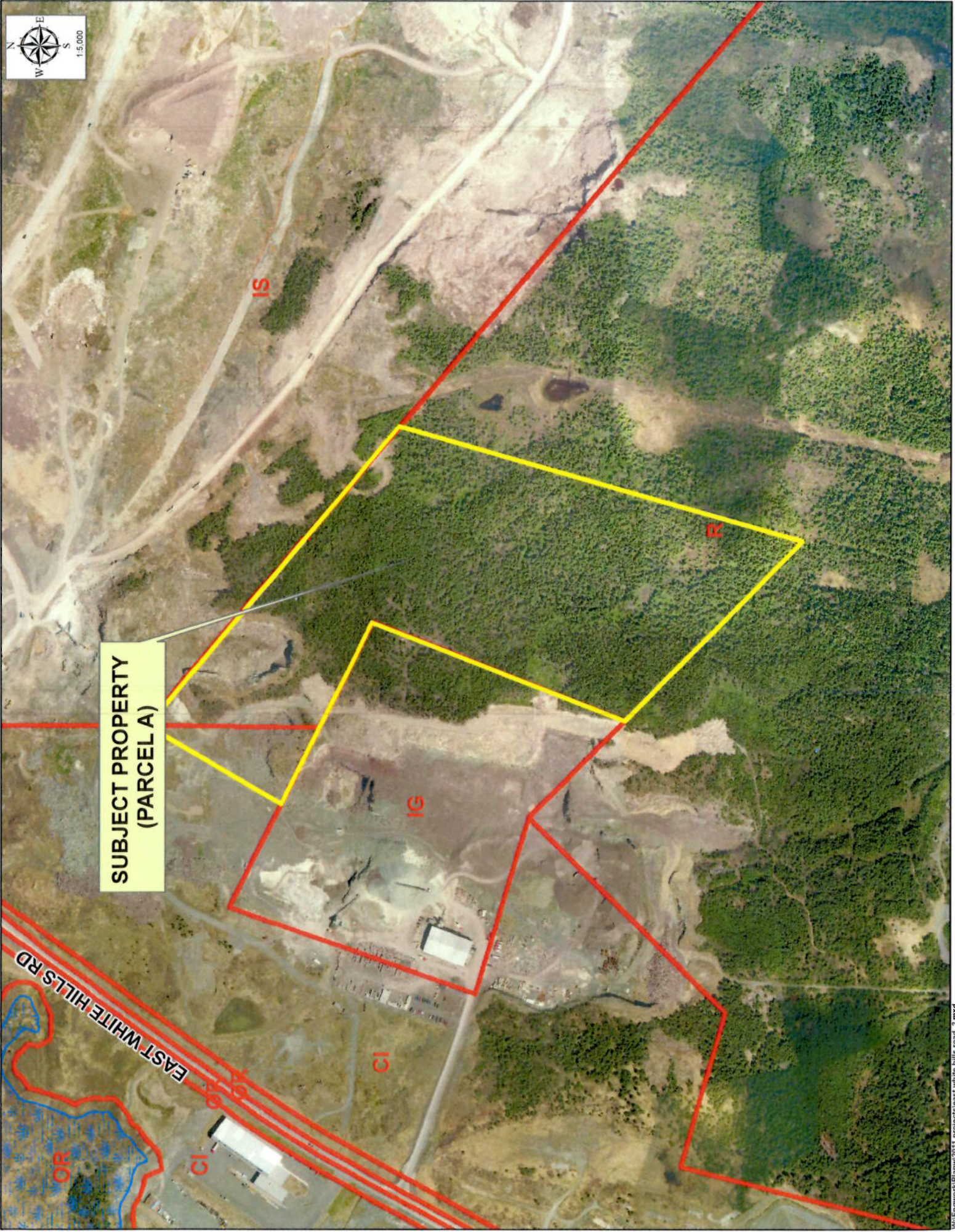
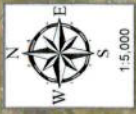
Final registration of the City of St. John's amendments is dependent on the Minister's decision to approve St. John's Urban Region Regional Plan Amendment Number 10, 2013. A copy of the Commissioner's report has also been sent to the Minister for consideration.



Ken O'Brien, MCIP
Chief Municipal Planner
Department of Planning, Development and Engineering

LLB/sba

Enclosures



**SUBJECT PROPERTY
(PARCEL A)**

EAST WHITE HILLS RD

IS

R

IG

I2

C1

OR

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 113, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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 East White Hills Road from the Rural Land Use District to the Industrial 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 _____, 2014.

Mayor

City Clerk

January 20, 2014

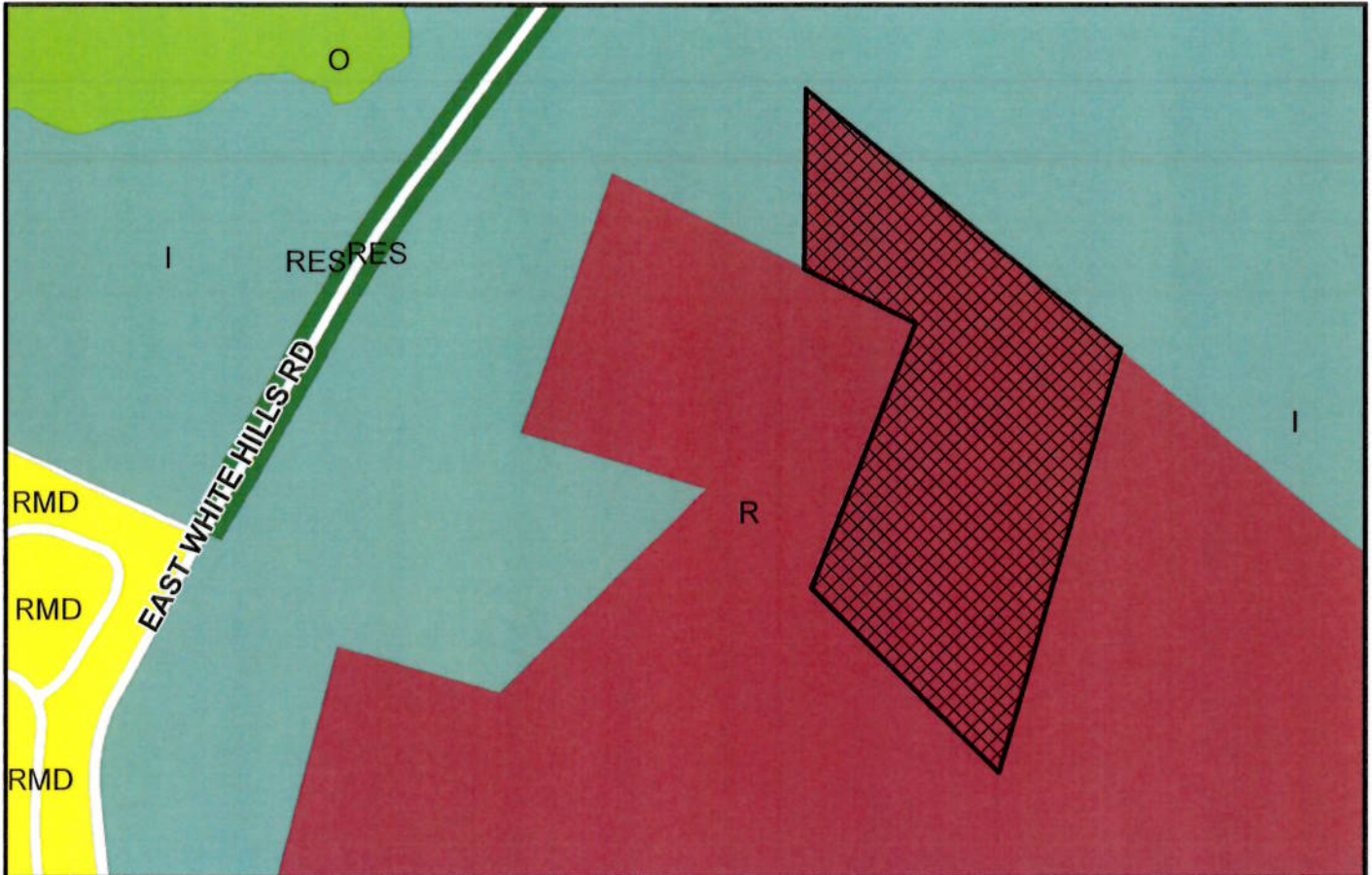
Council Adoption



MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 113, 2013
[Map III-1A]**

2011 03 28 SCALE: 1:7500
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
RURAL (R) LAND USE DISTRICT TO
INDUSTRIAL (I) LAND USE DISTRICT

EAST WHITE HILLS ROAD



M.C.I.P. signature and seal

Mayor

City Clerk

January 20, 2014

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 567, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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 East White Hills Road from
the Rural (R) Zone and the Commercial Industrial (CI)
Zone to the Industrial General (IG) 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 _____, 2014.

Mayor

City Clerk

January 20, 2014

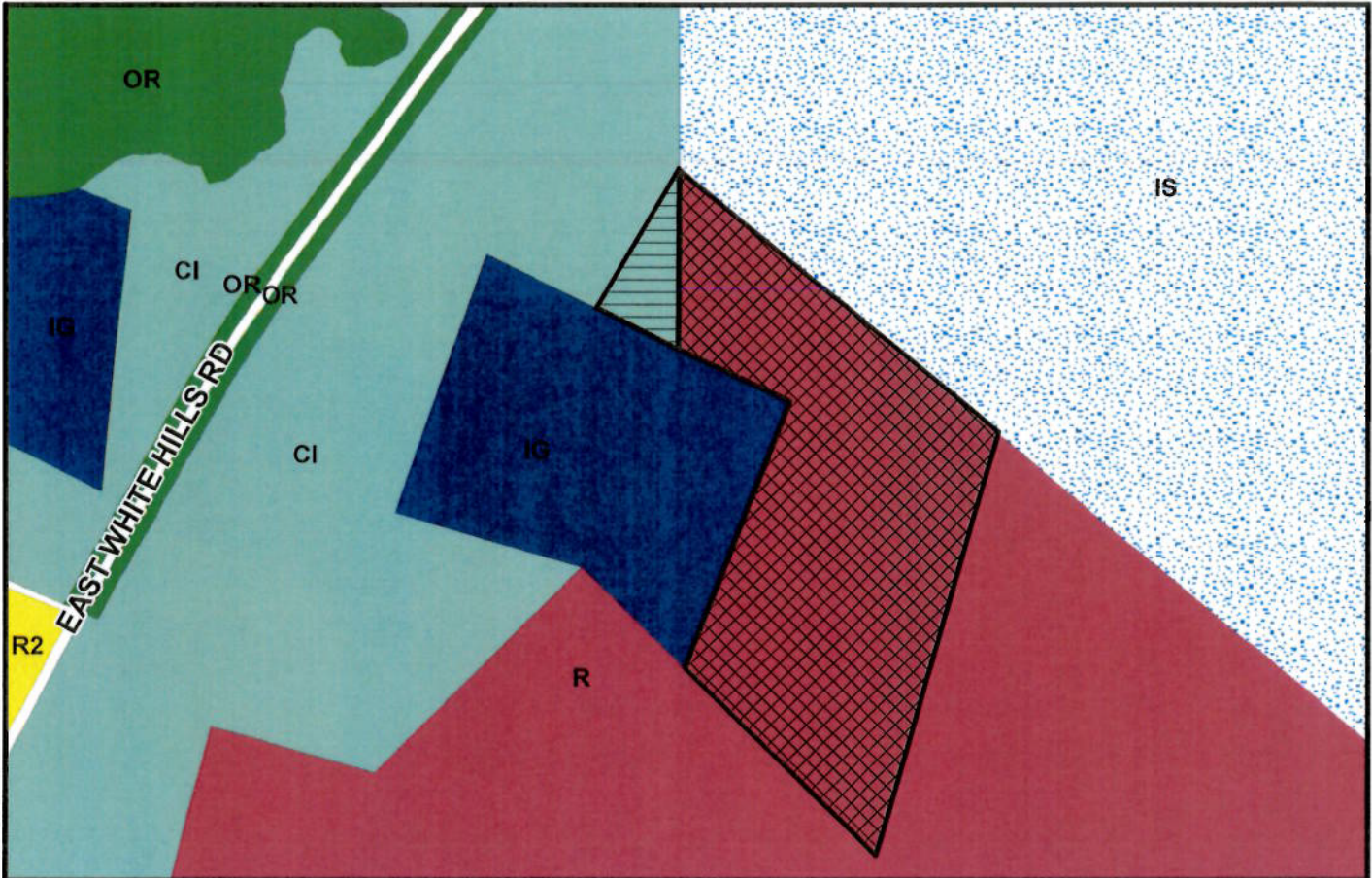
Council Adoption



MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

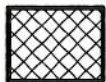
Provincial Registration



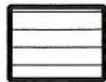
**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 567, 2013
[Map Z-1A]**

2013 03 28 SCALE: 1:7500
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
RURAL (R) LAND USE ZONE TO
INDUSTRIAL GENERAL (IG) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL INDUSTRIAL (CI) LAND USE ZONE
TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

EAST WHITE HILLS ROAD



M.C.I.P. signature and seal

Mayor

City Clerk

January 20, 2014

Council Adoption

Provincial Registration

**COMMISSIONER'S REPORT ON THE
ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT No. 10, 2013**

and

**ST. JOHN'S MUNICIPAL PLAN
AMENDMENT No.113, 2013**

and

**ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT No. 567, 2013**

Prepared by:

Marie E. Ryan
Commissioner

February 28, 2014

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1.0 INTRODUCTION

At the Regular Meeting of the St. John's Municipal Council ("Council") held on January 20, 2014, I was appointed as the Commissioner to conduct a public hearing and prepare a report with recommendations with respect to proposed amendments to both the St. John's Municipal Plan (*Amendment Number 113, 2013*) and the St. John's Development Regulations (*Amendment Number 567, 2013*). The intent of these amendments is as follows:

St. John's Municipal Plan (*Amendment Number 113, 2013*)

- Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District

St. John's Development Regulations (*Amendment Number 567, 2013*)

- Rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone

This re-designation and rezoning would allow Capital Ready Mix (CRM) Ltd. to expand their existing quarry operations on East White Hills Road.

It is important to state that the St. John's Municipal Plan must conform to the St. John's Urban Region Regional Plan (the "Regional Plan"), which was adopted by the Province in 1976. The Regional Plan applies to all land in the St. John's Urban Region, which is essentially the Northeast Avalon Peninsula. The Regional Plan is the Province's principal document for determining land use and development in the Urban Region. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas and designated scenic roads. It is the framework within which municipal plans are prepared by municipalities on the Northeast Avalon.¹

An amendment to the Regional Plan (Amendment Number 10, 2013) is required in order to accommodate the aforementioned proposed amendments to the St. John's Municipal Plan and the St. John's Development Regulations. The intent of this amendment to the Regional Plan is as follows:

- Redesignate land in the area of East White Hills Road from Restricted and Public Open Space to Rural.

¹ City of St. John's. St. John's Municipal Plan (June 2007). Section I -1.4 Relation to Other Levels of Planning. Pg. 1-4.

My appointment as Commissioner was made by Council and the Minister of Municipal Affairs under the authority of Section 19 of the *Urban and Rural Planning Act, 2000* with the accompanying duties established in Section 21(2) and 22(1) which note that the Commissioner is to “[...] hear objections and representations orally or in writing [...]” and, subsequently, to submit a written report on the public hearing including recommendations arising from the hearing.

The Council and the Department of Municipal Affairs agreed that there would be one joint public hearing to consider the proposed amendments to the Regional Plan, as well as the St. John’s Municipal Plan and the St. John’s Development Regulations.

This public hearing was scheduled for Thursday February 6, 2014 at 7 p.m. at St. John’s City Hall. Prior to this date and as required by legislation the hearing was advertised in the Wednesday, January 22, 2014 and Saturday, February 1, 2014 editions of The Telegram and additionally the amendments were publicized on the City of St. John’s website (www.stjohns.ca). Notices were also mailed out to all property owners as required within a minimum radius of 150 metres of the subject property and to ensure those living in adjacent residential areas were notified, notices were sent to residents of Virginia Park. This notice provided a site plan and advised of the date, time, location and purpose of the upcoming public hearing.

The public hearing was convened on Thursday February 6, 2014 at 7 p.m. in the Foran/Greene Room of St. John’s City Hall. There were approximately 12 interested persons in attendance, including City residents with questions about the proposed rezoning and one representative from the East Coast Trail Association. Assistance at the meeting was provided to the Commissioner by the following City Staff: Ms. Lindsay Lyghtle Brushett, Planner, with the Department of Planning, Development and Engineering.

Prior to this hearing, three written submission were received. These submissions are referenced in this Report under the section “The Hearing” and the full text of each submission is found in Appendix “A”.

No formal/taped transcript of the public hearing was made and the notes made by your Commissioner constitute the record of the hearing. All those requesting the opportunity to speak were accorded that right.

1.1 The issue

The issue for your Commissioner and the topic for the hearing was whether or not the three amendments detailed in section 1.0 and presented below should be approved.

- St. John's Urban Region Regional Plan Amendment Number 10, 2013 - the intent of which is to redesignate land in the area of East White Hills Road from "Restricted" and "Public Open Space" to "Rural" (to accommodate the amendments to the St. John's Municipal Plan and St. John's Development Regulations)
- St. John's Municipal Plan Amendment Number 113, 2013 – the intent of which is to redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District
- St. John's Development Regulations Amendment Number 567, 2013 – the intent of which is to rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone.

These amendments are in reference to an application submitted by CRM to allow expansion of the company's existing quarry operations on East White Hills Road.

2.0 BACKGROUND

2.1 The application

The process leading to the hearing on the proposed amendments was triggered by an August 2012 submission from CRM to rezone two parcels of land on East White Hills Road: Parcel "A" - which is 13.65 hectares and currently tree-covered and undeveloped; and Parcel "C" - which is 3.42 hectares and has been stripped of all tree cover and is already being used for existing quarry operations (see Appendix "B" to view the two Parcels on the CRM site). The intent of this rezoning is to expand the company's existing quarry operations.

The subject property is located off East White Hills Road and has had an existing quarry operation on this site for over 70 years. The Robin Hood Bay Waste Management Facility is located northeast of the proposed development. CRM, owners of the existing quarry, manufacture and deliver such products as ready mix concrete, masonry and landscape products, along with a variety of sand and stone aggregate.

At the time of the application for rezoning, CRM was operating on land leased from the Province until 2022. The company had indicated that due to an increase in demand for their products and services, they were proposing to purchase both Parcel A and Parcel C from Crown Lands in order to further expand their existing operations. The proposed rezoning would not change the existing access points to the subject property.

As detailed in their submission to the City (Strategic Plan - White Hills Operations), CRM's development plans included:

- replacing their 50+ year old existing concrete ready-mix plant and relocating the new building to Parcel "C", which they stated would relieve truck congestion through their main yard, reduce the plant's visibility and provide a more efficient operation;
- creating more building and yard space arising from increased demand for their masonry products: moving the concrete ready mix plant would free up a parcel of land for product laydown and if required building expansion of CRM's block manufacturing facility; and
- revising their original quarry plans to facilitate the land remaining at the end of their operations to be more viable for other commercial development operations and be more visually appealing.

In their submission to the City, CRM describes their quarry operations in the White Hills as an essential part of their entire operations, providing material for masonry products, ready-mix concrete, and aggregate sales, which have increased significantly in recent years. CRM stated that they have, in retrospect, identified that the original quarry plan designed for the site (open pit) is not the best long-term strategy for the land because at the end of the quarry life, the quarry face would be visible to the public and a large hole in the ground would exist (see Appendix "C").

CRM's new quarry plan (which initiated the rezoning process) would involve extending the quarry limits so that the quarry floor would remain at the same elevation as the existing building floor. In their August 2012 submission, CRM states that "extraction of the aggregate in this manner would leave a level 25 hectare site at the end of the quarry life." They further state that it is their intention to use the excess material from the quarry to fill in the holes to the North that were created by past operations in order to rehabilitate these areas to an acceptable level site.

2.2 The review processes

The following provides a detailed overview of the relevant correspondence and activity related to the processing of this application from CRM.

November 26, 2012 – Correspondence from the Director of Planning and the Manager of Planning and Information to the City of St. John’s Planning and Housing Committee

This correspondence to the Planning and Housing Committee outlined CRM's proposed expansion to their existing quarry on East White Hill Road and detailed the required zoning changes and planning considerations to enable their application for this expansion.

The Regional Plan designates Parcel A as a mixture of Rural, Restricted and Public Open Space, while the St. John's Municipal Plan designates it as Industrial (I) and Rural (R). An amendment to both of these Plans would be required. The zoning for Parcel A, as per the St. John’s Development Regulations, is split between the Rural (R) and Commercial Industrial (CI) zones, and it was identified that a rezoning of this parcel of land would be required (see Table 2.1). As stated in section 1.0, it is proposed that this site be used for the future expansion of CRM’s quarry operations.

The Regional Plan designates Parcel C as Rural, while the St. John’s Municipal Plan designates it as Industrial (I) and as such no amendments would be required to either Plan. The zoning for Parcel C, as per the St. John’s Development Regulations, is Commercial Industrial (CI) Zone, necessitating a rezoning to the Industrial General (IG) Zone (see Table 2.1). As previously referenced, future plans for this parcel of land include the new location for the company’s ready mix concrete plant, reducing truck congestions and the plant’s visibility from East White Hills Road and providing more laydown room in the existing Industrial General site.

TABLE 2.1: EXISTING AND PROPOSED ZONING CHANGES FOR PARCELS A AND C.

	St. John’s Urban Region Regional Plan	St. John’s Municipal Plan	St. John’s Development Regulations
Existing	Parcel A: Rural, Restricted and Public Open Space Districts Parcel C: Rural District	Parcel A: Industrial (I) and Rural (R) Districts Parcel C: Industrial (I) District	Parcel A: Rural (R) and Commercial Industrial (CI) Parcel C: Commercial Industrial (CI) Zone
Proposed	Rural District	Industrial (I) District	Industrial General (IG) Zone.

This November 2012 correspondence provided extensive information about the proposed rezonings which included the following:

St. John's Urban Region Regional Plan

Parcel A is designated Rural, Restricted and Public Open Space under the Regional Plan, while Parcel C is designated Rural.

The Rural designation permits residential use, while still retaining qualities of the rural environment. Therefore, sand and gravel quarrying operations can be allowed provided:

- A rural, rather than an urban location is necessary;
- Amenity of the surrounding rural areas [is] protected;
- Adequate open space is provided around any industrial use such as a buffer of trees, shrubs or fencing;
- There is frontage on a public road and a limited number of vehicle exits/entrances; and
- Subject to the approval of the Department of Health.

No amendments are required to the Regional Plan for Parcels A or C in relation to this designation.

However, the Restricted and Public Open Space designations are intended to keep land free of development, due to physical constraints and to maintain key areas in the region solely for public use. These districts, into which portions of Parcel A fall, do not support quarry development.

An amendment to Regional Plan for Parcel A would be required.

St. John's Municipal Plan

Under the Municipal Plan, Parcel A is within the Industrial and Rural Districts – the latter does not support industrial use. Therefore an amendment from the Rural to the Industrial District would be required. The Industrial District allows general industry uses, recognizing those zones which permit major industry, heavy industry and other industrial uses that may cause a nuisance. Zones like the Industrial General (IG) Zone could be permitted.

St. John's Development Regulations

Parcel C is currently zoned Commercial Industrial (CI), therefore a rezoning would be required to the IG zone. Parcel A which is currently zoned Rural and Commercial Industrial also must be rezoned to IG.

Mineral Working use is a discretionary use under the IG Zone and as such is subject to Section 7.11 of the Development Regulations with regards to appropriate buffering. Current elevations along the rear of Parcel A provide a natural screen between East White Hills Road and the Robin Hood Bay Waste Management facility. View plans show that a portion of the hillside will be dug out during future extraction of material from the site, removing the natural buffer. Staff recommended therefore that screening in the form of a fence, should be installed along the northeast side of Parcel A to maintain a visual barrier between the public road and the Robin Hood Bay facility.

Input from other City Departments

The Department of Engineering expressed no concerns with the proposed rezoning/redesignations.

The Department of Public Works and Parks provided the following considerations:

- Further information needs to be submitted on the grades for the quarry expansion before final approval;
- All work should be contained within their property boundary;
- Final elevations do not seem to pose a problem for the (future) final elevation of the landfill;
- Water concerns and storm water leaving the site into the landfill site or adjacent properties needs to be addressed before final approval;
- Fencing/buffering along the north east side of the property to replace the natural hillside screen is suggested;
- As the hillside is being removed, the landfill should be indemnified from future litter complaints on Capital's site;
- Removal of the hillside may result in landfill odours being carried by the wind onto Capital's property, therefore the landfill should be indemnified from future odour complaints;

- The landfill may have a future need for quarry material, therefore either a portion of Parcel A be protected for that purpose or perhaps an agreement should be developed whereby CRM provides the landfill with the crushed material at reduced rates. (Note: following further consideration, it was determined that this would not be required.)

As detailed in the November 26, 2012 correspondence, it was recommended that CRM's application be considered for further review.

Stipulations identified at that time were:

- The application would be subject to approval of final site plans and elevations by the Departments of Engineering and Public Works and Parks.
- Land at Lundrigan's Marsh (owned by CRM and previously promised to be transferred to the City) would have to be transferred to the City, prior to final rezoning approval.

It was recommended that the review process proceed in two steps:

1. Advertise the rezoning application for Parcels A and C, along with an advertisement for the Mineral Working discretionary use.
2. At a later stage, hold a public hearing for amendments to the Regional Plan and the St. John's Municipal Plan in relation to Parcel A. This would require the joint appointment of an independent commissioner by Council and the Minister of Municipal Affairs.

March 21, 2013 - Correspondence from the Acting Director of Planning to the Mayor and Members of Council

This correspondence presented the background to the application from CRM for the proposed expansion to the existing quarry on East White Hills Road. It detailed that the rezoning for both Parcels A and C had been advertised, as had the proposed discretionary use - Mineral Working.

It also informed the Mayor and Council that the application from CRM had merit and warranted the consideration of Council. It identified that if Council decided to proceed they could direct the Planning Department to prepare the necessary amendments to the St. John's Municipal Plan and Development Regulations, as well as to approach the Department of Municipal Affairs concerning the Regional Plan amendment for Parcel A. Once the amendments were prepared, they would be referred to a future Regular Meeting of Council for consideration of adoption.

March 25, 2013

At its Regular Meeting on March 25, 2013, Council directed staff to proceed with preparing the necessary amendments to the St. John's Municipal Plan and the St. John's Development Regulations for two parcels of land on East White Hills Road, and referred them to a future Regular Meeting of Council for consideration of adoption.

April 11, 2013 - Correspondence from the Acting Director of Planning to the Mayor and Members of Council

This correspondence presented the background to the application from CRM for the proposed expansion to the existing quarry on East White Hills Road. Further, it recommended that Council adopt the following resolutions required to facilitate this application: Parcel A - St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013, and Parcel C - St. John's Development Regulations Amendment Number 568, 2013.

It further stated that if the amendments were adopted by Council, then the amendments related to Parcel A would be referred to the Department of Municipal Affairs for Provincial review and consideration of a Regional Plan amendment; and the amendment related to Parcel C would also be referred to the Department of Municipal Affairs with the request for Provincial registration.

April 15, 2013

At its regular meeting on April 15, 2013, Council deferred a decision to proceed with the proposed rezoning of Parcels A and C. Their reasons for doing so were two-fold:

- They required confirmation of the transfer of land at Lundrigan's Marsh from CRM to the City, as this had been identified as a stipulation for the rezoning (see November 26, 2012 correspondence).
- They wanted to have a mitigation plan from CRM, and asked that appropriate documentation be finalized for submission at the required commissioner's hearing for the Municipal Plan amendment.

April 18, 2013 – Correspondence from the Acting Director of Planning to the Mayor and Members of Council

This correspondence provided additional information to Council in relation to the issues which led to the deferral of consideration of the proposed rezoning at their April 15, 2013 meeting.

- CRM had confirmed that the parcels of land in the Lundrigan’s Marsh area, totaling 3.12 hectares (7.7 acres) were being transferred to the City ownership.
- Regarding a mitigation plan of the quarry off East White Hills Road, it was stated that the Province requires each quarry operator to file a 5-year quarry plan, including remediation of past operations. It was noted that CRM had committed that its final plan would be presented to Council for review in the near future and that it could be reviewed at the commissioner’s public hearing.

This correspondence further stated that CRM had advised that the remediation done for their Foxtrap quarries has been adopted by the Province as the standard for pit remediation. They also advised that they had engaged MUN’s Faculty of Engineering to develop two models showing the East White Hills quarry at the end of its useable life using vertical down extraction and the company’s new proposed horizontal outward extraction. These engineering models were to be available for presentation at the public hearing.

It was once again recommended that Council adopt the amendments related to the rezoning of the quarry on East White Hills Road to allow for expansion (see April 11, 2013 correspondence) and refer these to the Province for required review and action.

April 23, 2013

At its regular meeting on April 23, 2013, Council adopted in-principle the following amendments in relation to the subject property on East White Hills Road: St. John’s Municipal Plan Amendment Number 113, 2013 and St. John’s Development Regulations Amendment Number 567, 2013, and St. John’s Development Regulations Amendment Number 568, 2013.

April 25, 2013 - Correspondence from the Acting Director of Planning to the Manager of Land Use Planning, Department of Municipal Affairs

This correspondence detailed a request from Council to the Department of Municipal Affairs for the Department to review the amendments under consideration in relation to Parcel A (i.e., St.

John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013) against provincial interests and policies, with a request for the issuance of a Provincial release. In addition, Council requested that the Province undertake an amendment to its Regional Plan to redesignate the subject property to the Rural designation from its current designation of Rural, Restricted and Public Open Space.

Of note, the amendment in relation to Parcel C (St. John's Development Regulations Amendment Number 568, 2013) – which was not the subject of Your Commissioner's February 6, 2014 hearing was reviewed and registered by the Province.

June 26, 2013 - Correspondence from the Minister of Municipal Affairs, Kevin O'Brien to the Acting Director of Planning

This correspondence from the Minister of Municipal Affairs informed the Acting Director of Planning that the City could proceed with a public consultation related to the proposed amendment to the Regional Plan, as required by Section 14 of the *Urban and Rural Planning Act, 2000*, concurrent with the public consultation required for the proposed amendments to the City's Municipal Plan and Development Regulations.

The Minister also stated that this consultation was to include an opportunity for comment by the municipalities that are subject to the Regional Plan. The Minister requested a summary of the responses received from those consulted, along with any written representations received by the City.

August 22, 2013 – Correspondence from the Chief Municipal Planner to the Manager of Land Use Planning, Department of Municipal Affairs

This correspondence detailed that the City had written all municipalities on the Northeast Avalon Peninsula which are subject to the Regional Plan to seek their input on a possible amendment to the Plan to redesignate the subject property on East White Hills Road from the Restricted, Open Space and Rural designations to the Rural designation. The City received responses from six municipalities none of which expressed opposition or concerns with the proposed amendments.

- The City of Mount Pearl – no comments on the proposed amendments
- Town of Conception Bay South – no objections to the proposed amendments
- Town of Portugal Cove-St. Philip's – no objections to the proposed amendments
- Town of Pouch Cove – no issues with the proposed amendments

- Town of Petty Harbour-Maddox Cove – no concerns with the proposed amendments.
- Town of Paradise – no concerns with the proposed amendments

Given the lack of objection, the City requested that the Department advise if the Minister was prepared to release the City's proposed amendments and move forward to a public hearing on the Regional Plan amendment for the subject properties.

November 11, 2013 - November 23, 2013 – Email correspondence in relation to the assessment of the subject property along East White Hills Road against provincial interests

This correspondence noted that the Department of Municipal Affairs had sought input from the Pollution Prevention Division (Department of Environment and Conservation) as part of their review to ensure there were no outstanding provincial interests related to the proposed Regional Plan amendment for the subject property.

The Pollution Prevention Division raised the following three questions which were subsequently answered by a Planner with the Department of Planning, Development and Engineering

1. *Has the City sought input from their consultant on possible impacts of quarrying in Parcel A (e.g., blasting) on the landfill?*

Response from the City:

The City's engineers have reviewed the initial proposal and provided comments on the proposed rezoning and the quarry site in relation to the adjacent landfill. It was noted that the pre-blast inventory, carried out prior to blasting operations, should address any potential concerns/impacts on the landfill and adjacent residential areas. It further noted that if the amendments are approved, a more detailed engineering review (on bedrock impacts, water retention, runoff and other criteria) would be required before final development approval was granted.

2. *Has the City assessed the possible impacts of quarrying in Parcel C on the nearby residential areas?*

Response from the City:

The applicant will not be quarrying on Parcel C.

3. *Will this rezoning result in greater quarrying/trucking than at present?*

Response from the City:

Current quarrying and trucking to/from the site is based on supply and demand. Future activity would be based on this same principle. It was noted that the one exception would be if the area was rezoned as more land would be opened up for quarrying, therefore extending the life span of the quarry site.

November 29, 2013 – Correspondence from the Manager of Land Use Planning to the Chief Municipal Planner

This correspondence stated that the Minister of Municipal Affairs (Steve Kent) had adopted the Regional Plan Amendment Number 10, 2013. It further stated that in keeping with the requirements of Section 15 of the *Urban and Rural Planning Act, 2000*, the municipal amendments related to the proposed rezoning of the subject properties had been reviewed for conformity with provincial interest and law. These amendments were not found to conflict with any stated provincial policies and so a provincial release was issued. This allowed Council to consider adoption of the proposed amendments and moving forward with appointment of a Commissioner for a public hearing to consider both the Regional Plan amendment simultaneous with the associated amendments to the Municipal Plan and Development Regulations.

Additionally, it was identified that the City would notify the Minister in writing of who the City was to appoint as Commissioner so the City could formally appoint that person as Commissioner for the proposed amendment to the Regional Plan.

Further it was stated that the municipal amendments and the accompanying maps were to be certified by a full member of fellow of the Canadian Institute of Planners and dated, signed and embossed with the Council Seal. Of note, this certification was subsequently provided.

January 10, 2014 – Correspondence from the Chief Municipal Planner to the Mayor and Members of Council

This correspondence informed Council that the Department of Municipal Affairs had issued a Provincial release for the City's proposed amendments in relation to the expansion to the existing quarry site on East White Hills Road and that it had agreed to adopt the related Regional Plan amendment.

It was recommended that Council adopt resolutions for the St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013 to allow the proposed expansion. Further, it was recommended that Council appoint Marie Ryan (Your Commissioner) to conduct the public hearing on these amendments and the St. John's Urban Region Regional Plan Amendment (Number 10).

January 20, 2014

At the Regular Meeting of Council held on April 23, 2013, Council adopted the St. John's Municipal Plan Amendment Number 113, 2013 and the St. John's Development Regulations Amendment Number 567, 2013.

3.0 Written submissions received in advance of the hearing

Three written submissions were received in advance of the hearing – one from each of the following:

- Robin Whitaker
- Julie Halliday
- The East Coast Trail Association

3.1 Submission from R. Whitaker

R. Whitaker expressed a concern that the St. John's Development Regulations amendment Number 567, 2013 and the Municipal Plan amendment Number 113, 2013 would restrict access to a public open space currently used by many St. John's residents for a range of outdoor recreational activities. Further R. Whitaker felt that this rezoning contradicts the City's goal of promoting healthy, active lifestyles. R. Whitaker urged reconsideration of the proposed rezoning.

3.2 Submission from J. Halliday

J. Halliday expressed similar concerns to those of R. Whitaker. Ms. Halliday identified that as currently zoned (as per the Regional Plan) the subject property was available for the enjoyment of residents of St. John's and surrounding areas. She stated that she had availed of this space for outdoor recreational activity and felt that such a natural space within the City was a great resource.

Ms. Halliday felt that the proposed rezoning of the subject property would decimate the public open space and as such was not in the best interest of the citizens of St. John's. She urged Council to reconsider their decision on rezoning this property.

3.3 Submission from the East Coast Trail Association

This submission on behalf of the East Coast Trail Association (the "Association") was from GERALYN CHRISTMAS, Vice President Land and Legal.

In their submission the Association highlighted that 2014 marks the 20th anniversary of the Trail. They also referenced that one of the Association's stated values is environmental stewardship – preserving the natural wilderness and its wild and rugged beauty, open spaces, magnificent vistas, seascapes and clean air.

Relevant to the subject properties is the fact that Sugarloaf Path is a portion of the East Cost Trail – running between Quidi Vidi and Logy Bay. The Association expressed two concerns² regarding the proposed rezoning:

- The resulting quarry expansion would impact views from points on this Path.
- The expected blasting activity would negatively impact hikers along the Trail.

In her correspondence, Ms. Christmas explained that on these concerns being raised, the Association was contacted by Mr. Hedley Blundon – President of CRM, to schedule a meeting to discuss these concerns. At the subsequent meeting, it was noted that Mr. Blundon and Mr. Rick Legge (Property Development Manager, Octagon Development Corporation) made a presentation to representatives of the Association which showed that the expanded quarry would not be visible from the portion of the Trail which is just above sea level.

Ms. Christmas stated that Mr. Blundon and Mr. Legge agreed to provide view planes to indicate degree of visibility of the expanded quarry from two highpoints on the Sugarloaf Path – an area near Quidi Vidi and from the top of Sugar Loaf south of Logy Bay. Further they offered to work with the Association to assess any impact on hikers from the blasting activity.

² These concerns also were expressed in writing to the Minister of Municipal Affairs and the Mayor and Council on June 25, 2013.

Ms. Christmas concluded by saying that if the view planes from the high points on the Trail indicate that there is minimal impact on the viewsapes the Association would withdraw its objection to the proposed expansion.

4.0 THE HEARING

Your Commissioner explained the intent of the hearing to those in attendance and spoke to the process to be undertaken during the course of same, i.e. presentation of the application by City staff, presentation by the proponent for the rezoning of the subject property, and presentation by/questions from any in attendance who desired to express their support/objections or concerns regarding the rezoning under consideration. Further, your Commissioner reminded those in attendance at the hearing that the intent of the proceedings was to discuss the merits (or lack thereof) of the rezoning and not to comment on the merits or lack thereof of the specifics of the proposed development for the subject properties.

4.1 Overview of the Application

Ms. Lindsay Lyghtle Brushett, Planner with the Department of Planning, Development and Engineering, presented the proposed amendments to the St. John's Municipal Plan and St. John's Development Regulations, describing the thrust of these amendments as rezoning of the subject property (Parcel A) at the request of CRM.

Ms. Brushett overviewed the history of the application process for the subject property explaining that CRM wanted to expand their quarry operations and that this could only be facilitated if the property was rezoned. As Ms. Brushett explained, the current zoning and designations of the property do not all consider quarry operations. She described Parcel A noting that it is approximately 13.65 hectares, undeveloped at this time, and accessible through the existing quarry site.

Ms. Brushett explained that the amendments had been referred to the Department of Municipal Affairs for review against their policies and that rezoning of the subject property also required an amendment to the Regional Plan. She then explained that after provincial release had been received from the Province, Council had adopted the amendments under consideration and scheduled the public hearing. Further, she stated that notices of the hearing had been mailed to areas beyond that required to ensure that all of Virginia Park (a well-established residential neighbourhood) received notification of the hearing, and thus an opportunity to make a written submission and/or attend the hearing.

Finally, Ms. Brushett referenced the other parcel of land, Parcel C, for which CRM had sought rezoning, noting this had been treated as a separate application. She also stated that this parcel had been rezoned.

4.2 Presentations

Mr. Hedley Blundon – President, CRM, and Mr. Rick Legge – Property Development Manager, Octagon Development Corporation (PowerPoint presentation)

Mr. Blundon and Mr. Legge provided those in attendance with an overview of the history of the CRM site along East White Hills Road, the current operations on their site, as well as the rationale for the request to rezone Parcel A. A PowerPoint presentation was used to show the two options which CRM has identified in relation to their future expanded quarry operations:

1. Vertical down extraction – i.e., continue to use the existing site and excavate/extract downwards resulting, at the end of the quarry’s life, in a hole approximately 30 metres below the current elevation of the block plant building, which even post-remediation, was described as offering few opportunities for use post-quarry operations; or
2. Horizontal outward extraction - Expanding the existing site horizontally outwards (sloped) which would result in approximately 55 acre site that could be remediated for use by, for example, another industrial or commercial operation, post-quarry operations.

Of note, CRM presented models which showed the East White Hills quarry in approximately 25 years using vertical down extraction and the company’s new proposed horizontal outward extraction.

The PowerPoint presentation also showed the site from many different view planes to demonstrate that proceeding with option #2 would have the least (minimal) impact on these views. As can be seen in Appendix “D”, the view from Sugarloaf peak (which is about 2.4 kilometres from the quarry site) and from the Quidi Vidi peak (which is about 1.8 kilometres from the quarry site) will be minimally impacted. Those accessing the Trail will see a slightly different tree line – and more of the skyline but the quarry will not be visible.

Geralyn Christmas, Vice President Land and Legal with the East Coast Trail Association

Ms. Christmas reiterated the concerns about the proposed rezoning which were highlighted in their submission:

- The resulting quarry expansion would impact views from points on Sugarloaf Path running between Quidi Vidi and Logy Bay.
- The expected blasting activity would negatively impact hikers along the Trail.

She also referenced the meeting with representatives of CRM to discuss these concerns and reiterated that if the view planes from the high points on the Trail indicated minimal impact on the views from the Association would withdraw its objection to the proposed expansion.

Ms. Christmas requested that CRM forward to the Association, the photographs of the site (which had been shown in the PowerPoint) with a description of what the view would be once the quarry was expanded. She further noted that on the assumption that the quarry cannot be seen from the vista points under consideration, they withdraw their objection to the rezoning.

Mr. Hedley Blundon, also spoke to the fact that in advance of the next blasting operation, CRM would contact the Association. CRM would have individuals on the Trail to assess the impact/effect of the blast and as required develop a mitigation plan.

Ms. Julie Halliday

Ms. Halliday expressed several concerns most notably those highlighted in her submission, i.e., that the proposed rezoning of the subject property would decimate the public open space and negatively impact citizens' recreational enjoyment of this space and as such was not in the best interest of the citizens of St. John's. She said that people avail of the space now for berry picking, walking their dogs and hiking. While Ms. Halliday stated that she understands that quarrying has to take place somewhere, she said she wanted her concerns heard. Following discussion on this point with CRM representatives and a visual overview of how much of the land in the area was to be used, Ms. Halliday said that she felt that the proposed development was well-designed and would not impact the existing informal trail system too much.

A second point Ms. Halliday raised was the likelihood that CRM would purchase more open space/rural land and further expand its quarry at the end of 25 years, and and/or that the quarry would expand downward.

Representatives of CRM stated that as things stand today, they do not see any further expansion of the quarry either horizontally or vertically in 25 years. They noted that the value is in the land itself and so they want to ensure the land can support other industrial enterprises when they have exhausted its use.

Ms. Halliday also questioned remediation of the site and CRM's plans in that regard. Representatives of CRM spoke at length to their remediation plans noting that when they submit a quarry plan there is a requirement for reclamation of the site. It was said that currently they have engaged an engineering company to determine how to rehabilitate a portion of the land. The final question Ms. Halliday raised was in relation to the military artifacts which were recently discovered in the White Hills and whether this discovery was anywhere on the property under consideration for rezoning. CRM representatives clarified this point stating that the artifacts were discovered in another area of White Hills.

Mr. Gary Lane, Wedgewood Park

Mr. Lane said that while he was not living in an area proximal to the CRM site, he was interested to know about the surrounding lands and whether there was material there which would make it amenable to a quarry. CRM representatives stated they do not need to access the surrounding land for material, as they have sufficient quantities to carry them through to the mid-century.

Mr. Luke Nichols - Campbell Avenue

Mr. Nichols also stated that he uses the land for snow-shoeing and hiking and wondered as well whether or not there was going to be any further encroachment on the undeveloped land in the area. Specifically, he wondered whether there was any additional privately held land in the area which could be developed. CRM representatives stated that as far as they knew the land was federal and provincial crown land. Following the hearing, your Commissioner inquired about the land and was told by City staff that there are two large parcels behind CRM's site – one parcel owned by the Federal Government and extending to the shoreline, and one large parcel owned by the RCMP.

5.0 CONSIDERATIONS

In reaching a conclusion on the merits of the proposed amendments, your Commissioner considered the following information.

5.1 Consistency with the Municipal Plan

5.1.1 Industrial designation

As stated in Section III-4 "Industrial" of the St. John's Municipal Plan, the City of St. John's has service industries, manufacturing, high technology businesses, and warehouses serving many parts of Newfoundland and Labrador. Further, it states that most industry is in commercial-industrial areas such as O'Leary Industrial Park, at the harbour and the airport, or within easy access of the Trans-Canada Highway and its extension, the Outer Ring Road. In addition, it cautions that as these and other features of industrial operations can have significant impacts on other land uses, they must be located with care.

Is further noted in Section III-4.1 "Objective" that, in relation to industrial activity, the objective is to facilitate and promote industrial development in appropriate locations. In relation to "General Policies" (section III-4.2.1) it states that the City shall reinforce the industrial use of existing industrial areas, taking into account the need for good road access, opportunities for growth, and separation from incompatible land uses.

Section III-4.3.1 speaks to the City designating land use zones for general industry which may permit major industry, heavy industry, airport and harbour-related activities and other industrial uses that may cause nuisance to other land uses.

5.1.2 Industrial and Rural Districts

Under the St. John's Municipal Plan, the subject property (Parcel A) is located within two Districts the Industrial (I) District (III-4.3.1) and the Rural (R) District (III-1.3.2).

As noted above, the Industrial District allows for general industry uses and as such a zone such as the Industrial General (IG) Zone could be permitted.

The Rural (R) District allows for zones which accommodate:

1. non-urban land uses, including agriculture, forestry, conservation, and protection of the natural environment, and dwellings accessory to such uses;
2. rural residential infill development along existing roads, provided the quality of the rural environs is protected and the municipal services required are acceptable to the City; and
3. Rental Storage Use, sales, rental and servicing of recreational equipment, auction houses, float plane operations, and related facilities.

It is evident that the Rural District does not contemplate industrial uses in any of these permitted zones.

The Rural District does allow for Conditional Zones, including industrial uses, provided it can be shown that a rural location is essential for the operation of a proposed industrial use. All conditional zones in this District are subject to a Land Use Assessment Report.

Given that a portion of Parcel A is already designated Industrial – which **permits** land use zones for general industry, it is prudent and practical to seek an amendment to have all of Parcel A located within the Industrial District.

5.2 St. John's Urban Region Regional Plan

As previously stated, and as detailed in Section I-1.4 of the Municipal Plan (Relation to Other Levels of Planning) the St. John's Municipal Plan must conform to the Regional Plan, which was adopted by the Province in 1976. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas, and designated scenic roads.

Section D ("Basis of the Plan") of the Regional Plan highlights that it is "the intent of the Plan to ensure that different land uses within the region develop in harmony with each other..." Further, Section E ("Urban Development") of the Regional Plan speaks to the Regional Centre ("a") which represents urban St. John's and its immediate environs as follows:

Within the area designated as the Regional Centre...the entire range of urban uses shall be permitted on the basis that piped water, sewage collection, storm drainage, paved roads and street lighting will all be provided. These uses shall include ...heavy and light industrial uses where appropriate...

5.2.1 The proposed City amendments and the Regional Plan

Under the Regional Plan, Parcel A is designated Rural, Restricted and Public Open Space. Section F ("Non-Urban Development") of the Regional Plan speaks to all three designations as follows:

(b) Rural Uses

The Rural designation provides for the demand for residential and other forms of development in the rural areas. The uses permitted in the rural areas include:

(iii) residential, commercial or industrial development according to the particular provision[s] of this section

Further in relation to Rural Uses, the Regional Plan states that:

Certain industrial uses such as sand and gravel extractive operations, asphalt and concrete plants...may be established in the rural area in accordance with standards established in the Development Regulations provided that :

- a) it is clearly demonstrated that a rural, rather than an urban, location is necessary for the proposed industrial operation;
- b) no municipal services are needed;
- c) the amenity of the surrounding rural area [is] adequately protected;
- d) adequate open space is provided around an industrial use so that a buffer of trees, shrubs or fencing is provided;
- e) all such industrial sites shall front on public roads and they shall have only a limited number of openings for vehicle exits and entrances; and
- f) any proposed industrial location shall be subject to approval by the Department of Health.

It is important to highlight that the Regional Plan also details specific stipulations for applications for quarrying operations as follows:

...applications for such quarrying operations shall be considered only after taking into account the need to preserve scenic beauty and to generally restrict extractive operations to areas not exposed to public view.

Related policies speak to the need to ensure that there is effective screening around the area to be quarried or mined and that the site be adequately and appropriately remediated on completion of the quarrying operation.

(c) Restricted Development

The Restricted Development designation does not contemplate quarry development as the objective of this designation is to keep lands free of development primarily because of physical constraints (e.g., areas which have very wet soil conditions or significant watercourses). These areas are intended primarily for preservation and conservation of the natural environment.

(d) Public Open Space

The Public Open Space designation also does not contemplate quarry development as the objective of this designation equally is to keep lands free of development and, in particular, preserved solely for public uses. It is stated that these areas include existing provincial or national parks, proposed new ones, or extensions to existing parks.

5.3 The St. John's Development Regulations

Under the St. John's Development Regulations, Parcel A is split between two zones: The Rural (R) Zone and the Commercial Industrial Zone.

Section 10.27.1 - Commercial industrial Zone

The Commercial Industrial Zone does permit light industrial use. Light industrial use is defined in the St. John's Development Regulations as:

use of any land or Buildings for any Industrial Use that can be carried out without hazard or intrusion and without detriment to the amenity of the surrounding area by reason of noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, glare or appearance.

Section 10.38 - Rural Zone

The Rural Zone does not contemplate industrial uses.

Section 10.28 - Industrial General

It is proposed that Parcel A be rezoned to Industrial General (IG).

While one portion of Parcel A is zoned Commercial Industrial which supports light industrial use, it is proposed that Parcel A be rezoned to the Industrial General Zone (see site plan) which reflects Capital's existing operations, including block manufacturing and an associated lay down area. In the future, this area will also be used for a crushing and processing plant and to stockpile processed material. The Industrial General Zone is the more appropriate zone as it not only permits light industrial use but also supports larger scale industrial use defined in the St. John's Development Regulations as:

use of land or Buildings for the purpose of manufacturing, fabricating, assembling, altering, repairing, packing, canning, storing, breaking up, demolishing, or treating any article, commodity or substance, and "industry" shall be construed accordingly.

Mineral working is a discretionary use under the Industrial General Zone and this use is subject to Section 7.11 of the Development Regulations with regards to appropriate buffering. As detailed previously, current elevations along the rear of Parcel A provide a natural screen between East White Hills Road and the Robin Hood Bay Waste Management facility. View planes show that a portion of the hillside will be dug out during future extraction of material from the site, removing the natural buffer. It has been recommended to Council that screening in the form of a fence, should be installed along the northeast side of Parcel A to maintain a visual barrier between the public road and the Robin Hood Bay facility.

6.0 CONCLUSION

In reaching a conclusion on the merits of the proposed Amendments, Your Commissioner considered the following:

Consistency with the Regional and Municipal Plans

The Municipal Plan speaks to the City facilitating and promoting industrial development in appropriate locations. Further, it states that the City shall reinforce the industrial use of existing industrial areas, taking into account the need for good road access, opportunities for growth, and separation from incompatible land uses. The Regional Plan also contemplates industrial uses (where appropriate) for the Regional Centre, which represents urban St. John's and its immediate environs. As CRM's site has been used historically and up to today for quarry operations, has access to all available City services, has ready access to the Outer Ring Road, and is separated from incompatible land uses and located near a landfill, it is clear that this site is appropriate for industrial development.

The proposed expansion – Parcel A

The subject property has had an existing quarry operation on-site for over 70 years. The burgeoning economy and related demand for production from the CRM facility, has led CRM to seek rezoning to expand their quarry operations. Rather than do vertical down extraction that would result in a deep gouge which would likely render this site of little value or use at the end of the quarry life, CRM is proposing to undertake a horizontal outward extraction which would allow for other uses. This would appear to be a prudent move for the on-going use and eventual reclamation of the land.

Reclamation

As stated previously, at its regular meeting on April 15, 2013, Council requested that CRM prepare a mitigation plan for submission at the public hearing. It is important to note that CRM explained to Your Commissioner that the rehabilitation of the quarry was discussed in several meetings with the City's Development Committee and it was agreed that the rehabilitation plan would be part of an overall five-year development plan that would be presented to Council for approval. Preparation of this plan is underway.

Impact on the surrounding areas

Blasting

In terms of blasting and as noted previously, the City has stated that pre-blast inventory should address any potential concerns/impacts on the landfill and adjacent residential areas. Further, as stated by representatives of CRM, in advance of the next blasting operation, they will inform the East Coast Trail Association of this activity. CRM also will have individuals on the Trail to assess the impact/effect of the blast and as required develop a mitigation plan from that information.

Your Commissioner recommends that in advance of blasting CRM also inform (perhaps through a flyer) residential areas proximal to their site of this pending activity.

Recreational activities

While concern was expressed by some at the hearing that expansion of the quarry site will impact on citizens' enjoyment of an undeveloped area used for outdoor recreational purposes, it is important to state that there are no formal trailways/recreation sites on the parcel to be rezoned. While the proposed rezoning would result in a loss of some undeveloped treed land, it would appear that there remains much natural and untouched forested land in this area for such outdoor recreational use. This is consistent with the requirements of a Rural designation as per the Regional Plan which notes that:

- a) the amenity of the surrounding rural area [is] adequately protected;
- b) adequate open space is provided around an industrial use so that a buffer of trees, shrubs or fencing is provided.

Further, while it is difficult to predict activity in 25 years, it was stated by CRM that they did not see expansion beyond the current proposed Parcel A.

As well, there are no other private holdings in this area for which applications for development could come forward at this time.

Viewscapes from the East Coast Trail

As has been described herein, concerns expressed by the Association regarding viewscapes have been addressed. While those on the Trail will see more skyline than what currently can be seen, the distance from the Trail to the quarry will render this change negligible in terms of impacts on the view.

7.0 RECOMMENDATION

Based on the foregoing considerations, your Commissioner recommends the following:

Approval of the following amendments:

St. John's Urban Region Regional Plan (*Amendment Number 10, 2013*)

- Redesignate land in the area of East White Hills Road from Restricted and Public Open Space to Rural

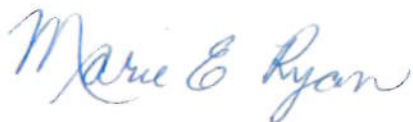
St. John's Municipal Plan (*Amendment Number 113, 2013*)

- Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District

St. John's Development Regulations (*Amendment Number 567, 2013*)

- Rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone

RESPECTFULLY SUBMITTED THIS 28TH DAY OF FEBRUARY 2014.



Marie. E Ryan,
Commissioner

APPENDIX "A" - Written Submissions

Office of the City Clerk
P.O. Box 908
St. John's, NL, A1C 5M2

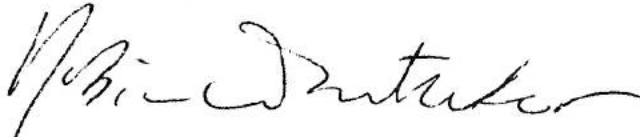
February 4th 2014

Re: Rezoning of East White Hills

I am writing to express my concern about St. John's Municipal Plan Amendment Number 113, 2013 and the St. John's Development Regulations Amendment Number 567, 2013 adopted by Council on Monday, Jan. 20, 2014, which would result in the rezoning of land located off East White Hills Road. Land in this vicinity is used by many St. John's residents for a wide range of outdoor recreational activities, including hiking, dog-walking, snowshoeing and cycling.

I am very concerned that the proposed rezoning threatens to close off what is currently public open space and contradicts the City's goal of promoting healthy, active lifestyles. I therefore urge you to reconsider the proposed rezoning.

Yours sincerely,



Robin Whitaker
[REDACTED] Cavell Avenue
St. John's A1A 1C7

[REDACTED]

February 4, 2014

To: His Worship the Mayor and Members of Council

Re: St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013 – Proposed Expansion to Existing Quarry Site East White Hills Road (Ward 1) by Applicant Capital Ready Mix

Dear Mayor O'Keefe,

I am writing to object to the rezoning of a 13.65 hectare parcel of land on East White Hills Road, as well as the associated registration of Amendments 567 and 113 to the St. John's Development Regulations and St. John's Municipal Plan, respectively.

Currently this land is designated as a mixture of Rural, Restricted and Public Open Space, and as such is available for residents of St. John's and surrounding areas to enjoy. I myself spend on average, 8-12 hours a week enjoying this public open space while hiking in spring, summer and fall, or snowshoeing in winter. It is a great resource to have a natural, un-manicured space within the city to be enjoyed by its patrons. The proposed rezoning of land and resulting expansion of the quarry owned and operated by Capital Ready Mix would decimate this public open space; a problem which seems to be increasingly more common within the City of St. John's.

Overall, I feel the amendments that would allow this quarry expansion to take place are not in the best interest of the citizens of St. John's and neighboring communities, and I strongly urge you to reconsider your decision.

Regards,



Julie Halliday



Submission by East Coast Trail Association

Proposed expansion of the quarry on East White Hills Road

February 4, 2014

Background

2014 marks the 20th Anniversary of the East Coast Trail which consists of 265 km of developed hiking trail running from Cape St. Francis to Cappahayden along the east coast of the Avalon Peninsula. It is widely acknowledged as a world class tourist destination and a valued recreational asset for visitors and residents alike. One of the stated values of the East Coast Trail Association, as set out in its strategic plan 2013-2017, is "Environmental Stewardship" i.e. Preserving the natural wilderness and its wild and rugged beauty, open spaces, magnificent vistas, seascapes and clean air.

60 km of the trail is within the boundaries of the City of St. John's. Few other cities in the world can boast a wilderness hiking trail with magnificent coastal scenery and unspoiled woodland and open spaces within their municipal borders. It is the wilderness experience that hikers value when walking along the East Coast Trail.

Sugarloaf Path is a portion of the East Coast Trail that runs between Quidi Vidi and Logy Bay. See Appendix to this document. It was developed in partnership with the City of St. John's and hiking the path has proved a popular activity for residents of the city.

Concerns of the East Coast Trail Association

When it learned of this proposal, the Association expressed concern about the impact on views from points on Sugarloaf Path. In addition, we sought reassurance that the blasting activity would not cause distress to hikers on the trail.

We were contacted by Mr. Hedley Blundon to schedule a meeting to discuss our concerns. At that meeting, he and Mr. Rick Legge made a presentation to us about the planned expansion. In that

presentation, we saw slides of view planes from sea level which indicated that the expanded quarry would not be visible from that portion of the trail which is just above sea level. They also agreed to provide view planes to indicate visibility of the expanded quarry from two highpoints on the Sugarloaf Path i.e. Bawden's Highland near Quidi Vidi and the top of Sugar Loaf south of Logy Bay (see Appended map). They also offered to work with us to assess any impact on hikers from blasting activity.

Conclusion

If the view planes from high points on the trail indicate that there is minimal impact on the viewscales, the Association will withdraw its objection to the proposed expansion.

Submitted by

Geralyn Christmas

Vice President Land and Legal and Director
East Coast Trail Association



APPENDIX "B" – Parcels "A" and "C"





**SUBJECT PROPERTY
(PARCEL A)**



**APPENDIX “C” – View of the existing and proposed
quarry site**

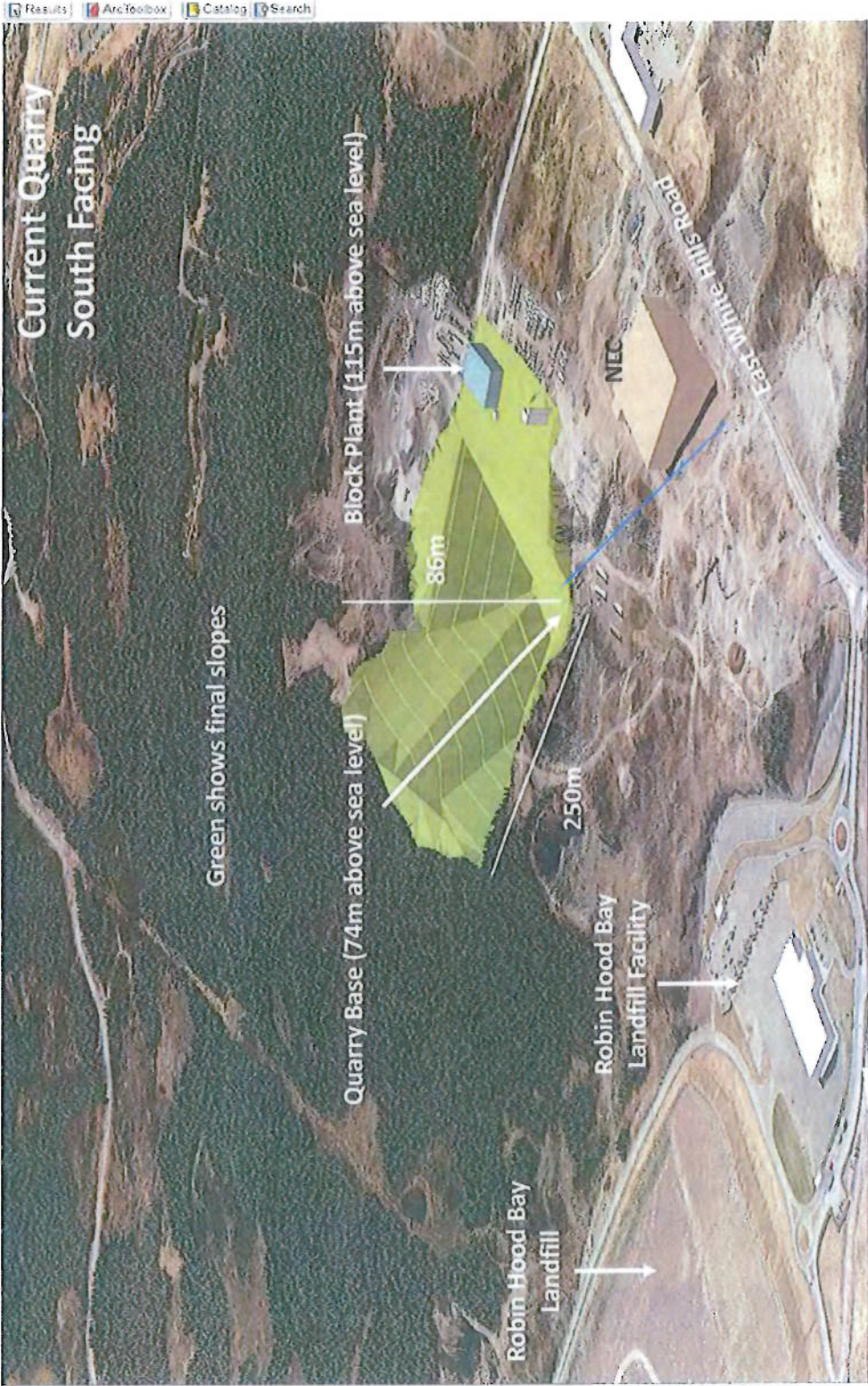


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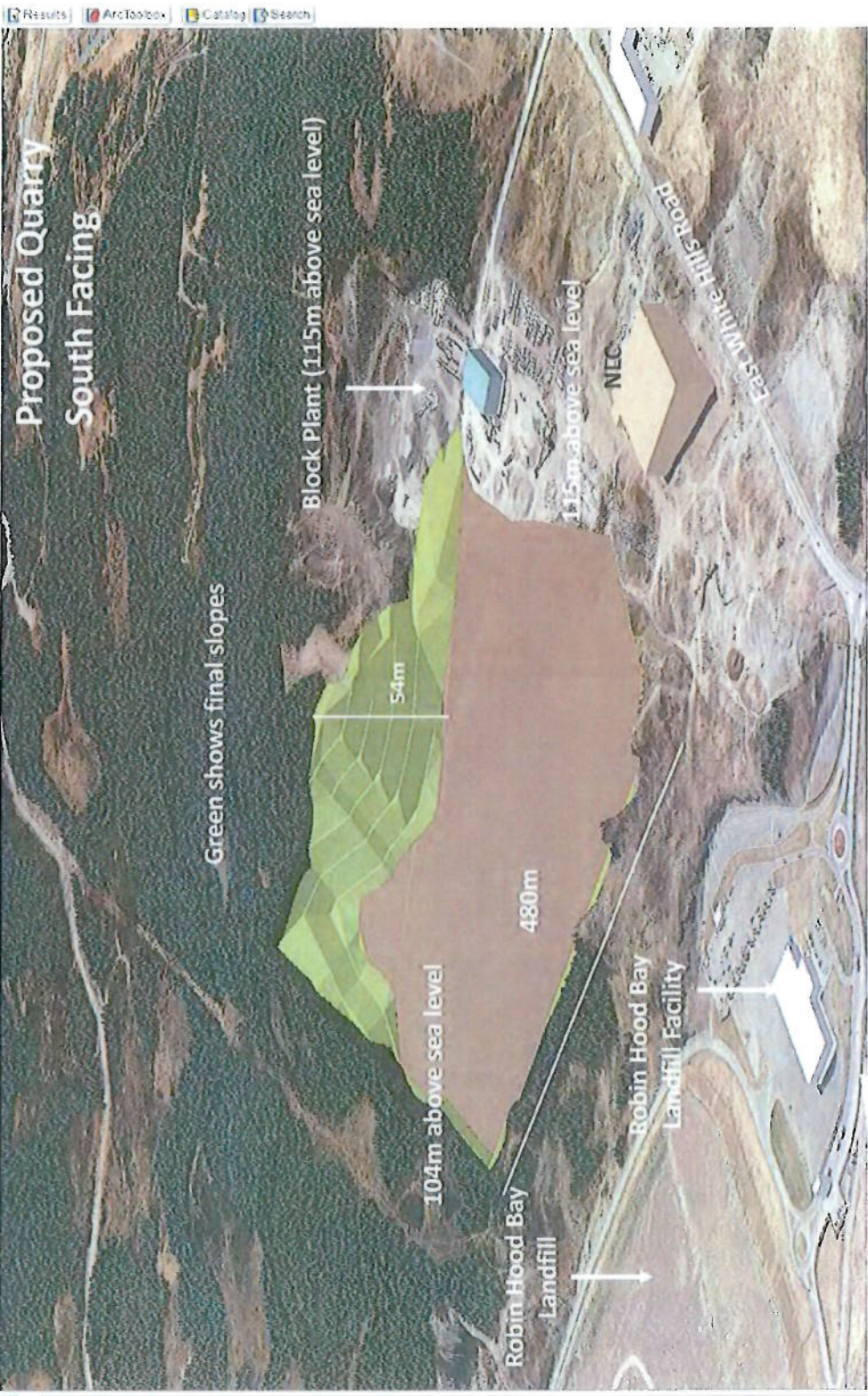


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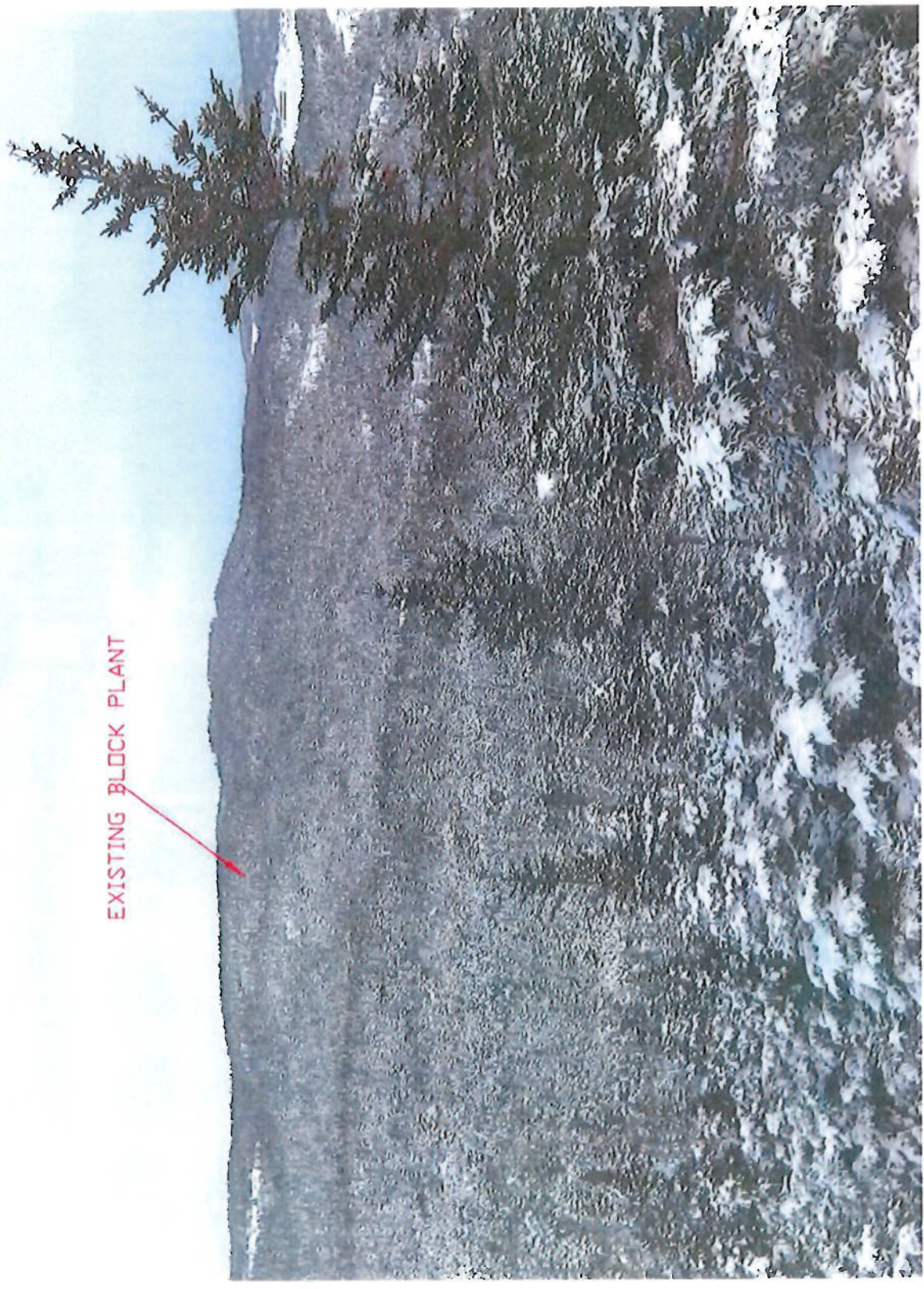
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APPENDIX “D” - Views from the East Coast Trail

#1A

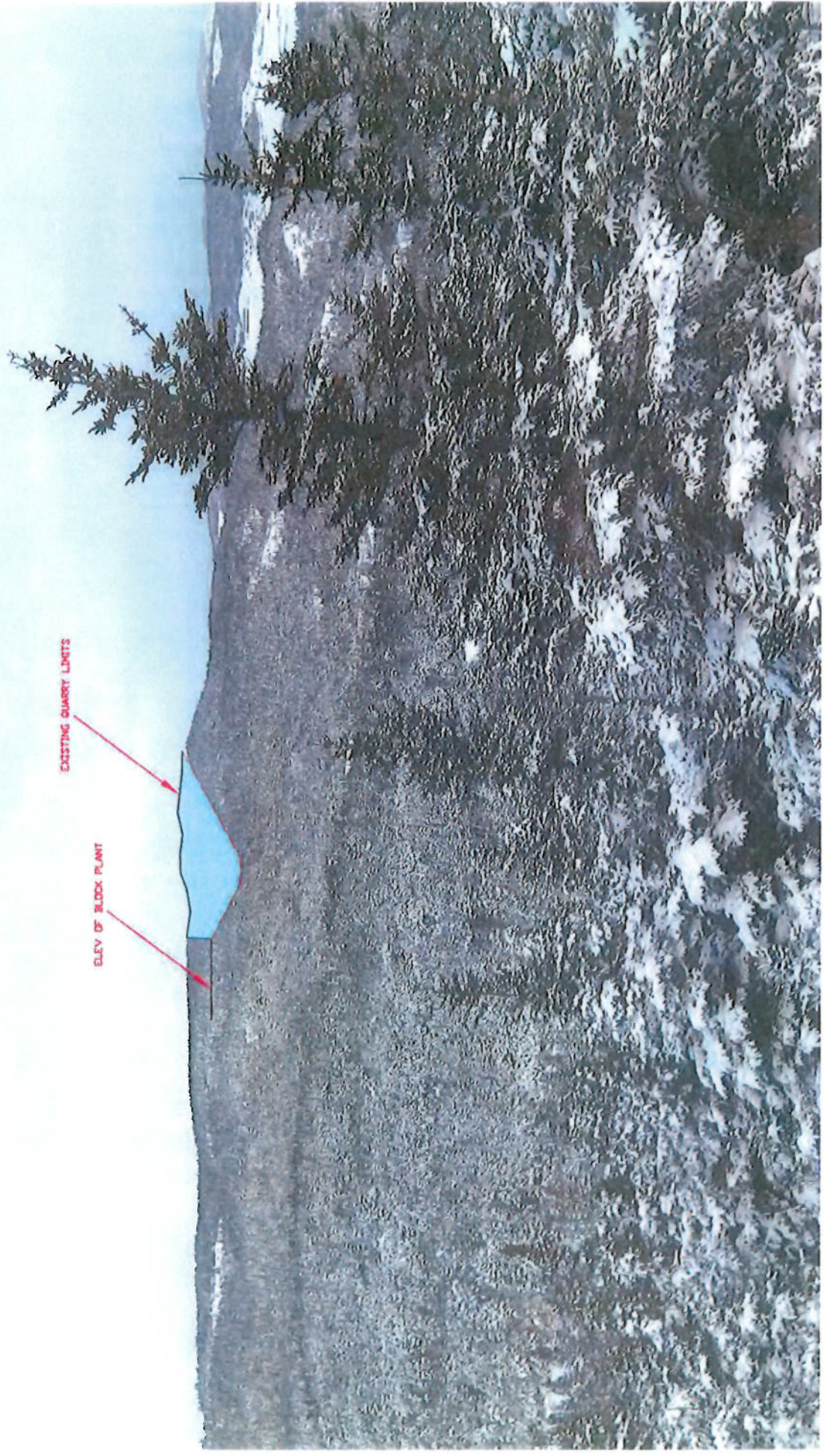
VIEW FROM QUIDI VIDI PEAK

EXISTING BLOCK PLANT



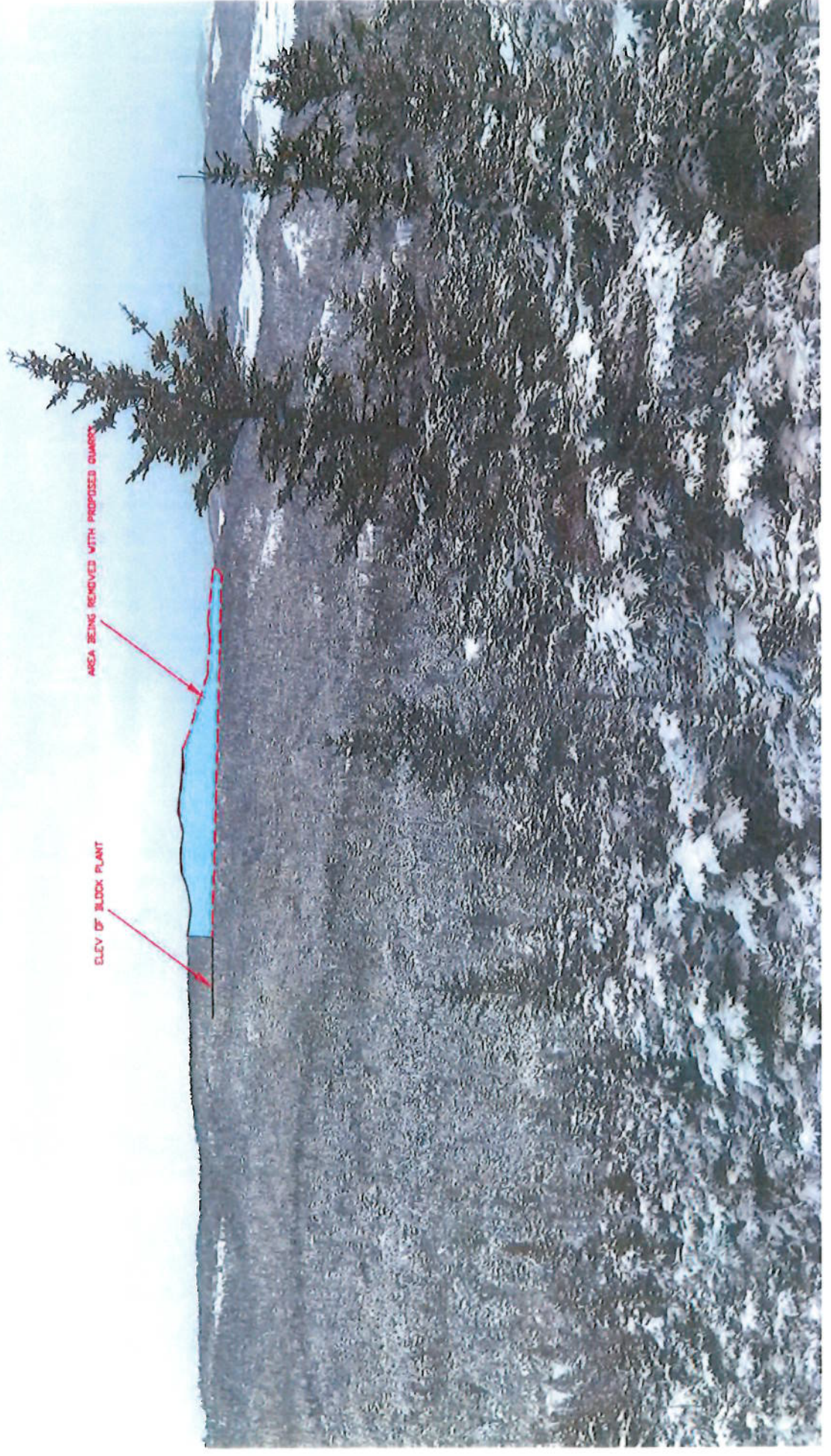
#1B

VIEW FROM QUIDI VIDY PEAK
OUTLINE OF EXISTING QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE

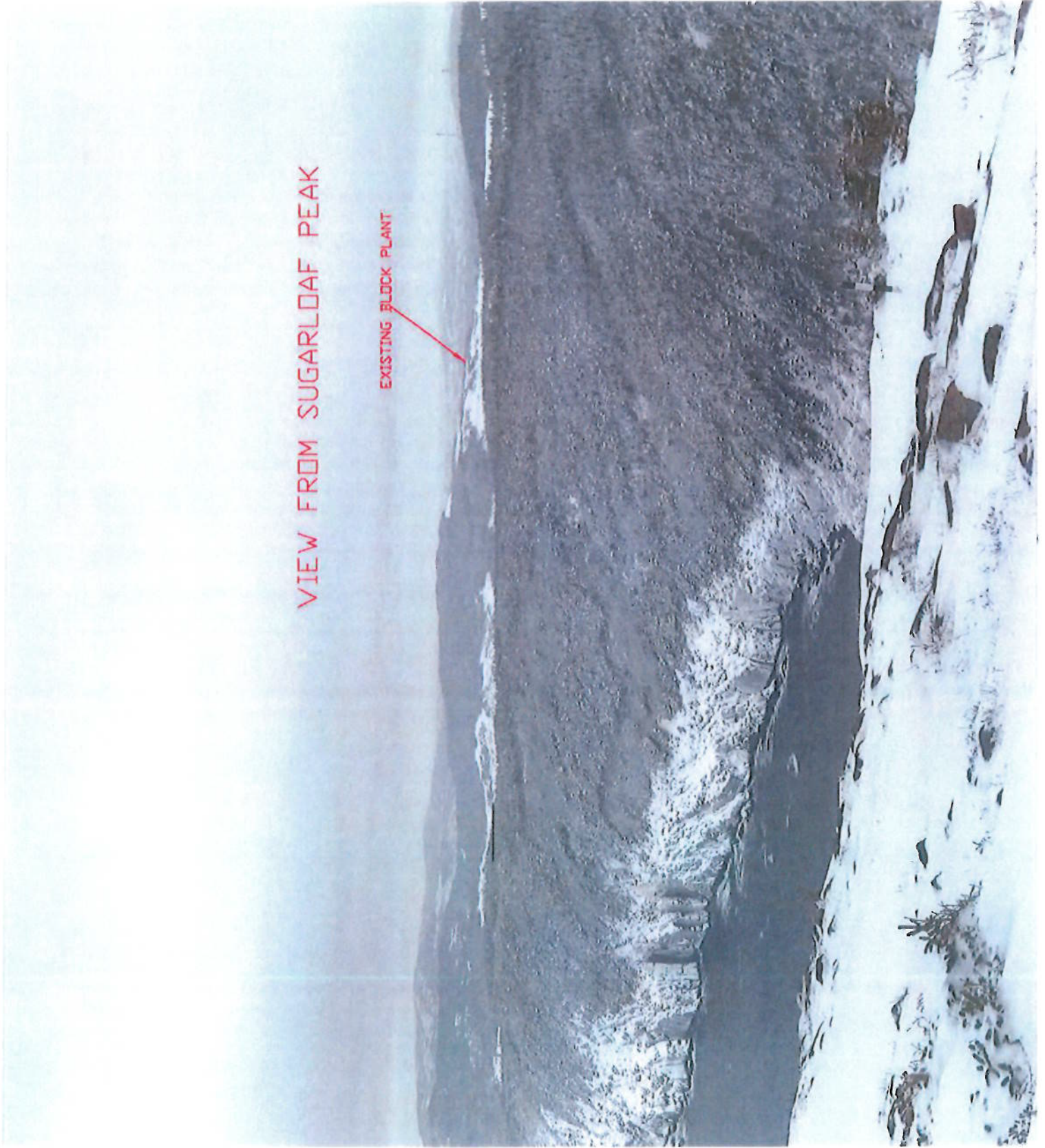


#10

VIEW FROM QUIDI VIDDI PEAK
OUTLINE OF PROPOSED QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE



#2A



VIEW FROM SUGARLOAF PEAK

EXISTING BLOCK PLANT

92A

VIEW FROM SUGARLOAF PEAK
OUTLINE OF EXISTING QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE

EXISTING QUARRY LIMITS
ELEV OF BLOOD PLANT



#20

VIEW FROM SUGARLOAF PEAK
OUTLINE OF PROPOSED QUARRY PLAN LIMITS WHICH WILL BE HIDDEN BEHIND TREELINE

PROPOSED QUARRY LIMITS

EDGE OF BLOOD PLANT

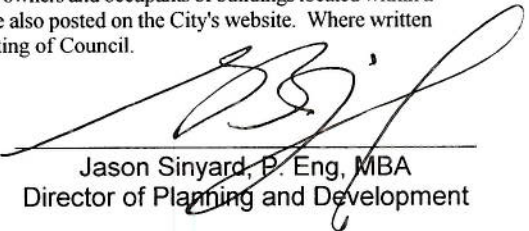


NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, March 10, 2014**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	11 Parsons Place Residential Low Density (R1) Zone	1	A Discretionary Use Application has been submitted requesting permission to operate an Audio Post Production and Voice-over Studio at 11 Parsons Place as a Home Occupation. The proposed business will occupy a floor area of approximately 37.2 m ² and will operate Monday to Friday, 9 a.m. – 5 p.m. On-site parking is available for the business. The applicant is the sole employee.	37.2 m ²	1			Application Withdrawn By Applicant
2	22 St. Joseph's Lane Residential High Density (R3) Zone	2	An extension to a Non-Conforming Use Application has been submitted by Southwest Properties requesting permission to construct an extension to Signal Hill Gate, the extended stay rental suites located at 22 St. Joseph's Lane . The proposed extension to the building will be two (2) storeys and would add sixteen (16) units. On-site parking will accommodate forty-seven (47) vehicles, seventeen (17) of these will be located in the basement level of the proposed development.			47	7 submissions received	The Planning and Development Division recommends deferral to allow staff to review submissions.
3	255 Bay Bulls Road Commercial Neighbourhood (CN) Zone	5	A Discretionary Use Application has been submitted to operate a Car Sales Lot at 255 Bay Bulls Road . The proposed business will occupy 5.2 m ² within the subject building and the applicant will be the sole employee. On-site parking will be provided for the business. Hours of operation will be Monday - Saturday 9 a.m. - 5 p.m.	5.2 m ²	1		no submissions	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

The Office of the City Clerk and the Department of Planning, Development & Engineering, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.


 Jason Sinyard, P. Eng, MBA
 Director of Planning and Development

March 3, 2014
Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2
Vis e-mail: cityclerk@stjohns.ca

Re: Extension to Signal Hill Gate, extended stay rental suites, 22 St. Joseph's Lane

We wish to state our objection to the application for an extension to the extended stay rental suites at Signal Hill Gate. The additional rental capacity in the Signal Hill area will bring increased traffic to Signal Hill Road, which is already a congested and high traffic area. The area around the proposed extension is a condensed residential area, and includes short and long term rental units. Once Memorial University opens their office and residence complex on the former Battery Hotel site, traffic will increase dramatically. We are concerned about the ability of the lower, residential section of Signal Hill Road to accommodate an increase in traffic. We live on _____ and it is difficult to exit the street. Winter snow accumulation makes this area most hazardous. The recent approval of the development on the East end of Duckworth Street will also contribute to increased traffic in the area.

Parking is also a problem in this area, especially in the winter, and snow clearing is challenging, both for residents and City staff. Residents will face additional hardships when current curb space used for parking is taken for this extension. Based on the extension plan, there does not seem to be adequate green areas that might be used for snow cleared from the outside parking, leading to potential residents of Signal Hill Gate to look for other on-street parking. Parking will also be needed for any staff who work in the building, and we wonder if this this been considered and included in the plan.

It does have an attractive design, but I comment on the height of the building. It is stated as two stories, however, it seems that the basement parking level is mostly above ground, and now this becomes a three story building – we do pay attention to these things.

Thank you for the opportunity to provide our objection to this development which is based on traffic and parking issues in the area.

Sincerely,

Sent from Windows Mail

Dear Council Members,

Several years ago, when the former St. Joseph's High School building was to be developed, there were discussions held among the developers, City Hall and members of the neighbourhood. The result of these discussions concluded that the development of the former Junior High building would proceed under the following two conditions:

- (1.) The height of the building would remain the same
- (2.) The footprint of the building would also remain the same.

Several attempts were made to avoid the city's conditions, notably: a 36" parapet on the roof and two nine foot towers on either end of the building. Neither of which became a reality.

And now, once again, we must go through the process to uphold what City Council has already asserted: that the height and footprint of the development of St. Joseph's Junior High shall remain the same as the original structure.

It becomes very trying and causes one to question the validity of a process that is repeated again and again to circumvent city directives.

Here we go again!

Sincerely,

Planning Committee:

We DO NOT agree with the extension to Signal Hill Gate made by Southwest Properties at 22

Good day,

I live at [redacted] where there is no designated permit parking. Several locals have tried to have in front of their houses designated permit parking but have failed. I have been there for three years now and it can be very challenging to say the least to try and keep peace amongst the locals in regards to the parking and where one is allowed and not allowed to park. Even though we have a permit to park in the designated permit parking areas, it appears that the people that live next to the permit parking areas have claimed stakes on those spots. It can get quite nasty if one tries to park in those areas.

We are faced with several challenges throughout the year in regards to parking on Signal Hill Road.

One of the challenges is winter because of the snow. Several parking spots are taken up with snow because there isn't anywhere to plow/put it. So that is parking spaces that were there that are no longer available.

Another is in the summertime, with the tourists, the hotel that is across the street (their guests as well as people visiting their guests), as well as some locals on the street having anywhere from 2 to 5 vehicles per household (and that's only the one's I know. There are many people I don't know on the street so I can't vouch for how many vehicles they may or may not have).

And now we will be faced with even more challenges for parking with an extension to the building at 22 St. Josephs Lane. I know they will have some accommodation for their guests but I'm sure it won't be enough to accommodate the guests and their visiting guests. So, where are they to park but in the spots where we would normally park our car.

There aren't many houses on the left hand side of the hill as you go up that can be used as extra's. Those extra's would include households with more than one vehicle, tourists or visitors of tourists.

It is challenging enough to have to be forced to park down, up or across the street and trying to bring things from our vehicle to our house. We pay our taxes like everyone else and I really don't think it's too much to ask for to have at least one place to park, in front of our house. This could be a simple solution of doing like what they do condominium's and that is to designate one parking spot for each condo unit and paint the number of the unit on the parking spot designated.

I am a single mother with an 18 year old Autistic child and I am faced with enough challenges and I would love it if something could be done to make my life and the lives of the locals on Signal Hill Road a little easier.

Regards,

Office Of the City Clerk:

I choose to voice my opposition to the 'extended development' submitted by Southwest Properties in this letter.

As a recent purchaser of the property, this proposed development will obstruct my view and affect negatively the value of said property. Signal Hill is widely acknowledged as a National Historic Site and yet again is subject to proposals that work contrary to its intrinsic geographical nature and significance.

Having worked in retail on Duckworth Street since April 5th, 1978, I've been fortunate to be a tenant at over 10 different dwellings in the 'heart of historic downtown St. John's'. I have always supported those individuals that have run for City Council whose views are sympathetic to the recognition and protection of our unique and highly valued downtown aesthetics. I thank those who have stood for the cultural values pertaining to our great city and in particular the downtown region and hope the current elected members will help those citizens opposed to developments of this nature that blemish the pure beauty of our most idyllic and often vulnerable neighborhoods.

This proposed development is essentially unnecessary and regarded by residents I've communicated with in the neighborhood as unwanted.

As a recent homeowner a mere 'stone's throw' from Power's Court, I ask that my view and opposition on this matter be considered. Thank you.

Sincerely,

Sir, Madam,

The non-conforming use occupancy application that was previously granted and to be extended should not be a licence to ignore all development regulations associated with the specific zone of the area.

As presented, the proposed apartment building has no regards to the setbacks stipulated in the zone regulations and is out of character in a residential zone. In so doing, the proposed building is way too close to Power's Court, especially with the proposed balconies extending further towards Power's Court. Remember, Power's Court has no sidewalk on either sides of the lane.

As illustrated, the proposed apartment building will substantially shade our property such that we will have no sun on the south-west and west side of our property. A proper shadow study must be done to see accurately the impact of the proposed new construction on the surrounding properties.

A proper traffic study is critical to confirm the feasibility of the proposed extension. First, the new occupancy of the Battery Hotel property by MUN will add substantial traffic to Signal Road. Then, how does Southwest Properties anticipates to get 47 cars in and out of their parking lot through their entrance at the corner of St. Joseph Lane and Howe Place? Furthermore, how much more traffic do you think the intersection of Duckworth, Quidi Vidi road, Signal Hill road, Battery Road and Temperance Street can take in its current state now?

As presented, snow clearing will be a significant problem. The only way to maintain the parking spaces they propose is to truck out the snow continuously. The proposed apartment building site is where they store the snow to clear their existing parking lot and the snow stored now has an equal or larger foot print as the proposed building itself.

The power lines are going to create a problem unless they spend substantial amounts of money to bury the power lines underground. As proposed, the building side on Signal Hill road will have the main 3-phase power line right in the 2nd floor windows and balconies, since there is no set back. And on Power's Court, the power line feeding their pad-mounted transformer will be directly in the balconies of the 2nd floor along Power's Court.

The architectural style proposed for the apartment building is atrocious. It is of a completely different style from their existing building, which is a strange architectural choice, and it is entirely different from the heritage styles of the convent below, our property – the oldest building in NL – and the surrounding townhouses many of which are 100 years old or more. The style of architecture is simply awful and does not fit within the streetscape. It simply looks like a prison block – Alcatraz without the ambience. Furthermore, the size, proportions and architectural style of the proposed building do not match any requirements of the zone such as townhouse or low impact

architectural structures. This proposal is an apartment complex in a residential zone. As the proposal will be overbearing Signal Hill road, which is the path to the most visited touristic site in the City, the proposal in its current form will not enhance the current streetscape but only destroy while bordering some landmark historical heritage buildings – Anderson House and the Convent below. The proposed apartment building is grossly out of character.

As owner and occupant of _____ we simply disagree with the proposed development as presented. It should be in harmony with the neighborhood in style and size with proper urban planning provisions for set backs, traffic, parking, snow clearing and electrical services.

As professional engineering consultants and development consultants ourselves, we think that the proposed development needs a lot more thoughts and planning for it to be suitable for the neighborhood and for the project to be economical and profitable to the developer. As presented and proposed, it is not acceptable to us.

Thank you and best regards,

Please accept this email as opposition to the extension of the commercial business located at the former St. Joseph school site. As a former resident of Power's Court with relatives and friends still living in the general area we are totally opposed to this development.

For those councillors that were not part of council during the redevelopment of the school I would like to ask them to review the file on this to note the controversy the original development caused.

A condensed version: At that time In order to use the old school building, council allowed the use of the converted building definition to be applied and then allowed for the non conforming use of the building to get around the zoning in this area which didn't allow for the commercial use proposed.

Questions that need to be answered;

Does the existing converted building designation allow for the addition of a new building on this site because **CONVERTED BUILDING**, allowed for the school to be reused but the building was not to be increased in size, obviously a new building cannot be considered part of the original converted building and therefore doesn't meet the regulations.

The original permission for non conforming use was for the existing building, not a new building which will obviously significantly increase the non conforming use for this area. Can a non conforming use in an area be increased as will happen with this proposal.

Last but not least, this new building based upon the submission will overwhelm the neighbourhood because of its size and location. As part of the municipal plan, the plan states the city is to **Maintain and Improve Neighbourhood Character and Quality**. The City views the neighbourhood as the basis for comprehensive planning of the residential environment.

Through public initiatives and appropriate development, the City shall encourage and guide the development of such areas so as to conserve and improve their individual quality. This proposed new building will definitely be in contravention of this goal.

To summarize, this proposed building will not fit into the area because of its overwhelming size and proposed design (ugly), will impact the existing homes and convent in the area in regards to privacy, views, shading etc.

As a minimum if this isn't rejected outright by council then a Land Use impact should be done or a public meeting for residents to air their concerns.

MEMORANDUM

REPORT / RECOMMENDATIONS TO COUNCIL

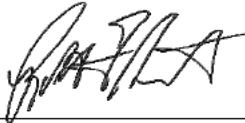
Development Committee

Tuesday, March 4, 2014

The following matter was considered by the Development Committee at its meeting held on March 4, 2014. A staff report is attached for Council's information.

- 1. Department of Planning, Development and Engineering File DEV1300092
Discretionary Use Application
Proposed Residential Development for Two (2) Dwellings
Bond Management and Consulting Inc.
Commercial Central Mixed (CCM) Zone
53 Bond Street (Ward 2)**

It is the opinion of the Development Committee that Council should reject this application as the site cannot accommodate the proposed development.



Robert F. Smart, City Manager
Chair – Development Committee

RFS/mh

attachment

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

MEMORANDUM

Date: March 5, 2014

To: His Worship the Mayor and Members of Council

From: Dave Blackmore, Acting Chair, Development Committee

Re: **Department of Planning, Development and Engineering File DEV1300092**
Discretionary Use Application
Proposed Residential Development for Two (2) Dwellings
Bond Management and Consulting Inc.
Commercial Central Mixed (CCM) Zone
53 Bond Street (Ward 2)

A Discretionary Use application has been submitted to the City to construct two (2) dwelling units on the above-noted site. The property is situated in the CCM zone where Dwelling Units on the ground floor of a building may be allowed as a Discretionary Use. This site is also located in the area where the Downtown Parking Standard is in force.

The site currently has two (2) commercial buildings which are fully occupied primarily used for office use. There are forty-two (42) parking spaces on the lot which provide parking for the existing uses of the buildings. The proposed residential units which would front King's Road would provide on-site parking by way of in-house garages. To accommodate the dwellings, the landscaped areas which provide both a buffer to residential homes on Gower Street and also provide snow storage space would be substantially reduced. Further, the parking area would be reduced by (8) eight spaces. The applicant has proposed stacked parking on the lot to mitigate the parking loss; however, stacked parking does not conform to the City's Commercial Policy.

The proposed development cannot meet the parking requirements as defined in Section 9, Off Street Parking Requirements of the St. John's Development Regulations; and a stacked parking arrangement would conflict with the City's Commercial Development Policy. While there is no landscape requirements for development in the CCM zone, removal of the existing landscape buffer would exacerbate the issue of managing snow storage on the site and reduces the buffer between the existing homes on Gower Street and the existing commercial development.

It is the opinion of the Development Committee that Council should reject this application as the site cannot accommodate the proposed development.

(original signed)

Dave Blackmore
Acting Chair, Development Committee

DB/sba

ST. JOHN'S

**Report/Recommendations
Community Services & Housing Standing Committee
March 3, 2014**

REGULAR

Attendees: Councillor Bernard Davis, Chairperson
Councillor Jonathan Galgay
Councillor Bruce Tilley
Councillor Sandy Hickman
Councillor Danny Breen
Bob Smart, City Manager
Jill Brewer, Deputy City Manager of Community Services
Tanya Haywood, Director of Recreation
Brian Head, Manager of Parks & Open Spaces
Carla Squires, Manager of Facilities Division
Deborah Cook, Manager of Tourism & Culture
Karen Chafe, Recording Secretary

1. **Arts Jury Report**

The Committee considered a report from the Arts Jury which was held on February 21, 2014.

The Committee on motion of Councillor Galgay; seconded by Councillor Hickman recommends that Council approve the awarding of grants as outlined in the attached report in the amount of \$203,700.

The Committee further recommends that the proposed funding increase to the *Grants to Artists and Arts Organizations* budget by \$25,000 over the next three-year period be referred for budget review.

2. **Youth Soccer Program**

The Committee considered a memorandum dated March 4, 2014 from the Director of Recreation regarding the above-noted. An internal review committee comprised of members of the Department of Community Services and Public Works reviewed four proposals received in response to the Request for Proposals for the operation of the City of St. John's Youth Soccer Program.

The Committee on motion of Councillor Breen; seconded by Councillor Galgay recommends Council's approval of the staff recommendation to award the St. John's House League Youth Soccer Program to the St. John's Soccer Club with a one-time operating grant of \$35,000.00. Further, in an effort to provide a seamless transition, the Committee recommends that the City conduct the program registration process for this year only.

**Councillor Bernard Davis
Chairperson**

ST. JOHN'S

Report/Recommendations

Arts Jury

February 21, 2014

Attendance

Melanie Delrizzo, Chair
Councillor Sandy Hickman, Chairperson, Arts Advisory Committee
Mike Gough, Visual Arts
Annamarie Beckel, Literary Arts
Anna Petras, Film
Chris Harnett, Music
Willow Kean, Performing Arts
Théa Morash, Arts and Cultural Development Coordinator (staff - non-voting)
Karen Chafe, Recording Secretary (staff - non-voting)
Rhonda Rose-Colbert, Project Assistant (staff - non-voting)

Report

A meeting of the Grants to Artists and Arts Organizations Jury was held on Friday, February 21, 2014, at 9:00 a.m. in the 4th Floor Conference Room B, City Hall. The purpose of the meeting was to review the one hundred and twelve (112) applications received which totaled \$397,656. Twenty-nine (29) requests were submitted by arts organizations and eighty-three (83) by individual artists. The maximum funding allocation for Grants to Artists and Arts Organizations is \$203,000. Of the applications received, sixteen (16) were rejected due to ineligibility, lack of artistic merit, or lack of sufficient background documentation.

Recommendations

The 2014 Arts Jury recommends the following for approval:

- **The attached grants totaling \$203,700 be approved by Council. The Jury recognizes that the budget for this program is \$203,000, however, based on the strength of this year's applications and with a view to avoiding any negative impact on worthwhile projects and organizations, an additional \$700 is requested.**
- **The Arts Jury also recommends that given the tremendous cultural and economic benefits enjoyed by the City as a result of supporting local artists, funding to the Grants to Artists and Arts Organizations budget be increased over the next three-year period by \$25,000 per year.**

The following members abstained from voting on these applications due to conflict of interest:

Arts Jury Member	Applicant	Relationship
Willow Kean	C2C Theatre Company	Project Writer
Chris Harnett	Greg Bruce	Project Musician

Respectfully submitted,
(original signed)

Melanie Delrizzo, Chair

Grants to Artists and Art Organizations 2014

ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG - Multiyear Funding (3 years)	PROJECT TITLE (IND only -- ORGs receive operational support)
PERFORMING					
Org	Resource Centre for the Arts		\$ 7,800.00	Yes (2013-2015)	
Org	Document Theatre Collective		\$ 500.00	No	
Org	Poverty Cove Theatre Company		\$ 3,000.00	No	
Org	She Said Yes! Theatre Company		\$ 2,500.00	No	
Org	The March Hare Inc.		\$ 500.00	No	
Org	NTBA Productions/Joint Productions		\$ 1,000.00	No	
Org	White Rooster Theatre		\$ 4,000.00	No	
Org	c2c Theatre		\$ 2,500.00	No	
Org	Wonderbolt Productions		\$ 7,500.00	Yes (2014-2017)	
Org	Artistic Fraud of Newfoundland Inc.		\$ 9,000.00	No	
Org	Newfoundland ArtistX		\$ 3,000.00	No	
Org	Open Theatre Company		\$ 1,000.00	No	
Ind	Megan Coles	\$ 2,000.00			The Driftwood Trilogy
Ind	Frank Barry	\$ 500.00			The Laughing Libido Cabaret
Ind	Sharon King-Campbell	\$ 2,000.00			Give Me Back
Ind	Jenn Brown	\$ 2,000.00			Short and Queer III
Ind	Darren Ivany	\$ 500.00			The Pillowman
	SUBTOTAL	\$ 7,000.00	\$ 42,300.00		
DANCE					
Org	Neighbourhood Dance Works		\$ 5,000.00	Yes (2013-2015)	
Org	Dance Assembly of NL		\$ 3,500.00	Yes (2014-2017)	
Ind	Lynn Panting	\$ 1,000.00			The Body Project (Phase One)
Ind	Louise Moyes	\$ 1,500.00			Artist Walk - Long's Hill/Tessier Park Neighbourhood
Ind	Calla Lachance	\$ 1,500.00			Still Life with 3 - a docuDance Commission
Ind	Sarah Joy Stoker	\$ 2,000.00			Eco Mourning Research and Development
	SUBTOTAL	\$ 6,000.00	\$ 8,500.00		
FILM					
Org	Little Scout Films		\$ 600.00	No	
Org	Creative By Culture TV		\$ 1,000.00	No	
Ind	G. Patrick Condon	\$ 1,500.00			Cul-de-Sac
Ind	Cody Westman	\$ 1,500.00			That Little Room - The Story of Erin's Pub
Ind	Tamara Segura Gonzalez	\$ 2,000.00			Before the War
Ind	Pam Hall	\$ 2,000.00			Building a Village - Short Film Project
Ind	Mike Fardy	\$ 1,000.00			Helper
Ind	Candice Walsh	\$ 2,000.00			Split The Rock in St. John's
Ind	Michael Ciuffini	\$ 2,000.00			Pitter Patter Goes Her Heart
Ind	Deanne Foley	\$ 2,000.00			Sadie - A Short Film
Ind	Mark Hoffe	\$ 2,000.00			The Promise
Ind	Chris Picco	\$ 2,000.00			When You Took The Sun Away - Music Video

Grants to Artists and Art Organizations 2014

ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG - Multiyear Funding (3 years)	PROJECT TITLE (IND only -- ORGs receive operational support)
Ind	Christina Steele-Nash	\$ 1,000.00			Young Food (working title)
Ind	Melanie Oates	\$ 1,500.00			Home out of it
Ind	Elsa Morena	\$ 1,300.00			Cancer Dancer
Ind	Allison White	\$ 2,000.00			Cancergirl
Ind	Christian Sparkes	\$ 1,500.00			Little Things
Ind	Lillian Fidler	\$ 3,500.00			On The Outside Looking In (working title)
Ind	Lacy O'Connell	\$ 2,000.00			The Sailor on the Hill: A Story from the White Fleet
Ind	Susan A. Jamieson	\$ 1,000.00			Jimmy Dooley and the Barrellman (working title)
	SUBTOTAL	\$ 31,800.00	\$1,600		

MUSIC

Org	Newman Sound Men's Choir		\$ 1,500.00	No	
Org	Newfoundland Symphony Youth Orchestra Assoc.		\$ 5,000.00	Yes (2014-2017)	
Org	Lady Cove Women's Choir Inc.		\$ 2,500.00	No	
Ind	Pamela Morgan	\$ 3,000.00			Nobleman's Wedding
Ind	Tanglecove	\$ 1,300.00			Tanglecove Two
Ind	Mary Barry	\$ 1,500.00			"Legendary" - The Concert
Ind	Latonia Hartery	\$ 2,000.00			Ternaurat
Ind	Ian Foster	\$ 2,000.00			Ian Foster - The Great Wave (Album)
Ind	Holly Hogan (The Blue Drop)	\$ 2,000.00			Full-length recording of original music by The Blue Drop
Ind	Greg Bruce	\$ 1,000.00			Horn Jam! Fall 2014
Ind	Jim Fidler	\$ 1,000.00			Piece by Piece
Ind	Duane Andrews	\$ 1,000.00			Full Length Album Production
	SUBTOTAL	\$ 14,800.00	\$ 9,000.00		

LITERARY

Org	Writers' Alliance of NL		\$ 9,300.00	Yes (2013-2015)	
Org	Riddle Fence Inc.		\$ 4,500.00	No	
Ind	Agnes Walsh	\$ 1,500.00			Research for work of fiction, untitled
Ind	Tamara Reynish	\$ 1,000.00			266 Days
Ind	Andy Jones	\$ 3,000.00			Writing the children's book "Jack and the Grateful Dead"
Ind	Mike Heffernan	\$ 1,000.00			Scumtribe: Ten Years that Changed Newfoundland Music, 1985-95
Ind	Craig Francis Power	\$ 1,500.00			The. Motherf**king. Bible.
Ind	Shoshanna Wingate	\$ 1,500.00			A Crooked Mirror
Ind	Caighlan Smith	\$ 1,500.00			Glitch
Ind	Mary Pike	\$ 1,750.00			Foreign Soul
Ind	Karen Hanlon	\$ 500.00			The Mundy Pond Project
Ind	Paul Bowdring	\$ 1,750.00			Poetry of Departures
Ind	George Murray	\$ 2,000.00			Surprise, Surprise
Ind	Ryan Davis	\$ 1,250.00			Choose Your Own St. John's!
	SUBTOTAL	\$ 18,250.00	\$ 13,800.00		

VISUAL

Grants to Artists and Art Organizations 2014

ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG - Multiyear Funding (3 years)	PROJECT TITLE (IND only -- ORGs receive operational support)
Org	Eastern Edge Art Gallery Inc.		\$ 7,500.00	Yes (2013-2015)	
Org	St. Michael's Print Shop		\$ 7,500.00	Yes (2013-2015)	
Org	Visual Artists NL		\$ 3,000.00	Yes (2013-2015)	
Org	Craft Council Gallery		\$ 7,500.00	No	
Ind	Jason Penney	\$ 1,000.00			The Rights of Spring & Wallpaper
Ind	Virginia Mitford	\$ 1,000.00			The Aftermath
Ind	Katie Vautour	\$ 600.00			Intersection
Ind	Rhonda Pelley	\$ 1,000.00			Changing Spaces (working title)
Ind	Michael Connolly	\$ 1,700.00			Printed Landscapes
Ind	Andrea Cooper	\$ 1,500.00			This Far North
Ind	Candace Fulford	\$ 1,500.00			12 Mixed Media Paintings
Ind	Amanda Power	\$ 750.00			Perfect places to hang out in the woods.
Ind	Maria Martinez (aka Pepa Chan)	\$ 500.00			Don't Cry Over Spilled Milk
Ind	Kyle Bustin	\$ 1,000.00			The Coloured Box Project 2014
Ind	Jillian Murphy	\$ 1,000.00			Sweet Tooth
Ind	Kumi Stoddart	\$ 1,000.00			My new home
Ind	Davide Aylward	\$ 500.00			Building St. John's or Building Newfoundland
Ind	David Howells	\$ 1,000.00			Fish Face
Ind	Cory Collins	\$ 400.00			Overworlds
Ind	Vessela Todorova Brakalova	\$ 1,000.00			Humans activities Imprints
Ind	Kailey Bryan	\$ 1,000.00			Ingrown
Ind	Anita Singh	\$ 1,000.00			Flora found in Newfoundland
Ind	John McDonald	\$ 1,750.00			Connecting People and Places
Ind	Jessica Waterman	\$ 2,000.00			Involved Texture
Ind	Veselina Tomova	\$ 1,200.00			Short (Sea) Stories
Ind	Philippa Jones	\$ 1,500.00			Mapping the Dreamworld of Newfoundland and Labrador
	SUBTOTAL	\$ 23,900.00	\$ 25,500.00		
OTHER					
Ind	Chris Driedzic & Graham Kennedy	\$1,250.00			Harbour View
	Total for Individuals	\$103,000.00			
	Total for Organizations		\$100,700.00		
	Grand Total				\$203,700.00

Building Permits List

Council's March 10, 2014 Regular Meeting

Permits Issued: 2014/02/27 To 2014/03/05

Class: Commercial

97 Torbay Rd	Co	Office
456 Logy Bay Rd	Nc	Warehouse
137 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Retail Store
711 Blackmarsh Rd	Ms	Service Shop
10 Elizabeth Ave	Ms	Retail Store
25-39 Hallett Cres-Dynamex	Sn	Office
177 Kenmount Rd	Ms	Car Sales Lot
468 Logy Bay Rd	Ms	Commercial Garage
358 Main Rd	Ms	Service Station
22 O'leary Ave	Ms	Restaurant
36 Pearson St	Ms	Office
38 Ropewalk Lane	Ms	Service Shop
500 Topsail Rd, Tim Horton's	Sn	Eating Establishment
340 Torbay Rd	Ms	Service Station
350 Torbay Rd	Ms	Take-Out Food Service
141 Torbay Rd	Ms	Office
Torbay Road-Torbay Rd Mall	Ms	Office
585 Torbay Rd	Ms	Take-Out Food Service
25-39 Hallett Cres	Rn	Office
11-17 New Gower St Club One	Rn	Tavern
16 Rowan Pl	Rn	Retail Store
48 Kenmount Rd	Rn	Place Of Amusement
368 Hamilton Ave	Rn	Office
23-25 Rowan St	Co	Retail Store
48 Kenmount Rd, Suzy Shier	Rn	Retail Store
10 Fort William Pl	Rn	Office
115 Duckworth St	Ex	Restaurant
95d Aberdeen Ave -Reitmans	Rn	Retail Store
		This Week \$ 649,435.00

Class: Government/Institutional

This Week \$.00

Class: Residential

65 Faulkner St	Nc	Patio Deck
14 Katie Pl	Nc	Accessory Building
7 Tralee St	Cr	Subsidiary Apartment
10 Conway Cres	Ex	Single Detached Dwelling
50 Battery Rd	Rn	Single Detached Dwelling
173 Cheeseman Dr	Rn	Single Detached Dwelling
72 Cheyne Dr	Rn	Single Detached Dwelling
14 Cornwall Cres	Rn	Single Detached Dwelling
14 Holloway St	Rn	Mixed Use
		This Week \$ 225,000.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 874,435.00

Repair Permits Issued: 2014/02/27 To 2014/03/05 \$ 25,000.00

Legend

Co	Change Of Occupancy	Sn	Sign
Cr	Chng Of Occ/Renovtns	Sw	Site Work
Nc	New Construction	Ex	Extension
Rn	Renovations	Dm	Demolition
Ms	Mobile Sign		

YEAR TO DATE COMPARISONS			
March 10, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$31,400,000.00	\$11,300,700.00	-64
Industrial	\$25,000.00	\$0.00	0
Government/Institutional	\$5,300,000.00	\$42,400,400.00	70
Residential	\$15,700,400.00	\$19,600,700.00	25
Repairs	\$372,600.00	\$329,500.00	-12
Housing Units (1 & 2 Family Dwellings)	46	19	
TOTAL	\$52,798,000.00	\$73,631,300.00	39

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

MEMORANDUM

Weekly Payment Vouchers For The Week Ending March 5, 2014

Payroll

Public Works	\$ 584,992.58
Bi-Weekly Casual	\$ 21,675.30
Accounts Payable	\$4,587,688.72
Total:	\$ 5,194,356.60

ST. JOHN'S

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL ALIANT	00065152	TELEPHONE SERVICES	\$39,472.99
MANULIFE FINANCIAL	00065153	LTD PREMIUMS	\$413.22
NEWFOUNDLAND POWER	00065154	ELECTRICAL SERVICES	\$25,173.52
ROYAL BANK VISA	00065155	VISA PAYMENT	\$1,339.40
PUBLIC SERVICE CREDIT UNION	00065156	PAYROLL DEDUCTIONS	\$8,905.83
WAYNE SEYMOUR	00065157	REFUND DOUBLE PERMIT PAYMENT - LANDFILL	\$25.00
KEAN'S PUMP SHOP LTD.	00065158	REPAIR PARTS	\$100.00
HISCOCK RENTALS & SALES INC.	00065159	HARDWARE SUPPLIES	\$163.38
HARTY'S INDUSTRIES	00065160	STEEL FLAT BAR	\$195.57
HARTY'S INDUSTRIES	00065161	STEEL FLAT BAR	\$143.43
KEAN'S PUMP SHOP LTD.	00065162	REPAIR PARTS	\$1,986.22
HISCOCK RENTALS & SALES INC.	00065163	HARDWARE SUPPLIES	\$275.74
RECREONICS INC.	000000752	REPAIR PARTS	\$791.46
RJS PARKING & FACILITIES PRODUCTS	000000753	PARKING METER PARTS	\$715.60
DICKS & COMPANY LIMITED	00065164	OFFICE SUPPLIES	\$187.35
THE TELEGRAM	00065165	ADVERTISING	\$187.94
MCLOUGHLAN SUPPLIES LTD.	00065166	ELECTRICAL SUPPLIES	\$36.00
NEWFOUNDLAND POWER	00065167	ELECTRICAL SERVICES	\$4,729.03
ACCO BRANDS DIRECT	00065168	OFFICE SUPPLIES	\$39.71
CANADIAN PLAYGROUND SAFETY	00065169	REGISTRATION FEE	\$472.50
PARTS FOR TRUCKS INC.	00065170	REPAIR PARTS	\$6,980.50
CITY OF ST. JOHN'S	00065171	REPLENISH PETTY CASH	\$458.76
RECEIVER GENERAL FOR CANADA	00065172	PAYROLL DEDUCTIONS	\$677,152.74
RECEIVER GENERAL FOR CANADA	00065173	PAYROLL DEDUCTIONS	\$229,830.38
SANDY MUISE	00065174	DAMAGE CLAIM	\$1,858.86
DOWNTOWN DEVELOPMENT CORP.	00065175	2013 DOWNTOWN SIDEWALK SNOW CLEARING	\$15,975.00
NEWFOUNDLAND POWER	00065176	ELECTRICAL SERVICES	\$161,227.41
BELL MOBILITY	00065177	CELLULAR PHONE USAGE	\$1,320.87
BELL ALIANT	00065178	TELEPHONE SERVICES	\$6,101.03
PARTS FOR TRUCKS INC.	00065179	REPAIR PARTS	\$1,406.78
ROYAL BANK VISA	00065180	VISA PAYMENT	\$1,144.78
WORKPLACE HEALTH, SAFETY AND COMPENSA	00065181	PAYROLL ADJUSTMENTS	\$1,220,649.45
ROBERT REGULAR LAW OFFICE	00065182	EXPROPRIATION OF LAND	\$15,000.00
POWER, BRENDA	00065183	REIMBURSEMENT SUPPLIES	\$212.12
YOUNG, CORALIE	00065184	REIMBURSEMENT INTERNET CHARGES	\$374.93
BENNETT, RICK	00065185	REIMBURSEMENT INTERNET CHARGES	\$374.93

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MILLER, FRANCES	00065186	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
LEYDEN, YVONNE	00065187	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
KEAN, TRACEY	00065188	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
CONNOLLY, MAXINE	00065189	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
CORRINE MULROONEY	00065190	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
O'REILLY, DAWN	00065191	EDUCATIONAL INCENTIVE PROGRAM	\$400.00
MICHAEL & LISA MACKEY	00065192	EDUCATIONAL INCENTIVE PROGRAM	\$400.00
PITCHER, ROXANNE	00065193	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
BARNABLE, JOANNE	00065194	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
NOEL, KAREN	00065195	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
LAHEY, SHERRY	00065196	EDUCATIONAL INCENTIVE PROGRAM	\$600.00
CLARKE, S. CORRINE	00065197	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
CELINE PENNELL	00065198	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
MAILE PEREZ / RICKY ALVAREZ	00065199	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
CHILAKA, CHARLES	00065200	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
LANGIN, SUSAN	00065201	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
RAYMOND, KRISTA	00065202	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
RODGERS, DIANNE	00065203	EDUCATIONAL INCENTIVE PROGRAM	\$400.00
SANDRA CURNEW	00065204	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
BEVERLY REID	00065205	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
WALSH, SUSAN	00065206	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
MARSH, LYNN	00065207	EDUCATIONAL INCENTIVE PROGRAM	\$200.00
DICKS & COMPANY LIMITED	00065208	OFFICE SUPPLIES	\$224.87
VOKEY'S JANITORIAL SERVICE	00065209	JANITORIAL SERVICES	\$1,061.07
THYSSENKRUPP ELEVATOR	00065210	ELEVATOR MAINTENANCE	\$354.51
LA BREA INT'L INC.	00065211	PROMOTIONAL MATERIALS	\$94.47
SIMPLEX GRINNELL	00065212	PROFESSIONAL SERVICES	\$288.15
CANADIAN MUSEUMS ASSOCIATION	00065213	MEMBERSHIP RENEWAL	\$524.39
SWANA	0000000754	MEMBERSHIP RENEWAL	\$217.23
LBI SOFTWARE INC.,	0000000755	SOFTWARE RENEWAL	\$8,355.00
ROGERS CABLE	00065214	INTERNET SERVICES	\$69.64
NEWFOUNDLAND POWER	00065215	ELECTRICAL SERVICES	\$5,738.44
BELL MOBILITY	00065216	CELLULAR PHONE USAGE	\$634.49
BELL ALIANT	00065217	TELEPHONE SERVICES	\$155.31
CITY OF ST. JOHN'S	00065218	REPLENISH PETTY CASH	\$139.64
WRECKHOUSE JAZZ AND BLUES	00065219	RELEASE OF EVENTS GRANT HOLDBACK	\$1,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JAMES GROVES	00065220	DAMAGE CLAIM	\$892.06
STEVE MORRIS	00065221	REIMBURSEMENT GLASSES	\$500.00
WILLIAMSON, HELEN	00065222	REIMBURSEMENT ARNNL REGISTRATION	\$500.88
ACKLANDS-GRAINGER	00065223	INDUSTRIAL SUPPLIES	\$1,153.74
FEDERATED PRESS	00065224	SUBSCRIPTION	\$2,231.75
AIR COOLED ENGINE SERVICE LTD.	00065225	REPAIR PARTS	\$197.27
ATLANTIC OFFSHORE MEDICAL SERV	00065226	MEDICAL SERVICES	\$5,612.28
ATLANTIC PURIFICATION SYSTEM LTD	00065227	WATER PURIFICATION SUPPLIES	\$1,346.87
MIGHTY WHITES LAUNDROMAT	00065228	LAUNDRY SERVICES	\$568.18
COSTCO WHOLESALE	00065229	MISCELLANEOUS SUPPLIES	\$240.78
EASTERN HEALTH	00065230	ROAD AMBULANCE - USER FEE	\$115.00
JACKIE'S CATERING & CANTEEN SERVICES	00065231	CATERING SERVICES	\$141.85
ROBERT BAIRD EQUIPMENT LTD.	00065232	RENTAL OF EQUIPMENT	\$1,203.45
JW BIRD & CO. LTD.	00065233	REPAIR PARTS	\$214.70
DOMINION STORES 924	00065234	MISCELLANEOUS SUPPLIES	\$258.80
TOWN OF CONCEPTION BAY SOUTH	00065235	SNOW CLEARING	\$900.00
PREMA NEWFOUNDLAND	00065236	REPAIR PARTS	\$979.92
GRAND CONCOURSE AUTHORITY	00065237	MAINTENANCE CONTRACTS	\$10,610.98
BELBIN'S GROCERY	00065238	CATERING SERVICES	\$357.62
SMS EQUIPMENT	00065239	REPAIR PARTS	\$3,863.04
CANADIAN BROADCASTING CORP.	00065240	RENTAL OF TOWER SPACE	\$11,582.50
BARBARA ASHLEY SCHOOL OF DANCE	00065241	REAL PROGRAM	\$630.00
BEST DISPENSERS LTD.	00065242	SANITARY SUPPLIES	\$983.33
WASTE MANAGEMENT	00065243	PROFESSIONAL SERVICES	\$350.62
ROCKWATER PROFESSIONAL PRODUCT	00065244	CHEMICALS	\$3,672.50
NEWCAP BROADCASTING LTD.	00065245	PUBLIC ANNOUNCEMENTS	\$10,676.24
STANTEC CONSULTING LTD. (SCL)	00065246	PROFESSIONAL SERVICES	\$11,677.25
BLACK & MCDONALD LIMITED	00065247	PROFESSIONAL SERVICES	\$4,609.13
S & L ENTERPRISE	00065248	SNOW CLEARING	\$32,737.70
BLAZER CONCRETE SAWING & DRILL	00065249	PROFESSIONAL SERVICES	\$9,492.00
GRAPHIC ARTS & SIGN SHOP LIMITED	00065250	SIGNAGE	\$858.80
BRENKIR INDUSTRIAL SUPPLIES	00065251	PROTECTIVE CLOTHING	\$1,401.76
PAUL MURPHY SERVICES INC	00065252	REPAIR PARTS	\$158.77
BROWNE'S AUTO SUPPLIES LTD.	00065253	AUTOMOTIVE REPAIR PARTS	\$565.84
RED OAK CATERING	00065254	CATERING SERVICES	\$480.25
OFFICEMAX GRAND & TOY	00065255	OFFICE SUPPLIES	\$2,004.05

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WESTERN HYDRAULIC 2000 LTD	00065256	REPAIR PARTS	\$4,478.19
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DI	00065257	DUCK FEED	\$180.70
ATLANTIC TRAILER & EQUIPMENT	00065258	REPAIR PARTS	\$2,169.72
INDUSTRY CANADA ALS FINANCIAL CENTRE	00065259	RADIO RENEWAL LICENCE FEE	\$33,641.00
LEXISNEXIS CANADA INC.	00065260	PUBLICATION	\$393.20
TRIWARE TECHNOLOGIES INC.	00065261	COMPUTER EQUIPMENT	\$1,322.10
CAMPBELL'S SHIP SUPPLIES	00065262	PROTECTIVE CLOTHING	\$192.10
ANNEX PUBLISHING & PRINTING	00065263	PUBLICATIONS	\$122.66
AIR LIQUIDE CANADA INC.	00065264	CHEMICALS AND WELDING PRODUCTS	\$520.61
HISCOCK'S SPRING SERVICE	00065265	REPAIR PARTS	\$1,653.54
AVALON HYDRAULICS LTD.	00065266	REPAIR PARTS	\$973.69
SOBEY'S INC	00065267	PET SUPPLIES	\$3,069.24
NORTRAX CANADA INC.,	00065268	REPAIR PARTS	\$74.93
ELECTRO MECHANICAL SERVICES	00065269	REPAIR PARTS	\$1,916.31
CBCL LIMITED	00065270	PROFESSIONAL SERVICES	\$48,752.75
PF COLLINS CUSTOMS BROKER LTD	00065271	DUTY AND TAXES	\$77.17
COLONIAL GARAGE & DIST. LTD.	00065272	AUTO PARTS	\$8,279.88
PETER'S AUTO WORKS INC.	00065273	TOWING OF VEHICLES	\$2,966.25
CONSTRUCTION SIGNS LTD.	00065274	SIGNAGE	\$6,554.57
FEDERATION OF CANADIAN MUNICIPALITIES	00065275	(3) 2014 ANNUAL CONFERENCE & TRADE SHOW FEE	\$2,355.00
COUNTRY TRAILER SALES 1999 LTD	00065276	REPAIR PARTS	\$473.47
MASK SECURITY INC.	00065277	TRAFFIC CONTROL	\$2,491.87
JAMES G CRAWFORD LTD.	00065278	PLUMBING SUPPLIES	\$663.14
CROSBIE INDUSTRIAL SERVICE LTD	00065279	EQUIPMENT RENTAL	\$17,683.25
HARTY'S INDUSTRIES	00065280	STEEL FLAT BAR	\$1,327.75
LONG & MCQUADE	00065281	REAL PROGRAM	\$510.00
CUMMINS EASTERN CANADA LP	00065282	REPAIR PARTS	\$2,106.60
KENDALL ENGINEERING LIMITED	00065283	PROFESSIONAL SERVICES	\$21,168.26
ROGERS ENTERPRISES LTD	00065284	TRAINING PROGRAMS	\$1,593.30
CREDIT RECOVERY 2003 LIMITED	00065285	CREDIT COLLECTIONS	\$1,583.38
DICKS & COMPANY LIMITED	00065286	OFFICE SUPPLIES	\$4,836.09
MIC MAC FIRE & SAFETY SOURCE	00065287	SAFETY SUPPLIES	\$418.78
MADSEN POWER SYSTEMS	00065288	REPAIR PARTS	\$577.82
HITECH COMMUNICATIONS LIMITED	00065289	REPAIRS TO EQUIPMENT	\$2,135.70
REEFER REPAIR SERVICES LTD.	00065290	REPAIR PARTS	\$8,626.24
ATLANTIC HOSE & FITTINGS	00065291	RUBBER HOSE	\$153.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THYSSENKRUPP ELEVATOR	00065292	ELEVATOR MAINTENANCE	\$141.25
G & M PROJECT MANAGEMENT	00065293	PROFESSIONAL SERVICES	\$51,275.78
CANADIAN TIRE CORP.-ELIZABETH AVE.	00065294	MISCELLANEOUS SUPPLIES	\$96.56
CANADIAN TIRE CORP.-KELSEY DR.	00065295	MISCELLANEOUS SUPPLIES	\$227.21
EAST CHEM INC.	00065296	CHEMICALS	\$1,776.36
ELECTRONIC CENTER LIMITED	00065297	ELECTRONIC SUPPLIES	\$31.30
NATIONAL ENERGY EQUIPMENT INC.	00065298	PROFESSIONAL SERVICES	\$578.08
THE TELEGRAM	00065299	ADVERTISING	\$15,832.89
EXECUTIVE COFFEE SERVICES LTD.	00065300	COFFEE SUPPLIES	\$72.85
FACTORY FOOTWEAR OUTLET LTD.	00065301	PROTECTIVE FOOTWEAR	\$225.99
DOMINION STORE 935	00065302	MISCELLANEOUS SUPPLIES	\$128.02
FASTSIGNS	00065303	SIGNAGE	\$450.59
EMERGENCY REPAIR LIMITED	00065304	AUTO PARTS AND LABOUR	\$2,081.24
EXECUTIVE TAXI LIMITED	00065305	TRANSPORTATION SERVICES	\$190.97
ERL ENTERPRISES	00065306	AUTO PARTS/REPAIRS	\$308.26
ROCK CITY	00065307	REAL PROGRAM	\$2,820.00
MARY KENNEDY	00065308	INSTRUCTOR FEE	\$543.90
MILLENNIUM EXPRESS	00065309	COURIER SERVICES	\$310.75
TENCO INC.	00065310	REPAIR PARTS	\$4,335.73
STELLAR INDUSTRIAL SALES LTD.	00065311	INDUSTRIAL SUPPLIES	\$1,350.24
NEWALTA INDUSTRIAL SERVICES	00065312	INDUSTRIAL SUPPLIES	\$1,448.23
OMNITECH INC.	00065313	REPAIR PARTS	\$1,704.04
PROVINCIAL FENCE PRODUCTS	00065314	FENCING MATERIALS	\$3,808.10
WOLSELEY CANADA WATERWORKS	00065315	REPAIR PARTS	\$8.48
H & R MECHANICAL SUPPLIES LTD.	00065316	MECHANICAL SUPPLIES	\$1,337.83
EASTERN PROPANE	00065317	PROPANE	\$185.09
HARVEY & COMPANY LIMITED	00065318	REPAIR PARTS	\$7,951.13
A HARVEY & CO. LTD.	00065319	ROAD SALT	\$489,839.86
HARVEY'S OIL LTD.	00065320	PETROLEUM PRODUCTS	\$67,748.05
BOMA NL	00065321	2014 REAL ESTATE FORUM	\$497.20
G4S CASH SERVICES (CANADA) LTD	00065322	MONTHLY SAFE RENTAL	\$47.97
GUILLEVIN INTERNATIONAL CO.	00065323	ELECTRICAL SUPPLIES	\$707.22
HATCH MOTT MACDONALD	00065324	PROFESSIONAL SERVICES	\$67,729.38
BRENNTAG CANADA INC	00065325	CHLORINE	\$7,006.00
PRACTICAR CAR & TRUCK RENTALS	00065326	VEHICLE RENTAL	\$1,788.15
GRAYMONT (NB) INC.,	00065327	HYDRATED LIME	\$20,098.91

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SWISS CHALET	00065328	MEAL ALLOWANCE	\$497.35
ARIANNA CONSTRUCTION INC	00065329	SNOW CLEARING	\$4,519.62
SCOTIA RECYCLING (NL) LIMITED	00065330	REPAIR PARTS	\$355.95
METICULOUS SERVICES INC.,	00065331	PROFESSIONAL SERVICES	\$2,147.00
IMPRINT SPECIALTY PROMOTIONS LTD	00065332	PROMOTIONAL ITEMS	\$10,658.58
ONX ENTERPRISE SOLUTIONS LIMITED	00065333	CONSULTANT FEE & PARTS	\$10,665.79
UMBRELLA SECURITY	00065334	ALARM MONITORING	\$3,173.04
ISLAND FURNITURE ASSOC.	00065335	OFFICE FURNITURE	\$3,805.84
JOHNSON CONTROLS LTD.	00065336	REPAIR PARTS	\$1,693.87
IDEXX LABORATORIES	00065337	VETERINARY SUPPLIES	\$2,703.23
CHRISTOPHER'S CAFE & CATERING	00065338	CATERING SERVICES	\$61.00
DBI-GARBAGE COLLECTION REMOVAL LTD.	00065339	GARBAGE COLLECTION	\$966.15
TRANE CANADA CO.	00065340	REPAIR PARTS	\$3,099.48
BOSCH REXROTH CANADA CORP.	00065341	REPAIR PARTS	\$180.34
KAVANAGH & ASSOCIATES	00065342	PROFESSIONAL SERVICES	\$93,660.63
SAFETY-FIRST	00065343	SAFETY SUPPLIES	\$100.51
FINE FOOD FACTORY	00065344	SANDWICH TRAYS	\$237.30
GARDA CANADA SECURITY CORP	00065345	SECURITY SERVICES	\$21,467.66
CITY CONCRETE LTD	00065346	CONCRETE	\$117.46
BACCALIEU TRAIL ANIMAL HOSPITAL	00065347	PROFESSIONAL SERVICES	\$1,589.91
PARADISE MEDICAL CLINIC	00065348	MEDICAL EXAMINATION	\$20.00
KERR CONTROLS LTD.	00065349	INDUSTRIAL SUPPLIES	\$58.99
UNIVERSITY OF NEW BRUNSWICK	00065350	TUITION FEE	\$550.00
RENEE PHAIR HEALEY, REGISTERED PSYCH.	00065351	PROFESSIONAL SERVICES	\$135.00
BLACKOUT DRIVEWAY SEALING	00065352	SNOW CLEARING	\$282.50
ESCAPE WATERSPORTS	00065353	REGISTRATION FEE	\$400.00
DR. G.P. MURRAY	00065354	MEDICAL EXAMINATION	\$35.00
MARTIN'S FIRE SAFETY LTD.	00065355	SAFETY SUPPLIES	\$286.49
MCLOUGHLAN SUPPLIES LTD.	00065356	ELECTRICAL SUPPLIES	\$2,372.39
MIKAN INC.	00065357	LABORATORY SUPPLIES	\$598.22
WAJAX INDUSTRIAL COMPONENTS	00065358	REPAIR PARTS	\$349.06
NU-WAY EQUIPMENT RENTALS	00065359	RENTAL OF EQUIPMENT	\$7,721.29
NEWFOUND DISPOSAL SYSTEMS LTD.	00065360	DISPOSAL SERVICES	\$29,752.80
NEWFOUNDLAND DISTRIBUTORS LTD.	00065361	INDUSTRIAL SUPPLIES	\$1,452.90
NEWFOUNDLAND DESIGN ASSOCIATES	00065362	PROFESSIONAL SERVICES	\$161,978.02
NEWFOUNDLAND BROADCASTING CO.	00065363	ADVERTISING	\$961.68

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TRC HYDRAULICS INC.	00065364	REPAIR PARTS	\$2,027.06
TOROMONT CAT	00065365	AUTO PARTS	\$162.16
PBA INDUSTRIAL SUPPLIES LTD.	00065366	INDUSTRIAL SUPPLIES	\$781.68
ORKIN CANADA	00065367	PEST CONTROL	\$270.52
PERIDOT SALES LTD.	00065368	REPAIR PARTS	\$616.17
PETER PAN SALES LTD.	00065369	SANITARY SUPPLIES	\$2,619.00
THE HUB	00065370	BUSINESS CARDS	\$1,961.68
PUROLATOR COURIER	00065371	COURIER SERVICES	\$53.54
REPROGRAPHICS LTD.	00065372	TONER CARTRIDGES	\$48.81
RIDEOUT TOOL & MACHINE INC.	00065373	TOOLS	\$100.01
NAPA ST. JOHN'S 371	00065374	AUTO PARTS	\$179.98
ROYAL FREIGHTLINER LTD	00065375	REPAIR PARTS	\$2,137.74
S & S SUPPLY LTD. CROSSTOWN RENTALS	00065376	REPAIR PARTS	\$11,187.57
ST. JOHN'S BOARD OF TRADE	00065377	(2) BUSINESS OUTLOOK CONFERENCE FEE	\$1,666.75
ST. JOHN'S PORT AUTHORITY	00065378	MONTHLY RENTAL OF QUARRY SITE	\$5,205.35
ST. JOHN'S TRANSPORTATION COMMISSION	00065379	CHARTER SERVICES	\$5,886.12
BIG ERICS INC	00065380	SANITARY SUPPLIES	\$1,430.49
SAUNDERS EQUIPMENT LIMITED	00065381	REPAIR PARTS	\$10,682.28
SANSOM EQUIPMENT LTD.	00065382	REPAIR PARTS	\$3,176.31
STRONGCO	00065383	REPAIR PARTS	\$568.62
CHANDLER	00065384	UNIFORMS	\$7,125.33
SPEEDY AUTOMOTIVE LTD.	00065385	AUTOMOTIVE SUPPLIES	\$56.50
STEELFAB INDUSTRIES LTD.	00065386	STEEL	\$489.88
TULKS GLASS & KEY SHOP LTD.	00065387	PROFESSIONAL SERVICES	\$20.34
WEIRS CONSTRUCTION LTD.	00065388	ROAD GRAVEL	\$423.99
WESCO DISTRIBUTION CANADA INC.	00065389	REPAIR PARTS	\$1,097.17
WINDCO ENTERPRISES LTD.	00065390	(10) NL FLAGS	\$496.75
XEROX CANADA LTEE	00065391	LEASING OF OFFICE EQUIPMENT	\$1,713.31
ELTON, DOUG	00065392	REAL PROGRAM	\$881.40
RESOURCE CENTRE FOR THE ARTS	00065393	PROFESSIONAL SERVICES	\$709.70
ST. TERESA'S PARISH HALL	00065394	HALL RENTAL	\$150.00
FRENCH, DAVID	00065395	INSTRUCTOR FEE	\$788.66
TITFORD, JUNE	00065396	INSTRUCTOR FEE	\$352.31
FARDY, BRENDA	00065397	INSTRUCTOR FEE	\$326.52
WALSH, BASIL	00065398	INSTRUCTOR FEE	\$326.52
INTERGOVERNMENTAL COMMITTEE ON URBAN	00065399	SUBSCRIPTION	\$400.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND EXCHEQUER ACCOUNT	00065400	CONTRIBUTION AIRPORT VISITOR INFORMATION CENTRI	\$43,000.00
TURNER DRAKE & PARTNERS LIMITED	00065401	COURT OF APPEAL REFUND	\$200.00
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	00065402	REAL PROGRAM	\$113.30
MAX ARTS ATHLETICS WELLNESS	00065403	REAL PROGRAM	\$1,611.96
SMITH, VERNA	00065404	INSTRUCTOR FEE	\$316.40
SMITH, BOYD	00065405	INSTRUCTOR FEE	\$316.40
SKYMARK CONTRACTING LTD.	00065406	REFUND MUNICIPAL TAX	\$480.61
FRAIZE LAW OFFICES	00065407	REFUND COMPLIANCE LETTER	\$150.00
RECEIVER GENERAL FOR CANADA	00065408	NATIONAL BUILDING & PLUMBING CODE BOOK	\$548.05
ALEX FOLEY'S ACADEMY OF MATIAL ARTS	00065409	REAL PROGRAM	\$360.00
TRAVERSE, BRENDAN	00065410	INSTRUCTOR FEE	\$435.12
AARON COLLIS	00065411	INSTRUCTOR FEE	\$408.15
S & Y INSURANCE CO.	00065412	LEGAL CLAIM	\$1,111.13
THRIVE, CYN - ST. JOHN'S	00065413	REGISTRATION FEE	\$100.00
DR. SHEILAGH MCGRATH	00065414	MEDICAL EXAMINATION	\$20.00
PRIMUM INSURANCE COMPANY	00065415	LEGAL CLAIM	\$6,939.43
THE PEOPLE CENTRE	00065416	PROFESSIONAL SERVICES	\$85.00
INSTITUTE OF PUBLIC ADMINISTRATION OF CANADA	00065417	REGISTRATION FEE	\$50.00
BECKEL, ANNEMARIE L., PH.D.	00065418	PROFESSIONAL SERVICES	\$481.00
KOKOLO DOJO	00065419	REAL PROGRAM	\$720.00
HI-PERFORMANCE TAEKWONDO STUDIO	00065420	REAL PROGRAM	\$1,265.00
PINSENT, ROSALIND	00065421	INSTRUCTOR FEE	\$407.93
IPMA CANADA	00065422	MEMBERSHIP RENEWAL	\$209.05
WATER RESOURCES MANAGEMENT DIVISION	00065423	EXAM FEE	\$500.00
CHRIS HARNETT	00065424	PROFESSIONAL SERVICES	\$481.00
MIKE GOUGH	00065425	PROFESSIONAL SERVICES	\$481.00
REARDON PROPERTIES INC.	00065426	STORAGE UNITS	\$355.95
MARILYN & DONALD WALBOURNE	00065427	REFUND OVERPAYMENT OF TAX	\$25.00
MACINTYRE HOMES & RENOVATIONS	00065428	REFUND OVERPAYMENT OF TAX	\$5,000.00
11169 NL LTD.	00065429	REFUND APPEAL BOARD FEE	\$113.00
JORDON TURNBULL	00065430	REFUND ADOPTION	\$60.00
LINDA SKINNER	00065431	REFUND ADOPTION	\$60.00
ANNA PETRAS	00065432	PROFESSIONAL SERVICES	\$481.00
WILLOW KEAN	00065433	PROFESSIONAL SERVICES	\$481.00
SUSAN BISHOP	00065434	RECREATION PROGRAM REFUND	\$200.00
LORI BARNES	00065435	RECREATION PROGRAM REFUND	\$85.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DIANE WINSOR & JAMES TRUMBELL	00065436	REFUND OVERPAYMENT OF TAX	\$1,811.27
GERALD, LEO & GORDON CROCKER	00065437	REFUND OVERPAYMENT OF TAX	\$160.73
REARDON PROPERTIES INC.	00065438	REFUND OVERPAYMENT OF TAX	\$367.40
CEE BEES MINOR HOCKEY ASSOCIATION	00065439	CTJS WINTER 2014	\$200.00
LEANNE DOBBIN	00065440	RECREATION PROGRAM REFUND	\$266.15
RIDEOUT, RODNEY	00065441	REIMBURSEMENT DRIVER LICENSE MEDICAL	\$50.00
CORNER, DAWN	00065442	VEHICLE BUSINESS INSURANCE	\$381.95
HIERLIHY, ANNA	00065443	HONORARIUM	\$100.00
BRADBURY, BLAIR	00065444	VEHICLE BUSINESS INSURANCE	\$107.00
WELLS, SHERRY	00065445	VEHICLE BUSINESS INSURANCE	\$311.00
MURPHY, ROBYN	00065446	MILEAGE	\$44.41
MELISSA MURRAY	00065447	MILEAGE	\$9.79
SHEA FRANCIS	00065448	MILEAGE	\$18.54
MCGRATH, CINDY	00065449	REIMBURSEMENT FOR SUPPLIES FOR EVENTS	\$368.83
COURAGE, SCOTT	00065450	MILEAGE	\$33.95
SHERRY MERCER	00065451	MILEAGE	\$44.26
HERCULES SLR INC.	00065452	REPAIR PARTS	\$7,719.33
HITECH COMMUNICATIONS LIMITED	00065453	REPAIRS TO EQUIPMENT	\$225.77
NEWFOUNDLAND POWER	00065454	ELECTRICAL SERVICES	\$59,801.16
CATHERINE E. PHILPOTT	00065455	REFUND OVERPAYMENT OF TAX	\$492.33
NEWFOUNDLAND EXCHEQUER ACCOUNT	00065456	REGISTRATION OF EASEMENT	\$100.00
NEWCAP BROADCASTING LTD.	00065457	PUBLIC ANNOUNCEMENTS	\$2,438.54
CROSBIE INDUSTRIAL SERVICE LTD	00065458	EQUIPMENT RENTAL	\$1,098.36
MCINNES COOPER	00065459	PROFESSIONAL SERVICES	\$11,719.31
ANCHORAGE CONTRACTING SERVICES	00065460	PROGRESS PAYMENTS	\$195,093.19
REDWOOD CONSTRUCTION LIMITED	00065461	PROGRESS PAYMENTS	\$284,449.69
NEWFOUNDLAND BROADCASTING CO.	00065462	ADVERTISING	\$271.20
RECEIVER GENERAL FOR CANADA	00065463	NON-RESIDENT WITHHOLDING TAX	\$2,961.39
HUNGRY HEART CAFE	00065464	CATERING SERVICES	\$220.65
REPS FITNESS & CONDITIONING	00065465	MEMBERSHIP RENEWAL	\$220.35
Total:			<u>\$4,587,688.72</u>

MEMORANDUM

Date: February 25, 2014

Mr. Neil Martin, Mr. Richard Squires, Mrs. Phyllis Bartlett

From: Greg Baker

Re: Council Approval

The result of Tender 2014013 48 Spencer Street Demolition is as follows:

1. Mercers Paving Incorporated	43,362.83
2 Newfound Roofing Inc.	95,000.00
3 Urban Contracting Ltd.	45,000.00

It is recommended to award this tender to the lowest bidder meeting specifications, Mercers Paving Incorporated ,43,362.83 as per the Public Tender Act.
(TAXES EXTRA)

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Date: **March 6, 2014**

To: **His Worship the Mayor
and Members of Council**

From: **Robert G. Bishop, C.A.
Deputy City Manager, Financial Management**

Re: **Snow Clearing Report**

Attached for the information of Council, is the Snow Clearing Report for the period January 1 to March 7, 2014.

The Report shows a negative variance of \$796,320.

**Robert G. Bishop, C.A.
Deputy City Manager,
Financial Management**

Attach.

ST. JOHN'S

DEPARTMENT OF FINANCE

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

**CITY OF ST. JOHN'S
SNOW CLEARING REPORT
WEEK ENDING MARCH 7, 2014**

	<u>2014 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<u>PERSONAL SERVICES</u>				
SALARIES AND WAGES	3,941,541	1,901,133	1,807,693	93,440
LABOR OVERTIME	300,000	110,000	322,096	(212,096)
TOOL ALLOWANCE	-	-	54	(54)
EMPLOYER CONTRIBUTIONS	1,040,162	497,201	502,302	(5,101)
TOTAL PERSONAL SERVICES	5,281,702	2,508,334	2,632,146	(123,812)
<u>CONTRACTUAL SERVICES</u>				
CONTRACTUAL SERVICES	155,304	8,650	8,639	11
TELEPHONE	-	-	143	(143)
WEATHER REPORTS	140,000	-	-	-
CABLE/SATELLITE SERVICE	2,496	550	534	16
ADVERTISING	13,370	-	-	-
CLAIMS	10,000	250	243	7
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,874,703	49,600	49,530	70
RENTAL OF TRUCKS	15,000	11,000	95,720	(84,720)
LEASE OF HEAVY EQUIPMENT	1,168,876	174,000	174,000	0
RENTAL OF OTHER EQUIPMENT	5,000	-	-	-
RENTAL OF OTHER VEHICLES	12,736	260	259	1
SNOW CLEARING & ICE CONTROL	60,000	3,720	3,718	2
TOTAL CONTRACTUAL SERVICES	6,481,945	248,030	332,786	(84,756)
<u>MATERIALS & SUPPLIES</u>				
FOOD AND REFRESHMENT	2,600	520	2,609	(2,089)
SAND*	10,000	3,493	1,572	1,922
SALT*	3,148,277	1,139,496	1,727,535	(588,039)
SNOW FENCING	4,800	-	-	-
LUBRICATING OILS	33,000	9,100	9,088	12
WELDING SUPPLIES	45,000	13,185	12,818	367
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	2,950	2,936	14
HAND TOOLS & SMALL EQUIP	20,000	4,900	4,893	7
CLEANING SUPPLIES	7,353	1,400	1,384	16
MISCELLANEOUS MATERIALS	1,920	550	510	40
GRANTS TO OTHER GROUPS	15,000	15,000	15,000	-
TOTAL MATERIALS & SUPPLIES	3,302,983	1,190,594	1,778,346	(587,752)
FLEET CAPITAL COSTS	960,500	-	-	-
TOTAL COSTS	16,027,130	3,946,958	4,743,278	(796,320)

*SALT & SAND ISSUES TO MARCH 3 2014