

**AGENDA  
REGULAR MEETING**

**MARCH 25<sup>th</sup>, 2013  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

March 21<sup>st</sup>, 2013

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

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

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 25<sup>th</sup>, 2013**  
**4:30 p.m.**

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

**1. Call to Order**

**2. Approval of the Agenda**

**3. Adoption of the Minutes**

a. Minutes of March 19<sup>th</sup>, 2013

**4. Business Arising from the Minutes**

**A. Included in the Agenda**

1. Memorandum dated March 21, 2013 from the Acting Director of Planning  
Re: Proposed Expansion to Existing Quarry, East White Hills Road (**Ward 1**)  
Applicant: Capital Ready-Mix Ltd.

**B. Other Matters**

**C. Notices Published**

1. **A Discretionary Use Application** has been submitted requesting permission to occupy **Civic No. 5 Lewisporte Place** as a home occupation for a hair salon. The proposed business will occupy a floor area of approximately 15.6 m<sup>2</sup> in the basement area and will operate Wednesday and Friday 9 a.m. to 5 p.m., and Thursday 10 a.m. to 8 p.m. One client will visit at a time by appointment only. A minimum of four on-site parking spaces are available for the business. The applicant is the sole employee. (**Ward 3**)

One (1) Submission

2. **A Discretionary Use Application** has been submitted by Toyota Plaza requesting permission to develop the rear property of **Civic No. 73 Kenmount Road** into a 300 space vehicle storage yard. (**Ward 4**)

3. **A Discretionary Use Application** has been submitted for a proposed home occupation at **Civic No. 25 Brad Gushue Crescent** for a wedding planning and decorating business. The proposed business will occupy a total floor area of approximately 35.6 m<sup>2</sup> and will operate on an appointment basis only, with less than one client appointment per week. The business involves meeting with clients to discuss wedding plans and decoration of off-site venues. The office includes a decoration showroom which can be viewed by appointment only and is not open to the public. One on-site parking space is provided for the business. The applicant is the sole employee. (**Ward 5**)

**5. Public Hearings**

- i. Public Hearing Report dated March 7, 2013  
Re: Proposed Townhouse and Seniors Residential Condominium Development  
Ruby Line at Southlands Boulevard (**Ward 5**)

**6. Committee Reports**

- a. Development Committee Report dated March 19<sup>th</sup>, 2013

**7. Resolutions**

**8. Development Permits List**

**9. Building Permits List**

**10. Requisitions, Payrolls and Accounts**

**11. Tenders**

**12. Notices of Motion, Written Questions and Petitions**

**13. Other Business**

- a. Memorandum dated March 19, 2013 from the City Solicitor  
Re: Manga Hotels – New Gower Street
- b. Snow Clearing Report for the period January 1<sup>st</sup> to March 22<sup>nd</sup>, 2013
- c. Notice to Motorists - Recision of On-Street Parking Ban
- d. **Correspondence from the Mayor's Office**
- e. Items Added by Motion

**14. Adjournment**

**March 19<sup>th</sup>, 2013**

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

His Worship the Mayor presided.

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

Regrets: Councillor Hanlon.

City Manager, Deputy City Manager/Director of Corporate Services & City Clerk, Deputy City Manager/Director of Public Works & Parks, Director of Engineering; Acting Director of Planning, City Solicitor and Manager, Corporate Secretariat were also in attendance.

#### **Call to Order and Adoption of the Agenda**

##### **SJMC2013-03-19/121R**

**It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the Agenda be adopted as presented with the following additional items:**

- a. Media Release – Nominations open for City Tourism Awards**
- b. Media Release – St. John's Kicks off Cross-Country Poetry Challenger**

#### **Adoption of Minutes**

##### **SJMC2013-03-19/122R**

**It was decided on motion of Deputy Mayor Duff; seconded by Councillor Breen: That the minutes of March 11<sup>th</sup>, 2013 meeting be adopted as presented.**

**Business Arising**

**Application to Allow Building Height of 16 Storeys  
50 Tiffany Lane – Tiffany Village, Stage 2 (Ward 4)  
Applicant: KMK Properties Inc.**

Under business arising, Council considered a memorandum dated March 14<sup>th</sup>, 2013 from the Acting Director of Planning regarding the above noted application.

**SJMC2013-03-19/123R**

**It was moved by Councillor Hann; seconded by Councillor Tilley: That the following Resolutions for St. John’s Municipal Plan Amendment Number 112, 2013 and St. John’s Development Regulations Amendment Number 562 be adopted in principle, which will then be referred to the Department of Municipal Affairs for Provincial release:**

**RESOLUTION  
ST. JOHN’S MUNICIPAL PLAN  
AMENDMENT NUMBER 112, 2013**

**WHEREAS** the City of St. John’s wishes to allow the construction of a two Senior Citizens Condominium Apartment Buildings having a height of 16 storeys on property located at 50 Tiffany Lane (“Tiffany Village”).

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

**Amend Part III, Section 5.3.1. [LAND USE DISTRICT POLICIES INSTITUTIONAL DISTRICT – Building Height] by deleting the existing and replacing it with the following:**

**“Building heights in this District are limited to three storeys. Subject to a Land Use Assessment Report, zones may be permitted allowing building heights up to 10 storeys or a maximum Floor Area Ratio of 2.0; however, for property located at 50 Tiffany Lane (“Tiffany Village”), building height may be increased to 16 storeys.”**

**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 19<sup>th</sup> day of March, **2013**.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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

\_\_\_\_\_

MCIP

**RESOLUTION  
ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 562, 2013**

**WHEREAS** the City of St. John’s wishes to allow the construction of a two Senior Citizens Condominium Apartment Buildings having a height of 16 storeys on property located at 50 Tiffany Lane (“Tiffany Village”).

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

**Amend Section 10.32.3(e) [INSTITUTIONAL ZONE – Zone Requirements – Building Height (maximum)] by deleting the existing and replacing it with the following:**

**“3 storeys (Subject to a Land Use Assessment Report, may be increased to 10 storeys; and for property located at 50 Tiffany Lane (“Tiffany Village”), may be increased to 16 storeys.”**

**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 19<sup>th</sup> day of March, **2013**.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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

\_\_\_\_\_  
MCIP

**The motion being put was unanimously carried.**

**Proposed St. John’s Development Regulations Amendment Number 558, 2013  
“Recreation Use” in the Forestry (F) Zone  
Proposed Discretionary Use Application – Recreational Use of land Situated off  
Pastureland Road - (Ward 5) - Applicant: St. John’s /C Flyers Inc.**

Under business arising, Council considered a memorandum dated March 14, 2013 from the Acting Director of Planning concerning the above noted.

**SJMC2013-03-19/124R**

**It was moved by Councillor Hann; seconded by Councillor Tilley: That the following Resolution for St. John’s Development Regulations Amendment Number 558, 2013 be adopted, which will be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment, in accordance with the requirements of the Urban and Rural Planning Act; and further, that the application by the St. John’s R/C Flyers Inc. for use of the land off Pastureland Road as a field for flying radio controlled aircraft (Recreational Use – Rural Zone), be approved, subject to registration of the amendment by the Department of Municipal Affairs and such conditions by staff as may be deemed reasonable and appropriate.**

**RESOLUTION  
ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 558, 2013**

**WHEREAS** the St. John’s Municipal Council wishes to allow for the possibility of the Discretionary Use of land in the Forestry (F) Zone for “Recreational Use”;



**BE IT THEREFORE RESOLVED** that the St. John’s Municipal Council hereby adopts the following text amendment to the St. John’s Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000:

**Amend Section 10.35.2. [FORESTRY (F) ZONE – Discretionary Uses]** by adding the following:

“(h) Recreational Use”

**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 19<sup>th</sup> day of **March, 2013**.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Director of Corporate Services/  
City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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

\_\_\_\_\_  
MCIP

**The motion being put was unanimously carried.**

**Planning & Housing Standing Committee Report dated March 12, 2013**

Council considered the following Planning & Housing Standing Committee Report dated March 12, 2013:

- In Attendance:
- Councillor Tom Hann, Chairperson
  - Deputy Mayor Shannie Duff
  - Councillor Frank Galgay
  - Councillor Bruce Tilley
  - Councillor Wally Collins
  - Councillor Danny Breen
  - Councillor Sandy Hickman
  - Councillor Sheilagh O’Leary
  - Bob Smart, City Manager
  - Paul Mackey, Deputy City Manager/Director of Public Works & Parks
  - Walt Mills, Director of Engineering
  - Ken O’Brien, Acting Director of Planning
  - Lynnann Winsor, Manager of Development, Engineering Services
  - Joe Sampson, Manager of Development, Planning
  - Lindsay Lyghtle-Brushett, Planner
  - Jennifer Mills, Communications Officer
  - Karen Chafe, Recording Secretary

**1. Representatives of KMK Capital Inc. for 10718 Nfld. Inc re: Proposed Rezoning in Southlands Boulevard Extension, Glencrest (Ward 5)**

The Committee met with Mr. Kevin King and Mr. Justin Lada, representing KMK Capital Inc. with respect to the application to rezone parcels of land for the Southlands Boulevard Extension, Glencrest. The preliminary concept plan for Glencrest (January 2013) proposes the following land uses to be served by a network of arterial, collector and local roads running from Ruth Avenue Extension, the future extension of Southlands Boulevard, and the Trans-Canada Highway (Route 1):

• Residential	547.34 ha	(1352.5 acres)	62%
• Commercial	86.30 ha	(213.24 acres)	10%
• Industrial	149.58 ha	(369.62 acres)	17%
• <u>Open Space</u>	<u>98.70 ha</u>	<u>(243.9 acres)</u>	<u>11 %</u>
• <b>Total</b>	<b>881.92 ha</b>	<b>(2,179.26 acres)</b>	<b>100%</b>

The areas of land being proposed for initial rezonings are as follows and maps outlining these areas are attached:

- 35.34 hectares (87.32 acres) for the IG Zone
- 39.29 hectares (97.09 acres) for the CR Zone
- 8.43 hectares (20.84 acres) for the A2 Zone
- 12.54 hectares (30.99 acres) for the R1 Zone

**The Committee on motion of Councillor Hickman; seconded by Deputy Mayor Duff recommends that the proposed rezonings as outlined above be approved. It should be noted that development approval can only be considered after additional detailed information has been submitted and reviewed by staff.**

**As the rezonings do not require a Regional Plan amendment or a Municipal Plan amendment, the Committee recommends that public notification be carried out. There are no residents yet in the immediate area, so a public meeting is not required. It is also recommended that an information session be held with the City of Mount Pearl which borders the subject property to keep them apprised of the development plans and overall concept for the area.**

**2. Cuckhold's Cove Road/Ballast Road, Quidi Vidi Village: Proposal to Rezone Property from Open Space (O) to Residential Low Density (R1) (Ward 2)**

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The Committee met with Mr. Gerald Power to discuss his application to rezone some vacant backland from Open Space (O) Zone to the Residential Low Density (R1) Zone to allow development of a 2 lot subdivision on part of the land; each lot would be 15 metres wide with a depth of 75 metres. The land would be accessed by a 160 metre-long private road that would be constructed off Cuckhold's Cove Road, crossing over lands owned by another party. A preliminary development plan has been submitted by the applicant.

**The Committee on motion of Councillor O'Leary; seconded by Councillor Breen recommends that the matter be deferred to the next meeting of the Planning & Housing Standing Committee pending an opportunity for members of Council to review the background history and documentation related to the application.**

**3. Application to Rezone Property to Allow Residential Development of Land Located Adjacent to Jackson Place - Applicant: Powder House Hill Investments Ltd. (Ward 1)**

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The Committee considered a memo dated February 27, 2013 from the Acting Director of Planning regarding the above-noted matter. The application was discussed by the Planning and Housing Committee on January 29, 2013 and referred to the City's Environmental Advisory Committee, since part of the subject property includes the Synod wetland, designated as environmentally significant by the City.

**The Committee, at the request of the applicant Powder House Hill Investments Ltd., recommends deferral of the application pending the applicant's opportunity to review the Environmental Advisory Committee's report.**

**4. Proposed Rezoning from CDA-Kenmount to IG Zone for Industrial Use, Kenmount Road, Applicant: Berjon Holdings, (Ward 4)**

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The Committee considered a memo dated March 4, 2013 from the Acting Director of Planning regarding the rezoning of a parcel of land on the north side of Kenmount Road to allow for the construction of an industrial commercial subdivision.

**The Committee on motion of Councillor Tilley; seconded by Deputy Mayor Duff recommends that “Phase 1” of the industrial commercial subdivision development be advertised for public review and comment. If there are no objections by neighbouring residents, then the rezoning could be considered for approval by Council. A Municipal Plan amendment is not required.**

**5. Proposed Rezoning from CDA-Kenmount to RK Zone for Residential Use, Kenmount Road (Ward 4)**

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The Committee considered a memo dated March 7, 2013 from the Acting Director of Planning regarding an application from Kavanagh & Associates Ltd. on behalf of Complete Paving Limited to rezone a portion of the Kenmount Terrace Residential Subdivision that is located above the 190 metre contour. The proposed rezoning for approximately twenty-four (24) residential building lots for single-detached houses on the west side of Tigress Street is consistent with the Municipal Plan, and would reflect the same zoning as adjacent parcels of land and can be serviced by available municipal water and sewage systems.

**The Committee on motion of Councillor Tilley; seconded by Councillor Breen recommends that the rezoning application be approved. Rezoning would not require an amendment to the Municipal Plan. Given that this area is just being developed and that the proposed number of lots is small, public advertisement of the application would be sufficient.**

**6. Presentation by Neil Dawe of Tract Consulting re: “Managing our Watersheds”**

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Mr. Neil Dawe of Tract Consulting, at the request of Councillor O’Leary, conducted a presentation to the Committee entitled “Managing our Watersheds”. A copy of the presentation is on file with the City Clerk’s Department. He outlined the factors that threaten watersheds as well as the opportunities they present and how a comprehensive management plan can address both. He outlined a number of general recommendations in this regard:

- Provision of Incentives for watershed sustainability: ecological and economic.
- Establishment of Watershed Management Guidelines.
- Coordination of area-wide workshops.
- Development of or Enhancement of Present Watershed Management Policies, Plans and Regulatory Framework.

Councillor Tom Hann  
Chairperson

**SJMC2013-03-19/125R**

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

**The motion being put was unanimously carried.**

**Special Events Advisory Committee Recommendations**

Council considered the following Special Events Advisory Committee Report:

Date: March 13, 2013  
To: His Worship the Mayor and Members of Council  
From: Robin King, P. Eng.  
Chairperson, Special Events Advisory Committee  
Re: Special Events Advisory Recommendation

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

- 1) **Event:** Nautilus Mundy Pond Road Race  
**Location:** Mundy Pond  
**Date:** April 21, 2013  
**Time:** 7:30 a.m. to 10:45 a.m.
- 2) **Event:** Athletic North East Running Club  
**Location:** Stavanger Drive and Aberdeen Avenue  
**Date:** April 14, 2013  
**Time:** 8:a.m. to 8:45 a.m.
- 3) **Event:** Athletics North East Road Race  
**Location:** The Boulevard  
**Date:** May 26, 2013  
**Time:** 8 a.m. to 8:45 a.m.

**Council should be aware this is a new race event.**

**Special Events Advisory Recommendation:**

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

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Robin King, P. Eng.  
Chairperson – Special Events Advisory Committee

**SJMC2013-03-19/126R**

**It was moved by Councillor Tilley; seconded by Councillor Breen: That the Committee’s recommendations be approved.**

**The motion being put was unanimously carried.**

**Building Permits List**

**SJMC2013-03-19/127R**

**It was moved by Councillor Collins; seconded by Councillor O’Leary: That the recommendation of the Acting Director of Building and Property Management with respect to the following Building Permits List be approved:**

**Building Permits List  
Council’s March 19, 2013 Regular Meeting**

Permits Issued: 2013/03/07 To 2013/03/13

**Class: Commercial**

40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Retail Store
1 Anderson Ave	Ms	Clinic
37 Anderson Ave	Ms	Eating Establishment
260 Blackmarsh Rd	Ms	Retail Store
27 Blackmarsh Rd	Sn	Eating Establishment
137 Blackmarsh Rd	Ms	Convenience Store
203 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Service Shop
271 Blackmarsh Rd	Ms	Office
711 Blackmarsh Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Communications Use
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Ms	Clinic
189 Higgins Line	Ms	Office
41 Kelsey Dr	Ms	Retail Store

55b Kelsey Dr	Ms	Communications Use
55 Kelsey Dr	Ms	Office
55 Kelsey Dr	Ms	Office
63 Kelsey Dr	Sn	Eating Establishment
75 Kelsey Dr	Ms	Eating Establishment
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
177 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Ms	Retail Store
323 Kenmount Rd	Ms	Retail Store
468 Logy Bay Rd	Ms	Commercial Garage
204-206 Main Rd	Ms	Clinic
358 Main Rd	Ms	Service Station
345-349 Main Rd	Ms	Eating Establishment
135 Mayor Ave	Ms	Retail Store
445 Newfoundland Dr	Ms	Restaurant
445 Newfoundland Dr	Ms	Restaurant
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Office
180 Portugal Cove Rd	Ms	Retail Store
465 East White Hills Rd	Sn	Warehouse
38 Ropewalk Lane	Ms	Service Shop
117 Ropewalk Lane	Ms	Retail Store
140 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
15 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
500 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Commercial School
686 Topsail Rd	Ms	Restaurant
655 Topsail Rd	Ms	Restaurant
248 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Tavern
320 Torbay Rd	Ms	Restaurant
320 Torbay Rd	Ms	Eating Establishment
436 Torbay Rd	Ms	Nursery School
464 Torbay Rd	Ms	Retail Store
585 Torbay Rd	Ms	Eating Establishment
585 Torbay Rd	Ms	Retail Store
2 Water St	Sn	Industrial Use
2 Sequoia Dr, Lot 295	Nc	Accessory Building
215 Water St -Victim Services	Rn	Office
100 New Gower St-7th Floor	Rn	Office
350 Torbay Rd, Supplement King	Cr	Retail Store
350 Torbay Rd	Rn	Retail Store
50 White Rose Dr, Bldg B (B1 )	Rn	Retail Store
100 New Gower St, Suite 1100	Rn	Office

This Week \$ 1,153,000.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

80 East White Hills Rd	Rn	Admin Bldg/Gov/Non-Profit	
			This Week \$ 1,465,050.00

**Class: Residential**

5 Ariel Pl, Lot 200	Nc	Single Detached Dwelling	
40 Barrows Rd - Lower Lot	Nc	Single Detached Dwelling	
53 Battery Rd	Nc	Single Detached Dwelling	
Blackmarsh Rd , Lot 49, Unit 1	Nc	Condominium	
Blackmarsh Rd, Lot 50, Unit 1	Nc	Condominium	
Blackmarsh Rd, Lot 49, Unit 2	Nc	Condominium	
Blackmarsh Rd, Lot 49, Unit 3	Nc	Condominium	
Blackmarsh Rd, Lot 49, Unit 4	Nc	Condominium	
Blackmarsh Rd, Lot 50, Unit 2	Nc	Condominium	
Blackmarsh Rd, Lot 50, Unit 3	Nc	Condominium	
Blackmarsh Rd, Lot 50, Unit 4	Nc	Condominium	
13 Brookfield Rd	Nc	Accessory Building	
2 Galashiels Pl, Lot 111	Nc	Single Detached & Sub.Apt	
54 Glenlonan St. Lot 5	Nc	Single Detached Dwelling	
54 Kenai Cres, Lot 202	Nc	Single Detached Dwelling	
54 Kenai Cres	Nc	Accessory Building	
294 Frecker Dr	Co	Office	
4 Roddickton Pl	Co	Home Occupation	
78 Highland Dr	Cr	Subsidiary Apartment	
24 Foran St	Ex	Single Detached Dwelling	
8 Larch Pl	Ex	Single Detached Dwelling	
10 Brother Mcsheffrey Lane	Rn	Place Of Assembly	
235 Canada Dr	Rn	Single Detached Dwelling	
33 Cypress St, Lot 136	Rn	Single Detached & Sub.Apt	
37 Freshwater Rd	Rn	Single Detached & Sub.Apt	
119-121 Long's Hill	Rn	Semi-Detached Dwelling	
35 Pine Bud Ave	Rn	Single Detached Dwelling	
260 Portugal Cove Rd	Rn	Single Detached & Sub.Apt	
12 Gleneyre St	Ms	Retail Store	
497 Kenmount Rd	Ms	Car Sales Lot	
			This Week \$ 2,657,745.00

**Class: Demolition**

1 Rankin St	Dm	Single Detached Dwelling	
673 Topsail Rd	Dm	Retail Store	
			This Week \$ 40,000.00

This Week's Total: \$ 5,315,795.00

Repair Permits Issued: 2013/03/07 To 2013/03/13 \$ 72,300.00



Class: Rejected

187 Empire Avenue      Subsidiary Apartments Can Only Be Constructed Within A Single Detached Dwelling

Legend

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

Year To Date Comparisons			
March 19, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$19,400,900.00	\$32,600,100.00	68
Industrial	\$1,300,100.00	\$25,000.00	-98
Government/Institutional	\$8,600,900.00	\$6,800,100.00	-21
Residential	\$21,600,000.00	\$18,400,600.00	-15
Repairs	\$400,800.00	\$500,900.00	25
Housing Units (1 & 2 Family Dwellings)	59	51	
<b>Total</b>	<b>\$51,302,700.00</b>	<b>\$58,326,700.00</b>	14

Respectfully Submitted,

David Blackmore, R.P.A.  
Director Of Building & Property Management

**Payrolls and Accounts**

**SJMC2013-03-19/128R**

**It was moved by Councillor Collins; seconded by Councillor O’Leary: That the following Payrolls and Accounts for the week ending March 14<sup>th</sup>, 2013 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending March 14, 2013**

**Payroll**

Public Works	\$ 445,096.54
Bi-Weekly Administration	\$ 699,674.86
Bi-Weekly Management	\$ 832,566.13
Bi-Weekly Fire Department	\$ 561,275.31
<b>Accounts Payable</b>	<b>\$ 1,480,478.35</b>
<b>Total:</b>	<b>\$ 4,109,091.19</b>

**The motion being put was unanimously carried.**

**Tenders**

- a. Tender - Vacuum/Sweeper Litter Collection Services
- b. Tender - Riverhead WWTF Digester #2 – Digester Cleaning
- c. Tender – Riverhead WWTF Digester #2 – Scaffolding

**SJMC2013-03-19/129R**

**It was moved by Councillor Collins; seconded by Councillor O’Leary: That the recommendations of the Deputy City Manager/Director of Corporate Services and City Clerk, and Director of Engineering be approved and the tenders awarded as follows:**

- a. Kelloway Construction Ltd. @ \$29.40 per hour each unit, taxes extra
- b. Crosbie Industrial Services Ltd. @ \$16,554.50
- c. Safeway @ \$389,910.23

**The motion being put was unanimously carried.**

**Attendance by Councillor Breen at MNL Municipal Symposium  
Gander, NL May 9-11, 2013**

Council considered a memorandum dated March 15<sup>th</sup>, 2013 from the Deputy City Manager/Director of Corporate Services & City Clerk regarding the above noted.

**SJMC2013-03-19/130R**

**It was moved by Councillor Galgay; seconded by Councillor Tilley: That attendance by Councillor Breen and Councillor O'Leary at MNL Municipal Symposium Gander, NL May 9 -11, 2013, be approved.**

**The motion being put was unanimously carried.**

**Snow Clearing Report for the period January 1<sup>st</sup> to March 15, 2013**

Council considered as information the Snow Clearing Report for the period January 1<sup>st</sup> to March 15, 2013.

**Councillor Hickman**

Councillor Hickman advised that he received a call from a resident of Welland Street concerned that traffic which normally short cuts through Empire Avenue off Blackmarsh is now short cutting through Welland Street as a result of the no turning restriction between 7 am and 9 am recently installed by the City. He asked that the matter be referred to the Traffic Engineering for observation.

Councillor Hickman asked that the Director of Engineering contact the appropriate Provincial Department to see what if any plans they have for brush cutting along Pitts Memorial Drive.

**Councillor Breen**

Councillor Breen expressed concern that there are houses throughout the City that have been damaged by fire and no attempt has been made to rehabilitate them afterwards, which is unfair to neighbouring property owners. He asked if regulations can be developed that would have the effect of requiring property owners to restore their properties damaged by fire.

**Adjournment**

There being no further business, the meeting adjourned at 5:30 p.m.

---

**MAYOR**

---

**CITY CLERK**

# MEMORANDUM

Date: March 21, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Numbers B-17-E.5 (11-00156) and B-17-E.6 (11-00158)  
Proposed Expansion to Existing Quarry  
East White Hills Road (Ward 1)  
Applicant: Capital Ready-Mix Ltd.**

---

At its Regular Meeting on March 25, 2013, Council is scheduled to make an initial decision on rezoning lands to allow the expansion of an existing quarry on East White Hills Road bordering the Robin Hood Bay Waste Management Facility. Lundrigan's Marsh is across the road. The applicant provided viewplane information. This application has been advertised publicly.

## **Background Information**

Capital Ready-Mix has applied to rezone two parcels of land along East White Hills Road. Parcel A is 13.65 hectares (33.7 acres) and Parcel C is 3.42 hectares (8.5 acres). It is proposed that each parcel of land be rezoned to the Industrial General Zone (IG) Zone to allow expansion of the company's quarry operations.

Existing operations are on land which is leased from the Province until 2022. Due to an increase in demand, the applicant wishes to purchase Parcels A and Parcel C from Crown Lands. The two new sites would be accessed through the existing access.

Parcel A would require a rezoning as well as amendments to the St. John's Urban Region's Regional Plan and the City's Municipal Plan. This parcel would be used for expansion of quarry operations.

Parcel C would require rezoning, but no amendments to the Regional Plan or the Municipal Plan. This parcel would be a new location for the company's ready-mix concrete plant, reducing truck congestion and the plant's visibility from East White Hills Road while providing more laydown room.

The application would be subject to approval of final site plans and elevations by the Department of Engineering and the Department of Public Works and Parks. This would also involve dealing with stormwater runoff from the site. Land at Lundrigans Marsh, owned by Capital Ready-Mix, should be transferred to the City prior to final rezoning approval as assured.

The rezoning for Parcel C has been advertised, along with the proposed Mineral Working as a discretionary use.

# 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

The rezoning for Parcel A, along with the proposed Mineral Working as a discretionary use, has been advertised as its initial step. The next step would be amendments to the St. John's Region's Regional Plan and the St. John's Municipal Plan, which will require a public hearing chaired by an independent commissioner jointly appointed by Council and by the Minister of Municipal Affairs.

### **Recommendation**

Following review of the public submissions, Council should determine if it wishes to proceed with proposed amendments to allow the expansion of the quarry operations.

The application merits the consideration of Council. If Council decides to proceed, then it is recommended that Council 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 are prepared, they would be referred to a future Regular Meeting of Council for consideration of adoption.

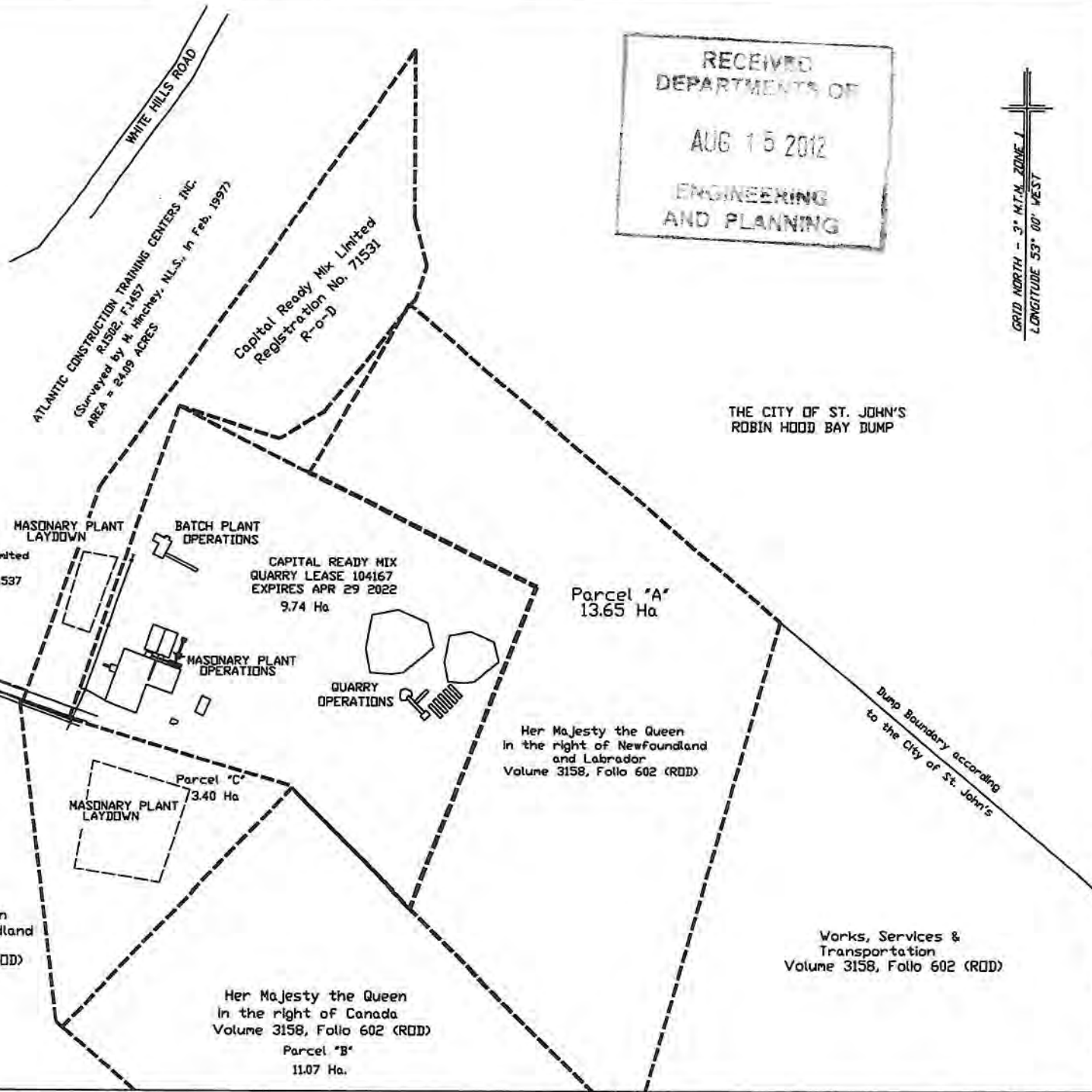
---

Ken O'Brien, MCIP  
Acting Director of Planning

KOB/dlm

Attachments

# APPENDIX A



NOTES

- Fenceline
- Planted Iron Pin
- Found Iron Pin
- I.P.P.--- Iron Fence Post
- W.F.P.--- Wooden Fence post
- U.V.P.--- Utility Poles
- Utility Pole
- △ Fire Hydrant
- Manhole
- Catch Basin
- U.L.E.--- Utility Line Easement
- Light Pole

NO.	ISSUED FOR REVIEW	DATE	BY

REVISIONS

NO.	DESCRIPTION	DATE	BY

DATE: \_\_\_\_\_

SCALE: \_\_\_\_\_

LEGGE SURVEYS LIMITED  
P.O. BOX 8274, STATION "A"  
ST. JOHN'S, NL, A1B 3N4  
Tel: 709-782-5920  
Fax: 709-782-5921

DRAWN BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CHECKED BY: B. HILLEY DATE: \_\_\_\_\_

SCALE: NTS

A	DETAIL NO.
B	WHERE DETAIL REQUIRED
C	WHERE DETAIL NOT REQUIRED

PROJECT

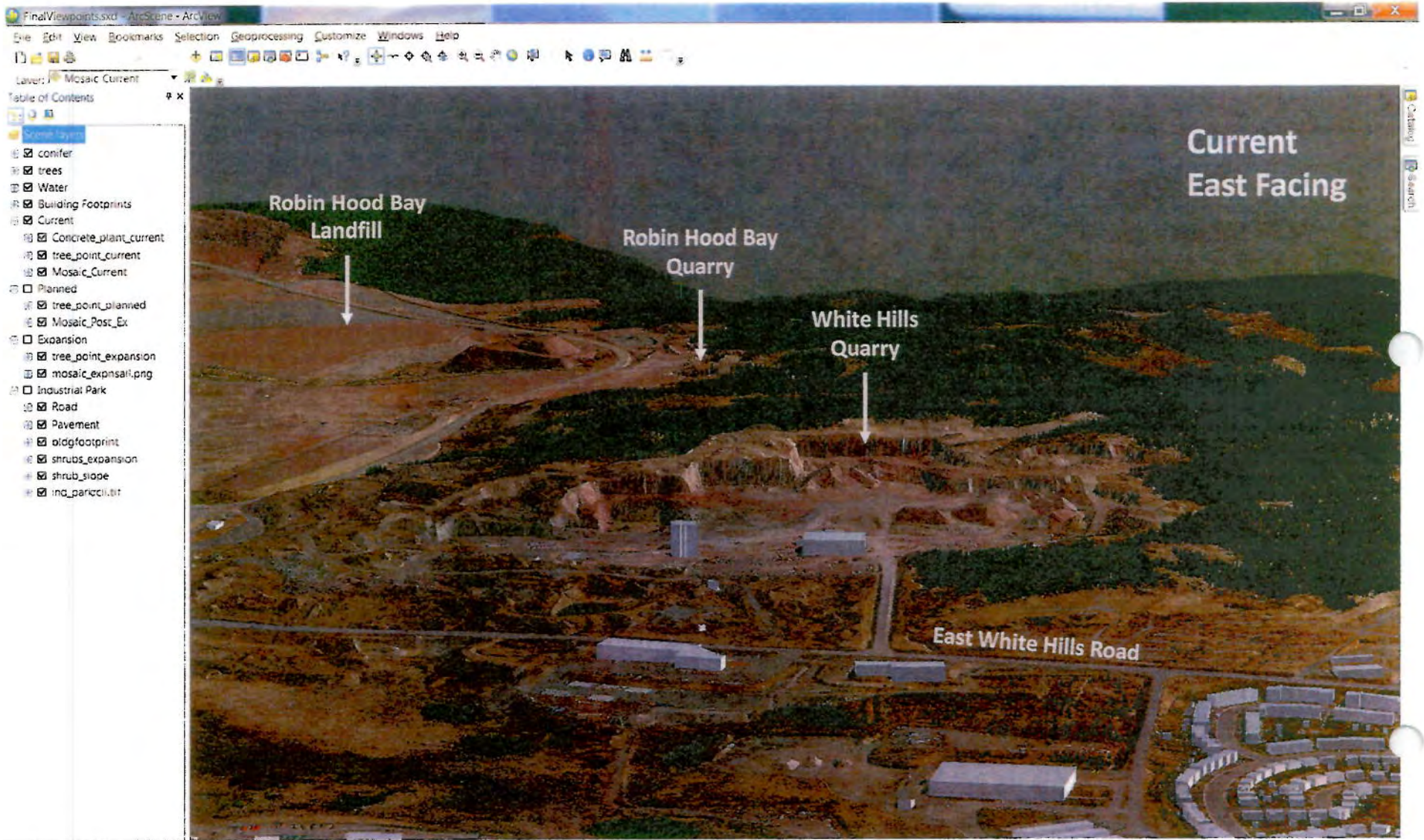
CONCRETE PRODUCTS  
WHITE HILLS, ST. JOHN'S, NL

DRAWING TITLE

PLOT PLAN  
EXISTING FACILITY

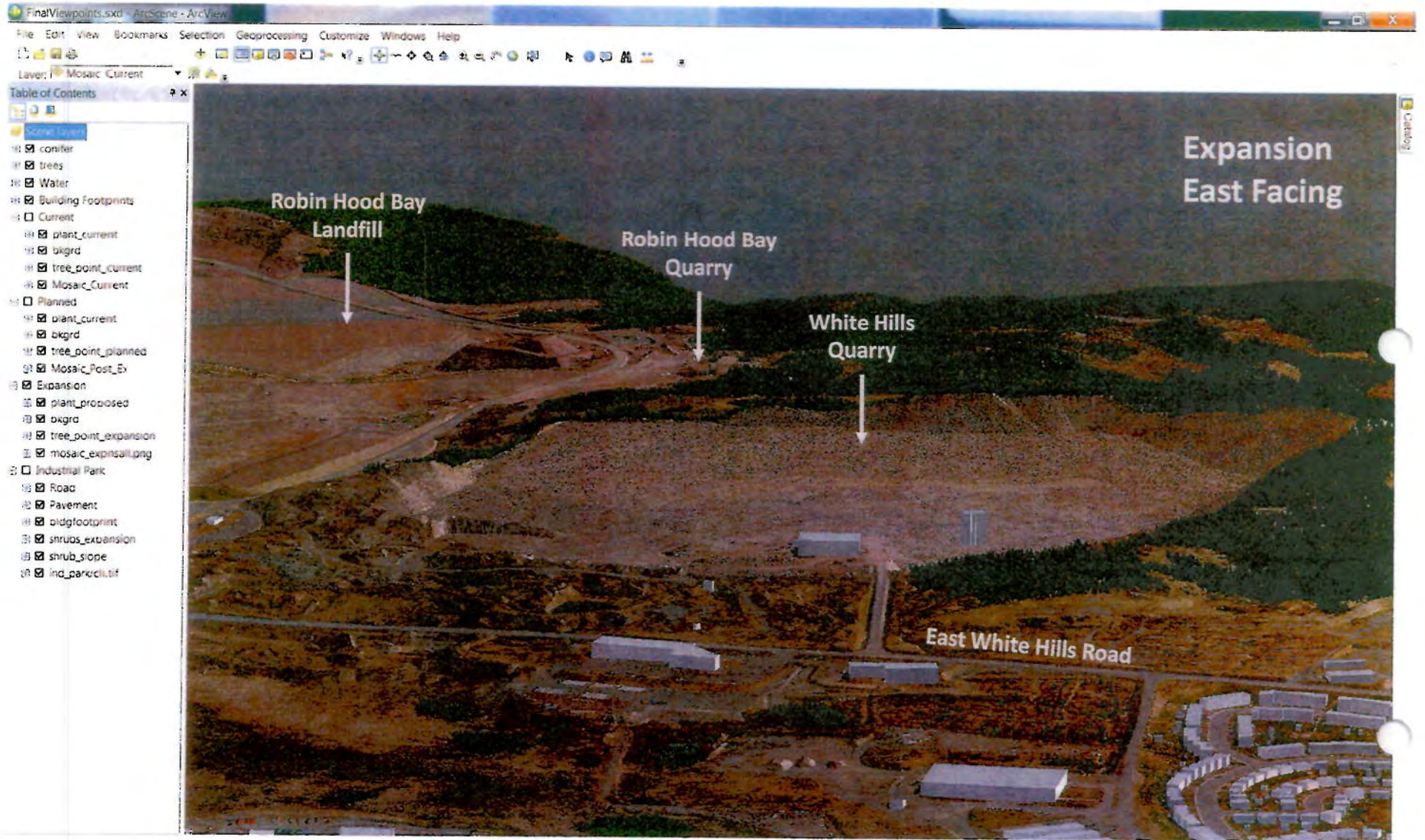
PROJECT No. \_\_\_\_\_ DRAWING No. **A-1**





RECEIVED  
DEPARTMENTS OF  
AUG 15 2012  
ENGINEERING  
AND PLANNING





RECEIVED  
 DEPARTMENTS OF  
 AUG 15 2012  
 ENGINEERING  
 AND PLANNING

March 21, 2013

Dear Sir:

I am writing to strongly object to the proposal by Capital Ready Mix to rezone two parcels of land along East White Hills Road; Parcel A and Parcel C.

Parcel C in particular is creeping closer to existing housing on Virginia Place where . My house has shaken on prior occasions when blasting has occurred and I am concerned that having a quarry closer to my property will result in damage to the foundation of the house.

I therefore request that permission not be granted to rezone the property as requested by Capital Ready Mix.

Yours truly

I live on . which is on the map you sent out.

Over the years we have endured cracks in our basement from all the blasting in the white hills, the dust was at times too much to put up with, having to keep the windows closed, wash and rewash clothes.have our siding pressured washed over and over again.

Never once getting anything on the schedule of their blasting operations.not one notice.

We have been sitting at the dining room table and the chandler would shake with the impact of the blast.

So you can see why we are not in approval of this !!

We have enough problems here in Virginia Park now, it was a short time ago we got together with our neighbors and were talking about it, thank god it seems like the blasting is done with up there in the white hills.



**Submission to the City of St. John's  
Re: Proposal for Rezoning Amendment  
In the vicinity of East White Hills Road**

Ducks Unlimited Canada

March 21st, 2013

Submitted to: City Clerk's Department,  
City of St. John's, NL  
P.O. Box 908  
A1C 5M2

Submitted by: Danielle Fequet  
Ducks Unlimited Canada  
Conservation Program Specialist  
Newfoundland and Labrador

## **Ducks Unlimited Canada's comments on proposed rezoning amendment:**

Ducks Unlimited Canada (DUC) is a charitable organization that partners with government, industry, non-profit organizations and landowners to conserve wetlands that are important for waterfowl, wildlife and the environment. In Newfoundland and Labrador waterfowl and other wildlife habitat, including wetlands, are increasingly under pressure by residential, commercial and industrial activities both within the vicinity of municipalities and elsewhere. There are many important reasons to protect our wetland resources. Wetlands provide habitat for hundreds of species of wildlife and flora including species at risk. They also provide society with abundant benefits such as improved drinking water quality and flood risk reduction. Wetlands also contribute to climate regulation, groundwater recharge, and are sources of wild food as well as prime recreational areas.

Lundrigan's Marsh, which lies to the west of East White Hills Road in St. John's within 1 km of the areas being proposed for rezoning, is the largest cattail marsh in eastern Newfoundland. Lundrigan's Marsh provides important habitat for a variety of waterfowl and other bird species and provides valuable ecosystem functions, such filtration and water level regulation in the Virginia River system. The importance of this area is illustrated by the commitment made by the City of St. John's to conserve and manage 56.8 acres of the marshland under the Municipal Stewardship Program via a signed Conservation Agreement. This includes a 25 acre subset of the marshland which was originally purchased by DUC and the Nature Conservancy of Canada and transferred to the City of St. John's in 2004. The Municipal Stewardship Program, led by the Provincial Department of Environment and Conservation, is an initiative of the Eastern Habitat Joint Venture of which DUC is a partner. As expanded quarry activities resulting from the proposed rezoning amendment could potentially affect Lundrigan's Marsh, we appreciate being given the opportunity to provide comment.

Since much of the area proposed for re-zoning appears to lie within the catchment area for Lundrigan's Marsh, increased quarrying activities may increase the risk of silt and sediment entering the marsh area from runoff. Increased silt and sediment entering Lundrigan's Marsh could cause changes in water and pH levels potentially diminishing the functionality and habitat value of this important wetland. More general concerns associated with increased quarrying activities in this vicinity include contamination risks to the marsh due to possible fuel, lubricant and hydraulic fluid spills. Increased noise and airborne emissions can also cause wildlife disturbance.

In light of potential environmental impacts associated with increased quarrying activities that the rezoning amendment proposal could lead to, DUC respectfully requests that the City of St. John's follow a course of action that will ensure the ecological integrity of Lundrigan's Marsh is maintained.



## 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 25, 2013**

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	Department of Planning Notes
1	Civic No. 5 Lewisporte Place  Residential Low Density (R1) Zone	3	A Discretionary Use Application has been submitted requesting permission to occupy <b>Civic No. 5 Lewisporte Place</b> as a Home Occupation for a Hair Salon. The proposed business will occupy a floor area of approximately 15.6 m <sup>2</sup> in the basement area and will operate Wednesday & Friday 9:00am – 5:00pm, and Thursday 10:00am - 8:00pm. One (1) client will visit at a time by appointment only. A minimum of Four (4) on-site parking spaces are available for the business. The applicant is the sole employee.	15.6 m <sup>2</sup>	1	4	one submission was received	<b>The Department of Planning recommends approval of the application subject to all applicable City requirements.</b>
2	Civic No. 73 Kenmount Road  Rural (R) Zone	4	A Discretionary Use Application has been submitted by Toyota Plaza requesting permission to develop the rear property of <b>Civic No. 73 Kenmount Road</b> into a three hundred (300) space Vehicle Storage Yard.			300	No submissions were received	<b>The Department of Planning recommends approval of the application subject to all applicable City requirements.</b>
3	Civic No. 25 Brad Gushue Cres.  Residential Low Density (R1) Zone	5	A Discretionary Use Application has been submitted for a proposed Home Occupation at <b>Civic No. 25 Brad Gushue Crescent</b> for a wedding planning and decorating business. The proposed business will occupy a total floor area of approximately 35.6 m <sup>2</sup> and will operate on an appointment basis only, with less than one (1) client appointment per week. The business involves meeting with clients to discuss wedding plans, and decoration of off-site venues. The office includes a decoration showroom which can be viewed by appointment only, and is not open to the public. One (1) on-site parking space is provided for the business. The applicant is the sole employee.	35.6	1	1	No submissions were received	<b>The Department of Planning recommends approval of the application subject to all applicable City requirements.</b>

The City Clerk's Department and the Department of Planning, 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.

Ken O'Brien, MCIP  
Acting Director of Planning

Dear Sir/Madam,

I was surprised and a bit shocked to receive your notice regarding the business at **5 Lewisporte Place**, for this business has been running from the last two years. Anyway, I am very thankful to the city of St. John's for providing me this opportunity to present my comments or concerns regarding the subject business (Hair Salon) at **5 Lewisporte Place**.

First of all I have to introduce myself. I am the owner and resident of . From the last two years this business has created inconvenience to our cul-de-sac and to us. Traffic in the past two years has been increased and the cars are usually parked in the middle of the cul-de-sac and sometimes in front of the driveways. I have lost all the privacy of my house, every half an hour people are coming and going and sometimes they come to our house in a very awkward time asking for the salon direction.

Here, I would like to inform the council that the only reason I bought this house was because of a cul-de-sac, which is usually considered very safe for kids. Secondly, the city has designated this area as residential and not commercial, but unfortunately from the last two years I have lost all the respect for my property as people come and go freely whenever they please.

Now coming back to the notice, the applicant mentioned that the business will operate three days a week and have four car parking. To my understanding this business has never followed or shown any designated timing or days from the last two years. They have usually operated late in the evening and the whole week. Regarding the question of four parking spaces, the business owner has two to three of their own cars.

In the end, I would like to reiterate my comments/concerns, which are as follows:

1. The business (Hair Salon) has created a nuisance in the Lewisporte place, especially for us being next door.
2. The cul-de-sac has become a very busy place since the start (last two years) of this business.
3. Lost all of my privacy at and
4. Lost all the respect of my property, which I was expecting in a residential area.

I hope that my concerns will be addressed in the coming regular council meeting, which will be held on March 25, 2013. If you require further information on this matter please do not hesitate to e-mail me back.

Sincerely,

# MEMORANDUM

Date: March 21, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File B-17-R.7  
Proposed Townhouse and Seniors Residential Condominium Development  
Ruby Line at Southlands Boulevard (Ward 5)  
Applicant: Reardon Construction and Development Ltd.**

---

A public meeting chaired by Councillor Hann was held at City Hall on March 7, 2013. The meeting provided an opportunity for public review and comment on the application by Reardon Construction and Development to rezone property on Ruby Line at Southlands Boulevard from the Commercial Office Hotel (COH) and Open Space (O) Zones to the Residential Medium Density (R2), Apartment Medium Density (A2), and Open Space (O) Zones. A Municipal Plan amendment would be required. The purpose of the proposed rezoning is to allow the development of 55 townhouses and a 4-storey, 48-unit residential condominium development, all aimed at seniors. Please see the attached location plan.

The minutes of the March 7 public meeting are attached, and will be included in the agenda for Council's Regular Meeting on March 25, at which time Council is scheduled to consider the proposed rezoning.

## Recommendation

Upon reviewing the minutes of the public meeting (only one person attended from the general public), Council should determine if it wishes to allow the proposed rezoning. The Planning Department supports the rezoning.

If Council decides to proceed, then it is recommended that Council direct the Planning Department to prepare the necessary amendments for rezoning and for amending the St. John's Municipal Plan. Once the amendments are prepared, they would be referred to a future Regular Meeting of Council for consideration of adoption. A commissioner's public hearing would be required for the Municipal Plan amendment.

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Ken O'Brien, MCIP  
Acting Director of Planning

KOB/dlm

Attachments

I:\KOBrien\2013\Mayor - Ruby Line at Southlands Blvd rezoning - March 21 2013.doc

# ST. JOHN'S

DEPARTMENT OF PLANNING

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





Proposed Area of Rezoning

COH

R1

SOUTHLANDS BLVD

CR

RUBY LINE

R2

R2

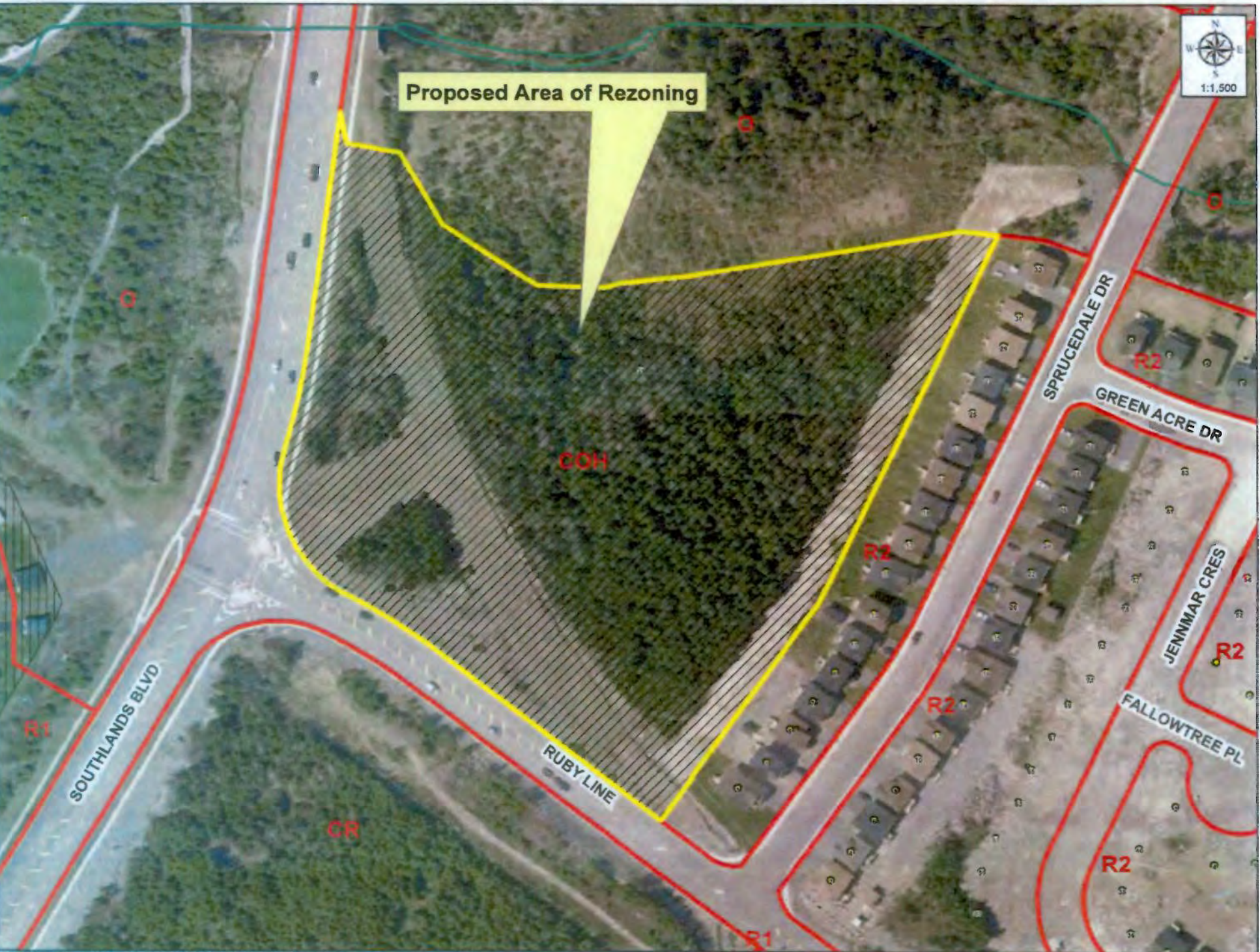
SPRUCEDALE DR

GREEN ACRE DR

JENNMAR CRES

FALLOWTREE PL

R2





# MEMORANDUM



A public meeting was held on Thursday, March 7, 2013 at 7:00 p.m. in the Foran/Greene Room, 4<sup>th</sup> floor City Hall.

In Attendance: Councillor Tom Hann  
Ken O'Brien, Acting Director of Planning  
Lindsay Lyghtle Brushett, Planner  
Sandy Abbott, Recording Secretary

Also in attendance representing the proponent were Gary and Jeff Reardon of Reardon Construction.

**The purpose of the public meeting was to provide an opportunity for public review and comment on an application submitted to the City by Reardon Construction and Development Ltd. to rezone a parcel of land (approximately 4 hectares in size) adjacent to the intersection of Ruby Line and Southlands Boulevard. The purpose of the proposed rezoning is to allow the construction of 55 townhomes and a 4 storey building with 48 residential dwelling units. Both components of the development intend to house seniors.**

**The application site is presently zoned Commercial Office Hotel (COH) Zone and Open Space (O) Zone. It is proposed to rezone the property so that it would be zoned as Residential Medium Density (R2) Zone, Apartment Medium Density (A2) Zone and Open Space (I) Zone.**

**The application property is located in Ward 5.**

One area resident was present.

No written submissions were received by the City Clerk's Department and no verbal representations were made during the public meeting either for or against the application.

The meeting adjourned at 7:15 p.m.

Councillor Tom Hann  
Chairperson

**REPORT/RECOMMENDATIONS**

**Development Committee**

March 19, 2013

The following matters were considered by the Development Committee at its meeting held on March 19, 2013. A staff report is attached for Council's information.

**1. Proposed Change in Building Line Setback  
Adjacent Civic No. 331 Thorburn Road (Ward 4)  
Rural Residential (RR) Zone**

It is the recommendation of the Development Committee to approve a 7 meter Building Line for this property, with the requirement that the applicant must not build within 20 meters of the front property line



Robert F. Smart  
City Manager  
Chair – Development Committee

attach/kc

# MEMORANDUM

Date: March 21, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File No. 12-00204/B-17-T.37**  
**Proposed Change in Building Line Setback**  
**Adjacent Civic No. 331 Thorburn Road (Ward 4)**  
**Rural Residential (RR) Zone**

---

An application has been submitted to create a residential building lot located adjacent to Civic No. 331 Thorburn Road in order to construct a single detached dwelling.

The property is situated in the (RR) zone and meets most (RR) zone requirements save those pertaining to the lot frontage. The minimum frontage for the (RR) zone is 45 meters (or 40.5 with a 10% variance), which is measured at the 20 meter building setback line. In this situation, the frontage measured at the 20 meter setback does not meet the minimum frontage requirement. The applicant is requesting that the building line be established at 7 meters, the point at which the 40.5 meter frontage can be obtained, as the lot widens towards the rear. Furthermore, it is also requested that Council require that the applicant is not to build within 20 meters of the front property line, as per the last line of Section 8.3.1. below.

Section 8.3.1. of the Development Regulations provides that Council shall have the power to establish or re-establish the Building Line for any existing Street or Service Street, or for any Lots or individual Lot situated thereon, at any point or place that Council deems appropriate and that is not behind the actual line on which any existing Dwelling is built. **Further, Council shall have the power to require that any new Dwellings constructed on Lots on existing Streets or Service Streets be built on, or at any specific point behind, the Building Line established or re-established pursuant to this Section.**

The abutting property owners have no objections to the application.

## Recommendation

It is the recommendation of the Development Committee to approve a 7 meter Building Line for this property, with the requirement that the applicant must not build within 20 meters of the front property line.



---

Robert Smart  
City Manager/Chair Development Committee  
AAR/spl

# ST. JOHN'S

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF March 15, 2013 TO March 21, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – Internet Marketing	29A Point Leamington Street	3	Approved	13-03-19
AG		Proposed Laydown Area for Heavy Equipment	197 Brookfield Road	5	Rejected by LDAA – Contrary to development in AG zone	13-03-20
AG		Second Driveway	197 Brookfield Road	5	Approved	13-03-20
AG		Proposed Subdivision for 2 Building Lots	Ruby Line	5	Rejected by LDAA – Contrary to development in AG zone	13-03-21
COM		Home Office – Mural Painting Business	12A Sinnott Place	5	Approved	13-03-21

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

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

**Gerard Doran  
Development Officer  
Department of Planning**

# Building Permits List

## Council's March 25, 2013 Regular Meeting

Permits Issued: 2013/03/14 To 2013/003/20

**Class: Commercial**

61 James Lane	Co	Custom Workshop		
15 International Pl	Sn	Office		
199 Kenmount Rd	Sn	Hotel		
199 Kenmount Rd	Sn	Hotel		
446 Newfoundland Dr	Ms	Service Shop		
48 Kenmount Rd, Avalon Mall	Co	Eating Establishment		
61 James Lane -Amj Campbell	Co	Office		
15 George St	Rn	Tavern		
61 James Lane	Rn	Warehouse		
61 James Lane	Rn	Warehouse		
220 Kenmount Rd, Penny Mazda	Rn	Car Sales Lot		
79 Kenmount Rd	Cr	Office		
			This Week \$	427,500.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

227 Brookfield Rd	Nc	Accessory Building		
28 Hatcher St	Nc	Accessory Building		
4 Kenai Cres, Lot 178	Nc	Single Detached Dwelling		
88 Kenai Cres, Lot 219	Nc	Single Detached Dwelling		
125 Ladysmith Dr - Lot 194	Nc	Single Detached Dwelling		
45 Brad Gushue Cres	Co	Single Detached Dwelling		
191 Topsail Rd	Co	Single Detached Dwelling		
64 Cornwall Cres	Cr	Subsidiary Apartment		
26 Maxwell Pl	Ex	Single Detached Dwelling		
89-91 Casey St	Rn	Semi-Detached Dwelling		
22 Circular Rd	Rn	Single Detached Dwelling		
13 Coronation St	Rn	Semi-Detached Dwelling		
10 Galashiels Pl	Rn	Single Detached Dwelling		
163 Ladysmith Dr, Lot 340	Rn	Subsidiary Apartment		
46 Newtown Rd	Rn	Semi-Detached Dwelling		
64 Queen's Rd	Rn	Townhousing		
10 St. Andrew's Pl	Rn	Single Detached Dwelling		
30 Ropewalk Lane	Sn	Eating Establishment		
			This Week \$	812,000.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 1,239,500.00

Repair Permits Issued: 2013/03/14 To 2013/03/20 \$

48,200.00

Legend

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

Year To Date Comparisons			
March 25, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$19,700,400.00	\$33,000,600.00	68
Industrial	\$1,300,100.00	\$25,000.00	-98
Government/Institutional	\$8,600,900.00	\$6,800,100.00	-21
Residential	\$25,100,400.00	\$19,200,600.00	-24
Repairs	\$600,800.00	\$500,100.00	-17
Housing Units (1 & 2 Family Dwellings)	71	54	
<b>Total</b>	<b>\$55,302,600.00</b>	<b>\$59,526,400.00</b>	<b>8</b>

Respectfully Submitted,

David Blackmore, R.P.A.  
 Director Of Building & Property Management



# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending March 21, 2013**

### **Payroll**

**Public Works** \$ 440,218.87

**Bi-Weekly Casual** \$ 20,981.14

**Accounts Payable** \$ 2,381,926.86

**Total:** \$ 2,843,126.87

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DICKS & COMPANY LIMITED	00050257	OFFICE SUPPLIES	\$1,716.05
THE TELEGRAM	00050258	ADVERTISING	\$160.36
LA BREA INT'L INC.	00050259	PROMOTIONAL MATERIALS	\$1,277.38
NEWFOUND DISPOSAL SYSTEMS LTD.	00050260	DISPOSAL SERVICES	\$163.91
NEWFOUNDLAND POWER	00050261	ELECTRICAL SERVICES	\$4,446.71
TARGET MARKETING & COMMUNICATIONS INC.	00050262	ADVERTISING	\$2,299.55
RJ BARTLETT ENGINEERING LTD.	00050263	PROFESSIONAL SERVICES	\$31,419.65
NEWFOUNDLAND POWER	00050264	ELECTRICAL SERVICES	\$431.15
RECEIVER GENERAL FOR CANADA	00050265	PAYROLL DEDUCTIONS	\$648,255.41
RECEIVER GENERAL FOR CANADA	00050266	PAYROLL DEDUCTIONS	\$201,026.81
CITY CHICKEN LTD.	00050267	REFUND TAX PAID IN ERROR	\$9,825.00
LIGHTING & TRAFFIC SYSTEMS LTD	00050268	TRAFFIC CONTROLS	\$16,683.05
DARLENE SHARPE	00050269	CLEANING SERVICES	\$600.00
KNEE, TERRY	00050270	TRAVEL ADVANCE	\$563.54
HAYE, SHAWN	00050271	TRAVEL ADVANCE	\$563.54
ADAMS, MARK	00050272	TRAVEL ADVANCE	\$820.80
DESJARDINS FINANCIAL SECURITY	00050273	PAYROLL DEDUCTIONS	\$9,281.76
SIEMENS INDUSTRY, INC.	0000000584	SIOV MODULE	\$94,761.82
ACKLANDS-GRAINGER	00050274	INDUSTRIAL SUPPLIES	\$648.93
AIR COOLED ENGINE SERVICE LTD.	00050275	REPAIR PARTS	\$248.72
PARDY'S WASTE MANAGEMENT	00050276	WASTE DISPOSAL	\$902.02
SERVICEMASTER CONTRACT SERVICE	00050277	CLEANING SERVICES	\$1,050.90
JIFFY CABS	00050278	TRANSPORTATION SERVICES	\$10.00
ATLANTIC PURIFICATION SYSTEM LTD	00050279	WATER PURIFICATION SUPPLIES	\$1,575.88
COSTCO WHOLESALE	00050280	PROPANE	\$65.94
EASTERN HEALTH	00050281	REFUND WATER ON/OFF	\$50.00
KELLOWAY CONSTRUCTION LIMITED	00050282	CLEANING SERVICES	\$12,850.75
RDM INDUSTRIAL LTD.	00050283	INDUSTRIAL SUPPLIES	\$113.60
ROBERT BAIRD EQUIPMENT LTD.	00050284	RENTAL OF EQUIPMENT	\$1,690.84
DISCOUNT CAR & TRUCK RENTALS	00050285	VEHICLE RENTAL	\$402.28
NEWFOUNDLAND EXCHEQUER ACCOUNT	00050286	REGISTRATION OF EASEMENT	\$67.80
HERCULES SLR INC.	00050287	REPAIR PARTS	\$1,077.17
DOMINION STORES 924	00050288	MISCELLANEOUS SUPPLIES	\$238.40
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00050289	STATIONERY & OFFICE SUPPLIES	\$206.69
TOWN OF CONCEPTION BAY SOUTH	00050290	SNOW CLEARING	\$1,562.50
PRINT THREE	00050291	PHOTOCOPYING SERVICES	\$432.00
GRAND CONCOURSE AUTHORITY	00050292	2013 MEMBERSHIP FEES	\$36,000.00
BELBIN'S GROCERY	00050293	CATERING SERVICES	\$116.45
SMS EQUIPMENT	00050294	REPAIR PARTS	\$69.57
STANLEY CANADA CORPORATION	00050295	REPAIR PARTS	\$716.54
BEST DISPENSERS LTD.	00050296	SANITARY SUPPLIES	\$562.16
PLAZA BOWL LIMITED	00050297	GALS PROGRAM	\$95.95

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROCKWATER PROFESSIONAL PRODUCT	00050298	CHEMICALS	\$5,280.94
NEWCAP BROADCASTING LTD.	00050299	PUBLIC ANNOUNCEMENTS	\$2,260.00
GRAPHIC ARTS & SIGN SHOP LIMITED	00050300	SIGNAGE	\$317.36
RBC DEXIA INVESTOR SERVICES	00050301	SINKING FUND	\$706.25
BROWNE'S AUTO SUPPLIES LTD.	00050302	AUTOMOTIVE REPAIR PARTS	\$373.00
NEWFOUNDLAND & LABRADOR CONSTRUCTION ASSC	00050303	MEMBERSHIP RENEWAL	\$1,356.00
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00050304	SECURITY SERVICES	\$4,979.86
WESTERN HYDRAULIC 2000 LTD	00050305	REPAIR PARTS	\$20,404.18
AMEC EARTH & ENVIRONMENTAL	00050306	WEATHER REPORTS	\$11,718.90
SIGNS 1ST	00050307	SIGNAGE	\$45.20
SPARTAN ATHLETIC PRODUCTS	00050308	SPORTING SUPPLIES	\$176.28
CHESTER DAWE CANADA - O'LEARY AVE	00050309	BUILDING SUPPLIES	\$200.47
DAVE CARROLL	00050310	BAILIFF SERVICES	\$499.50
CARSWELL DIV. OF THOMSON CANADA LTD	00050311	PUBLICATIONS	\$1,322.31
AVALON HYDRAULICS LTD.	00050312	REPAIR PARTS	\$1,138.74
ROGERS CABLE	00050313	INTERNET SERVICES	\$278.44
NORTH ATLANTIC SYSTEMS	00050314	REPAIR PARTS	\$1,130.00
BLUE WATER MARINE & EQUIPMENT	00050315	THROW ROPE BAG	\$338.66
NORTRAX CANADA INC.,	00050316	REPAIR PARTS	\$3,112.13
ROLEY CONSTRUCTION LTD.	00050317	RENTAL OF EQUIPMENT	\$5,537.00
NORTH ATLANTIC SUPPLIES INC.	00050318	REPAIR PARTS	\$392.56
BRAEMAR PEST CONTROL SERVICES	00050319	PROFESSIONAL SERVICES	\$981.97
COLONIAL GARAGE & DIST. LTD.	00050320	AUTO PARTS	\$790.54
EASTERN VALVE & CONTROL SPEC.	00050321	REPAIR PARTS	\$537.88
COMPUTROL FUEL SYSTEMS INC	00050322	CONTRACT RENEWAL	\$1,344.70
SCOTT WINSOR ENTERPRISES INC.,	00050323	REMOVAL OF GARBAGE & DEBRIS	\$395.50
MASK SECURITY INC.	00050324	TRAFFIC CONTROL	\$3,438.02
MAXXAM ANALYTICS INC.,	00050325	WATER PURIFICATION SUPPLIES	\$399.74
SHU-PAK EQUIPMENT INC.	00050326	REPAIR PARTS	\$385.28
THOMAS GLASS INCORPORATED	00050327	GLASS INSTALLATION	\$203.40
HARTY'S INDUSTRIES	00050328	STEEL FLAT BAR	\$734.50
BARNES DISTRIBUTION	00050329	REPAIR PARTS	\$72.90
HANLON'S TAEKWONDO	00050330	REAL PROGRAM	\$540.00
CYGNUS GYMNASTICS	00050331	REAL PROGRAM	\$3,870.00
DICKS & COMPANY LIMITED	00050332	OFFICE SUPPLIES	\$145.55
WAJAX POWER SYSTEMS	00050333	REPAIR PARTS	\$73.43
KPMG	00050334	CONSULTING FEES	\$21,696.00
REEFER REPAIR SERVICES LTD.	00050335	REPAIR PARTS	\$150.76
DOMINION RECYCLING LTD.	00050336	PIPE	\$438.44
THYSSENKRUPP ELEVATOR	00050337	ELEVATOR MAINTENANCE	\$2,536.85
RUSSEL METALS INC.	00050338	METALS	\$551.44
CANADIAN TIRE CORP.-ELIZABETH AVE.	00050339	MISCELLANEOUS SUPPLIES	\$392.54

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN TIRE CORP.-MERCHANT DR.	00050340	MISCELLANEOUS SUPPLIES	\$851.53
CANADIAN TIRE CORP.-KELSEY DR.	00050341	MISCELLANEOUS SUPPLIES	\$540.60
NOVUS WINDSHIELD REPAIR	00050342	WINDSHIELD REPAIRS	\$96.05
EAST CHEM INC.	00050343	CHEMICALS	\$621.50
ELECTRIC MOTOR & PUMP DIV.	00050344	REPAIR PARTS	\$299.74
EMCO SUPPLY	00050345	REPAIR PARTS	\$1,061.07
ENVIROMED ANALYTICAL INC.	00050346	PROFESSIONAL SERVICES	\$141.25
SHIRLEY BISHOP	00050347	CLEANING SERVICES	\$400.00
ESRI CANADA	00050348	ESRI TRAINING	\$2,237.40
DOMINION STORE 935	00050349	MISCELLANEOUS SUPPLIES	\$284.99
BASIL FEARN 93 LTD.	00050350	REPAIR PARTS	\$361.60
FLANKER PRESS LIMITED	00050351	GALS PROGRAM	\$128.14
ST. PAT'S BOWLING ALLEYS	00050352	REAL PROGRAM	\$48.00
FORTTRAN TRAFFIC SYSTEMS LTD	00050353	TRAFFIC SUPPLIES	\$2,297.58
OMB PARTS & INDUSTRIAL INC.	00050354	REPAIR PARTS	\$657.41
ERL ENTERPRISES	00050355	AUTO PARTS/REPAIRS	\$7,403.36
ITSPOUNET-A PRODUCT OF ITOLOGY.COM LTD.	00050356	CLUB PRO PACKAGE	\$4,374.56
DOWNTOWN DEVELOPMENT CORP.	00050357	BIA CASH RECEIVED TO MAR 14/13	\$112,569.44
PRINCESS AUTO	00050358	MISCELLANEOUS ITEMS	\$40.65
IMPACT SIGNS AND GRAPHICS	00050359	SIGNAGE	\$33.90
MILLENNIUM EXPRESS	00050360	COURIER SERVICES	\$1,858.98
STONE VALLEY EQUIPMENT & RECREATION LTD.	00050361	REPAIR PARTS	\$281.42
CITY WIDE TAXI	00050362	TRANSPORTATION SERVICES	\$27.00
PRODUITS HEVEA INC.	00050363	REPAIR PARTS	\$9,398.66
NEWALTA INDUSTRIAL SERVICES	00050364	INDUSTRIAL SUPPLIES	\$4,617.46
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00050365	INDUSTRIAL SUPPLIES	\$265.89
SIMPLEX GRINNELL	00050366	SERVICE CALL	\$2,010.74
OMNITECH INC.	00050367	REPAIR PARTS	\$4,915.50
PROVINCIAL FENCE PRODUCTS	00050368	FENCING MATERIALS	\$1,497.25
DOMINION STORES 934	00050369	MISCELLANEOUS SUPPLIES	\$78.15
XYLEM CANADA COMPANY	00050370	REPAIR PARTS	\$266.60
BLUE WATER AGENCIES LTD	00050371	REPAIR PARTS	\$553.70
EASTERN PROPANE	00050372	PROPANE	\$458.45
KEITH W. BUSSEY EXCAVATING LTD	00050373	RENTAL OF EQUIPMENT	\$935.64
HARRIS & ROOME SUPPLY LIMITED	00050374	ELECTRICAL SUPPLIES	\$1,786.49
HARVEY'S OIL LTD.	00050375	ROAD SALT	\$206.51
GUILLEVIN INTERNATIONAL CO.	00050376	ELECTRICAL SUPPLIES	\$81.51
HYDRO QUAL	00050377	PROFESSIONAL SERVICES	\$569.24
BRENNTAG CANADA INC	00050378	CHLORINE	\$9,492.00
PRACTICAR CAR & TRUCK RENTALS	00050379	VEHICLE RENTAL	\$3,141.40
SAFETYMED PLUS LTD	00050380	FIRST AID SUPPLIES	\$734.44
BELL DISTRIBUTION INC.,	00050381	CELL PHONES & ACCESSORIES	\$2,609.32

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HOLDEN'S TRANSPORT LTD.	00050382	RENTAL OF EQUIPMENT	\$542.40
DISTRIBUTION BRUNET INC.,	00050383	REPAIR PARTS	\$31.64
RESCUE 7 INC.,	00050384	RECREATIONAL SUPPLIES	\$1,784.27
SCOTIA RECYCLING (NL) LIMITED	00050385	PROCESSING FEE	\$148,165.71
M & L TESTING EQUIPMENT	00050386	REPAIR PARTS	\$1,566.07
PRINTER TECH SOLUTIONS INC.,	00050387	REPAIRS TO EQUIPMENT	\$1,162.14
ROCK SOLID PRODUCTIONS	00050388	PURCHASE OF EQUIPMENT	\$197.75
CDMV	00050389	VETERINARY SUPPLIES	\$82.67
SOFTCHOICE CORPORATION	00050390	PROFESSIONAL SERVICES	\$10,226.50
KANSTOR INC.	00050391	REPAIR PARTS	\$435.44
STANTEC ARCHITECTURE LTD.	00050392	PROFESSIONAL SERVICES	\$587.32
KENT BUILDING SUPPLIES	00050393	BUILDING SUPPLIES	\$1,047.28
LITECO	00050394	REPAIR PARTS	\$489.75
FINE FOOD FACTORY	00050395	SANDWICH TRAYS	\$120.00
S & H CODNER'S CONSTRUCTION	00050396	PROFESSIONAL SERVICES	\$6,089.19
RICK MAGILL	00050397	CLEANING SERVICES	\$100.00
PARKING DEVELOPMENT GROUP	00050398	PROFESSIONAL SERVICES	\$5,475.98
CANADIAN MANUFACTURERS & EXPORTERS	00050399	REGISTRATION FEES	\$339.00
KERR CONTROLS LTD.	00050400	INDUSTRIAL SUPPLIES	\$345.25
MARTIN'S FIRE SAFETY LTD.	00050401	SAFETY SUPPLIES	\$507.10
MCCLOUGHLAN SUPPLIES LTD.	00050402	ELECTRICAL SUPPLIES	\$293.91
MEMORIAL UNIVERSITY OF NFLD.	00050403	EMPLOYEE TRAINING	\$847.50
MIKAN INC.	00050404	LABORATORY SUPPLIES	\$543.71
MODERN BUSINESS EQUIPMENT LTD.	00050405	LEASING OF EQUIPMENT	\$157.94
WAJAX INDUSTRIAL COMPONENTS	00050406	REPAIR PARTS	\$125.70
NU-WAY EQUIPMENT RENTALS	00050407	RENTAL OF EQUIPMENT	\$11,231.07
NEWFOUNDLAND DISTRIBUTORS LTD.	00050408	INDUSTRIAL SUPPLIES	\$1,536.12
NEWFOUNDLAND DESIGN ASSOCIATES	00050409	PROFESSIONAL SERVICES	\$286,494.07
NFLD KUBOTA LTD.	00050410	REPAIR PARTS	\$355.27
TOROMONT CAT	00050411	AUTO PARTS	\$7,069.66
NORTH ATLANTIC PETROLEUM	00050412	PETROLEUM PRODUCTS	\$256,575.69
PENNECON ENERGY HYDRAULIC SYSTEMS	00050413	REPAIR PARTS	\$4,316.60
PBA INDUSTRIAL SUPPLIES LTD.	00050414	INDUSTRIAL SUPPLIES	\$1,259.00
GCR TIRE CENTRE	00050415	TIRES	\$4,424.25
PERIDOT SALES LTD.	00050416	REPAIR PARTS	\$802.21
PETER PAN SALES LTD.	00050417	SANITARY SUPPLIES	\$224.28
PITNEY BOWES OF CANADA LIMITED	00050418	OFFICE SUPPLIES	\$183.12
PROFESSIONAL UNIFORMS & MATS INC.	00050419	PROTECTIVE CLOTHING	\$1,248.50
PUROLATOR COURIER	00050420	COURIER SERVICES	\$86.37
RIDEOUT TOOL & MACHINE INC.	00050421	TOOLS	\$4,140.95
THE ROYAL GARAGE LTD.	00050422	AUTO PARTS	\$561.61
ROYAL FREIGHTLINER LTD	00050423	REPAIR PARTS	\$2,221.71

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ST. JOHN'S PORT AUTHORITY	00050424	RENTAL OF QUARRY SITE	\$5,158.94
ST. JOHN'S VETERINARY HOSPITAL	00050425	PROFESSIONAL SERVICES	\$572.24
BIG ERICS INC	00050426	SANITARY SUPPLIES	\$812.43
SAUNDERS EQUIPMENT LIMITED	00050427	REPAIR PARTS	\$7,216.14
STRONGCO	00050428	SERVICE MANUAL	\$270.54
SMITH STOCKLEY LTD.	00050429	PLUMBING SUPPLIES	\$170.86
SMITH'S HOME CENTRE LIMITED	00050430	HARDWARE SUPPLIES	\$110.28
SUPERIOR OFFICE INTERIORS LTD.	00050431	OFFICE SUPPLIES	\$1,810.26
SUPERIOR PROPANE INC.	00050432	PROPANE	\$763.67
TEMPLETON TRADING INC.	00050433	PAINT SUPPLIES	\$72.40
PAINT SHOP-TOPSAIL DECOR	00050434	PAINT SUPPLIES	\$91.12
TRACTION DIV OF UAP	00050435	REPAIR PARTS	\$2,155.47
TULKS GLASS & KEY SHOP LTD.	00050436	PROFESSIONAL SERVICES	\$254.26
WESCO DISTRIBUTION CANADA INC.	00050437	REPAIR PARTS	\$1,321.58
WAL-MART 3092-KELSEY DRIVE	00050438	MISCELLANEOUS SUPPLIES	\$461.10
ELTON, DOUG	00050439	REAL PROGRAM	\$542.40
JILL DREADDY DANCECO	00050440	REAL PROGRAM	\$2,655.70
ALTUS GROUP LIMITED	00050441	PROFESSIONAL SERVICES	\$21,541.53
SENIORS RESOURCE CENTRE	00050442	SNOW BUSTERS	\$15,000.00
IPMA-CANADA, NEWFOUNDLAND CHAPTER	00050443	MEMBERSHIP RENEWAL	\$215.00
RIDDLE FENCE	00050444	MULTI-YEAR FUNDING COMMITMENT	\$5,000.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00050445	REGISTRATION OF EASEMENT	\$43,000.00
NL SPORTS CENTRE INC - SPORTS NL	00050446	STAFF TRAINING	\$650.00
ENTERPRISE RENT A CAR	00050447	DAMAGE CLAIM	\$1,319.39
HUNGRY HEART CAFE	00050448	SANDWICH TRAYS	\$132.98
SOBEYS ROPEWALK LANE	00050449	GROCERY ITEMS	\$85.94
EILEEN HAYES	00050450	PROFESSIONAL SERVICES	\$212.50
BODYWORKS AND TAMMY POWER-GAUCI	00050451	DAMAGE CLAIM	\$1,021.07
JODY FITZGERALD	00050452	REFUND FIRST AID	\$35.00
DARRELL COOMBS	00050453	REIMBURSEMENT MEMBERSHIP FEES	\$124.30
BAYSIDE AUTO SALES, DIVISION OF BAYSIDE COLLISIC	00050454	DAMAGE CLAIM	\$700.00
JANET MEANEY	00050455	REFUND YOUTH BALL HOCKEY	\$15.00
W.GORDON HANDCOCK	00050456	APPRAISAL FEE	\$880.00
MYRTLE GUINCHARD	00050457	REFUND RECREATION PROGRAM	\$101.00
DONNA CONRAN	00050458	REFUND RECREATION PROGRAM	\$40.00
SHELLY MURPHY	00050459	CTJS 2013	\$300.00
DOWNEY'S TAEKWON-DO	00050460	UNIFORM FEES	\$80.00
KMK CAPITAL INC.	00050461	REFUND OVERPAYMENT OF TAXES	\$1,010.99
AGRICULTURE AND AGRI FOOD CANADA	00050462	REFUND OVERPAYMENT	\$191.56
MARTIN, JANET	00050463	REFUND OFFICE SUPPLIES	\$21.96
JONES, CHRISTINA	00050464	MILEAGE	\$36.82
O'CONNELL, BRENDAN	00050465	VEHICLE BUSINESS INSURANCE	\$272.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EDWARDS, AMANDA	00050466	MILEAGE	\$26.41
EDMUNDS, CHRISTINE	00050467	MILEAGE	\$19.72
WINSOR, R. DIANE	00050468	REFUND OFFICE SUPPLIES	\$50.00
NADINE MARTIN	00050469	MILEAGE	\$12.22
JORDAN, CRYSTAL	00050470	MILEAGE	\$32.52
HOUNSELL, SHERRY	00050471	MILEAGE	\$59.70
CHRISTA NORMAN	00050472	MILEAGE	\$58.17
CANAVAN'S AUTO APPRAISERS LTD.	00050473	DAMAGE CLAIM	\$214.70
PARTS FOR TRUCKS INC.	00050474	REPAIR PARTS	\$720.51
WATERWORKS SUPPLIES DIV OF EMCO LTD	00050475	REPAIR PARTS	\$836.52
FEDERAL EXPRESS CANADA LTD.	00050476	COURIER SERVICES	\$80.90
AON REED STENHOUSE INC	00050477	PROFESSIONAL SERVICES	\$572.00
CANAVAN'S AUTO APPRAISERS LTD.	00050478	DAMAGE CLAIM	\$214.70
PF COLLINS CUSTOMS BROKER LTD	00050479	DUTY AND TAXES	\$5,547.48
INSTITUTE OF CHARTERED ACCOUNTANTS OF NL	00050480	REGISTRATION FEES	\$254.25
CORIX WATER SYSTEMS	00050481	18 MONTH WARRANTY AND EXTENSION OF BONDS	\$41,019.00
NEWFOUNDLAND POWER	00050482	ELECTRICAL SERVICES	\$82,046.11
SMALL, MAXINE	00050483	TRAVEL REIMBURSEMENT	\$806.90
AON REED STENHOUSE INC	00050484	PROFESSIONAL SERVICES	\$2,400.00

**TOTAL: \$2,381,926.86**

# MEMORANDUM

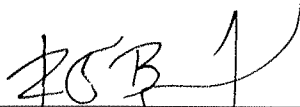
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Date: March 19, 2013  
To: Mayor and Members of Council  
From: Robert J. Bursey, City Solicitor  
**Re: Manga Hotels – New Gower Street**

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Manga Hotels Limited wants to purchase a parcel of surplus lands from the City located between their site at the corner of Springdale/New Gower Streets and the sidewalk at New Gower Street.

I recommend that this land be sold at a rate of forty-five dollars (\$45.00) per square foot plus HST (approximately one hundred thousand dollars (\$100,000.00)) and request that this matter be brought before Council at the next Regular Meeting.



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Robert J. Bursey, LL.B.  
City Solicitor

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# ST. JOHN'S

LEGAL DEPARTMENT

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



# MEMORANDUM

Date: **March 21, 2013**

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

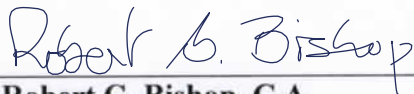
From: **Robert G. Bishop, C.A.  
Deputy City Manager, Financial Management**

Re: **Snow Clearing Report**

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Attached for the information of Council, is the Snow Clearing Report for the period January 1 to March 22, 2013.

The Report shows a positive variance of \$61,100.



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

Attach.

# ST. JOHN'S

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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 22, 2013**

	<u>2013</u> <u>BUDGET</u>	<u>Y-T-D</u> <u>BUDGET</u>	<u>Y-T-D</u> <u>ACTUAL</u>	<u>(OVER)UNDER</u> <u>BUDGET</u>
<b><u>PERSONAL SERVICES</u></b>				
SALARIES AND WAGES	3,857,632	2,255,768	2,245,860	9,908
LABOR OVERTIME	275,000	130,000	173,288	(43,288)
EMPLOYER CONTRIBUTIONS	919,750	533,980	546,910	(12,929)
<b>TOTAL PERSONAL SERVICES</b>	<b>5,052,382</b>	<b>2,919,748</b>	<b>2,966,057</b>	<b>(46,309)</b>
<b><u>CONTRACTUAL SERVICES</u></b>				
CONTRACTUAL SERVICES	155,304	11,700	11,663	37
TELEPHONE	-	-	142	(142)
WEATHER REPORTS	140,000	11,400	11,369	31
CABLE/SATELLITE SERVICE	2,496	441	441	0
ADVERTISING	13,370	6,127	8,299	(2,172)
CLAIMS	10,000	-	-	-
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,495,320	52,700	52,660	40
RENTAL OF TRUCKS	15,000	-	-	-
LEASE OF HEAVY EQUIPMENT	1,168,876	500,000	495,303	4,697
RENTAL OF OTHER EQUIPMENT	5,000	-	-	-
RENTAL OF OTHER VEHICLES	12,736	2,500	2,500	-
SNOW CLEARING & ICE CONTROL	60,000	2,300	2,270	30
<b>TOTAL CONTRACTUAL SERVICES</b>	<b>6,102,562</b>	<b>587,168</b>	<b>584,647</b>	<b>2,521</b>
<b><u>MATERIALS &amp; SUPPLIES</u></b>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	3,977	730	3,247
SALT*	2,942,352	1,838,065	1,713,856	124,208
SNOW FENCING	4,800	209	208	0
LUBRICATING OILS	33,000	15,125	17,365	(2,240)
WELDING SUPPLIES	45,000	13,700	13,700	(0)
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	4,061	6,876	(2,815)
HAND TOOLS & SMALL EQUIP	20,000	9,166	25,830	(16,664)
CLEANING SUPPLIES	7,353	3,150	3,904	(754)
STATIONERY & OFFICE SUPP	-	-	97	(97)
MISCELLANEOUS MATERIALS	1,920	560	557	3
GRANTS TO OTHER GROUPS	15,000	15,000	15,000	-
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>3,097,058</b>	<b>1,903,011</b>	<b>1,798,123</b>	<b>104,888</b>
FLEET CAPITAL COSTS	1,160,592	-	-	-
<b>TOTAL COSTS</b>	<b>15,412,594</b>	<b>5,409,927</b>	<b>5,348,827</b>	<b>61,100</b>

\*SALT & SAND ISSUES TO MARCH 12, 2013

# NOTICE TO MOTORISTS

## RECISION OF ON-STREET PARKING BAN

Motorists in the City of St. John's are advised that effective **Monday, April 1, 2013** the overnight *On-Street Parking Ban* is no longer in effect.

Motorists are reminded that parked vehicles impeding ice control or snow clearing operations **at any time** are subject to ticketing and/or towing and impounding.

Paul Mackey, P. Eng.,  
Deputy City Manager/Director of Public Works & Parks