



AGENDA

REGULAR MEETING MARCH 26TH, 2007 4:30 p.m.

1. Call to Order
2. Approval of the Agenda
3. Adoption of the Minutes
4. Business arising from the Minutes

A. Included in the Agenda

1. Memorandum dated March 22, 2007 from the Director of Planning re: St. John's Municipal Plan Amendment Number 45, 2007 and St. John's Development Regulations Amendment Number 402, 2007, Former Newfoundland Margarine Site, LeMarchant Road (Ward 2)

B. Other Matters

C. Notices Published

1. **A Discretionary Use Application** has been submitted by Dr. Sal M. Zayat requesting permission to establish and operate a part-time veterinary practice as a **Home Occupation** from his residence located at **Civic No. 334 Newfoundland Drive**. The proposed business will occupy a room in the basement of the dwelling having a floor area of approximately 13.28 sq. m (134 sq. ft.) The applicant has advised that he will be the sole employee and that the business will operate for approximately 3 to 5 hours per week. No signage will be posted on the property and the business will not be listed in the Yellow Pages. Clients= pets will not be held on the premises overnight. Off-street parking for five (5) vehicles can be accommodated on the site. **(Ward 1)**

One (1) Petition of Objection One Letter of Objection

2. **Land Use Assessment Report for Proposed 10 Storey Seniors= Residential Building, Tiffany Lane**

PHB Group Incorporated, on behalf of Tiffany Village Inc., have completed Land use Assessment Report in relation to the development of a proposed ten (10) storey **168 Unit Seniors= Independent and Assisted Living Building on Tiffany Lane**. Two floors of indoor parking are provided within the proposed building. The subject property is zoned Institutional (INST). The St. John's Development Regulations specify a maximum building height of 3 Storeys in the INST Zone, however, subject

to a LUAR, the maximum building height may be increased by the St. John=s Municipal Council to ten (10) Storeys. A LUAR is a study prepared to assess any significant impact a use of development may have on properties in the vicinity of a site under application for development and recommend measures of control or mitigation, where appropriate. **(Ward 4)**

One (1) Petition of Objection
Twelve (12) Letters of Objection
One (1) Letter of Support

MEMORANDUM DATED MARCH 22, 2007 FROM THE DIRECTOR OF PLANNING

5. Public Hearings

Public Information Session Report dated March 6, 2007 re: Proposed Traditional Exhibits and Two Fort Miniatures to be constructed within the Johnson GEO Park, off Signal Hill Road

6. Committee Reports

- a. Development Committee Report dated March 21, 2007
- b. Regional Water Services Committee Report dated March 7, 2007
- c. Economic Development Standing Committee Report dated March 15, 2007

7. Resolutions

8. Development Permits List

9. Building Permits List

10. Requisitions, Payrolls and Accounts

11. Tenders

- a. Tender - Supply of Filter Media
- b. Tender - Supply of Diesel, Gasoline and Furnace Oil
- c. Tender - Supply of Coveralls
- d. Tender - Supply of Poly and Paper Bags
- e. Tender - Traffic Signals & Decorative Lights Maintenance Contract

12. Notices of Motion, Written Questions and Petitions

13. Other Business

A. Correspondence:

- 1. Memorandum dated March 22, 2007 from the Chief Commissioner/City Solicitor re: Bell Street Parking Lot
- 2. Memorandum dated March 22, 2007 from the Chief Commissioner/City Solicitor re: Acquisition of Privately Owned Land, Little Powers Pond and Mitchells Pond South, Estate of Daniel Tucker
- 3. Snow Clearing Report

4. Correspondence from His Worship the Mayor=s Office

B. Items Added By Motion

C. Other Matters

14. Adjournment