

**AGENDA
REGULAR MEETING
NOVEMBER 19th, 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

B. Other Matters

C. Notices Published

1. **A Variance of Non-conformity Application** from Heritage Islands Inc. requesting permission to change the use of Andersen House, located at **Civic Number 42 Power's Court**, to accommodate an antique shop and bakery/café. The proposed bakery/café will occupy a floor area of approximately 75 sq. m (808 sq. ft.) on the second floor. The hours of operation will be from 8 a.m. to 8 p.m. during the summer and from 8 a.m. to 5 p.m., during the winter. The proposed business will employ a staff of two. **(Ward 2)**

The subject property is currently zoned Residential High Density (R3) under the St. John's Development Regulations. The existing commercial use of this property is considered to be a legal non-conforming use in this zone. Council may, under Section 7.14.2 of the Development Regulations, permit the change in use of a building or land from one non-conforming use to another.

2. The St. John's Municipal Council is considering an application submitted by Piperstock Investments to rezone property situated at **Civic No. 51 Old Pennywell Road (the Bay Bulls Trading Company property at the corner of Old Pennywell Road and Empire Avenue)** from the Commercial Industrial (CI) zone to the Commercial Neighbourhood (CN) zone. **(Ward 2)**

The purpose of the rezoning would be to allow for demolition of the existing building and construction of a one-storey, multi-tenant commercial building with a total floor area of 2225 m² (24,000 sq. ft.) approximately 60% of the building would be occupied by retail space. 97 off-street parking spaces would be provided.

**MEMORANDUM DATED NOVEMBER 14, 2007 FROM THE
DIRECTOR OF PLANNING**

Two (2) Letters of Concern

3. The St. John's Municipal Council proposes to rezone property situated in the part of the Southbrook residential area known as the Riverbend Subdivision (bounded by the Ruby Line, Southland Boulevard and Pitts Memorial Drive) from the Residential Low Density (R1), Residential Medium Density (R2), Apartment Medium Density (A2), Commercial Highway (CH), Commercial Neighbourhood (CN), and Rural (R) Zone to the Open Space (O) Zone, and from the Open Space (O) Zone to the Residential Medium Density (R2) Zone. **(Ward 5)**

**MEMORANDUM DATED NOVEMBER 14, 2007 FROM THE
DIRECTOR OF PLANNING**

5. Public Hearings

6. Committee Reports

- a. Special Events Advisory Committee Report dated November 15, 2007
- b. Arts Procurement Jury Report 2007

7. Resolutions

8. Development Permits List

- a. Development Permits List for the period November 9th to November 15th, 2007

9. Building Permits List

10. Requisitions, Payrolls and Accounts

11. Tenders

12. Notices of Motion, Written Questions and Petitions

13. Other Business

A. Correspondence:

1. Memorandum dated November 15, 2007 from the Chief Commissioner and City Solicitor re: 10 Pitcher's Path, Lawrence & Marie Power
2. **Correspondence from His Worship the Mayor=s Office**

B. Items Added By Motion

C. Other Matters

14. Adjournment