

December 7th, 2009

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, Breen, Galgay, Tilley and Collins

Regrets: Councillors Colbert and Hanlon

The City Manager, the Deputy City Manager/Director of Corporate Services and City Clerk; the Deputy City Manager/Director of Engineering, Director of Planning, Development Engineer, City Solicitor and Manager, Corporate Secretariat were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2009-12-07/674R

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

Adoption of Minutes

SJMC2009-12-07/675R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor Hickman: That the minutes of the November 30th, 2009 meeting be adopted as presented.

Business Arising

Integrated Community Sustainability Plan as part of the Gas Tax Agreement

Council considered a memorandum dated November 18, 2009 from the Director of Planning regarding the above noted.

Discussion ensued during which Deputy Mayor Duff indicated that she would like to see more input by Council and asked if Council will have that opportunity.

The Director of Planning noted that one of the options put forward by the Department of Municipal Affairs is that municipalities use their existing plan as their integrated communities sustainability plan, and because the City's existing municipal plan was subject to a fairly extensive public consultation process a few years ago when it was prepared and adopted, that plan was put forward to Municipal Affairs as its ICSP. The Department of Municipal Affairs have asked for additional information on some of the pillars. Therefore the recommended process is to prepare an addendum that would address the additional information which can be channeled through the Planning and Housing Committee and onto Council and put forward to public consultation process.

Deputy Mayor Duff indicated she would support the process as outlined provided that there is some early involvement by Council in terms of the development of the review document prior to its completion. His Worship the Mayor noted that if any member of Council wishes to be involved in the process in any great detail they are free to do so.

SJMC2009-12-07/676R

It was then moved by Councillor Collins; seconded by Councillor Hickman: That the following process as outlined by staff as the City's preparation of its ICSP as part of the Gas Tax Agreement and as outlined in a memorandum dated November 18, 2009 from the Director of Planning, be approved:

City staff will prepare policy statements respecting measures by which the City can promote sustainability in its planning policies, Municipal operations and Corporate and Strategic Plan. These statements can be incorporated as an addendum to the City's existing Municipal Plan. They can be reviewed by the Planning and Housing Committee and then put forth for public review and input early in 2010. Upon completion of this process, the Municipal Plan and the addendum would then be referred to the Department of Municipal Affairs as the City's ICSP.

The motion being put was unanimously carried.

Battery Development Guidelines

Council considered a memorandum dated December 3, 2009 from the Director of Planning regarding the above noted.

SJMC2009-12-07/677R

It was moved by Councillor Galgay; seconded by Councillor Hickman: That Commissioner Sharpe's recommendations Numbers 1 and 2 respecting the redesignation and rezoning of the Cabot Avenue area to the Residential Medium Density Land Use District and the Residential Battery (RB) Zone and the inclusion of additional parts of the Battery area into Heritage Area Number 3, be accepted.

The motion being put was unanimously carried.

SJMC2009-12-07/678R

It was moved by Councillor Galgay; seconded by Councillor Hann: That Council not accept Commissioner Sharpe's recommendation Number 3 respecting rezoning a larger area of land in the vicinity of Murphy's Right-of-Way off Signal Hill Road to the Open Space (O); and that a minor adjustment be made to the proposed rezoning of lands for the property owned by the Emberley Family at Civic number 170 Signal Hill Road.

The motion being put was unanimously carried.

SJMC2009-12-07/679R

It was moved by Councillor Galgay; seconded by Councillor O'Leary: That the following Resolution for St. John's Municipal Plan Amendment Number 72, 2009 and St. John's Development Regulations Amendment Number 463, 2009 be adopted with the provision that the proposed amendment to rezone land off Murphy's Right-of-way from Comprehensive Development area – Signal Hill/Battery Zone to the Open Space (O) Zone be modified slightly to exclude the driveway area of the Emberley property at Civic No. 170 Signal Hill Road so that it remains in the CDA Signal Hill/Battery Zone; which will then be referred to the Department of Municipal Affairs for Provincial registration in accordance with the requirements of the Urban and Rural Planning Act.

**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 72, 2009
AND
ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 463, 2009**

Under the authority of Sections 16, 17 and 18 of the Urban and Rural Planning Act, 2000, the St. John's Municipal Council:

- a) Adopted St. John's Municipal Plan Amendment Number 72, 2009, and St. John's Development Regulations Amendment Number 463, 2009, on the 8th day of September, 2009.
- b) Gave notice of the adoption of St. John's Municipal Plan Amendment Number 72, 2009, and St. John's Development Regulations Amendment Number 463, 2009, by advertisements inserted in The Telegram newspaper on the 7th and 10th days of October, 2009.
- c) Set the 27th day of October, 2009, at 7:00 p.m. at St. John's City Hall for the holding of a public hearing to consider objections and representations.

Now under the authority of the Urban and Rural Planning Act, 2000, the St. John's Municipal Council approves St. John's Municipal Plan Amendment Number 72, 2009, and approves St. John's Development Regulations Amendment Number 463, 2009 as adopted with a minor reduction in the amount of land at Civic Number 170 Signal Hill Road to be redesignated and rezoned from the Residential Low Density Land Use District and the Comprehensive Development Area – Signal Hill/Battery Zone to the Open Space Land Use District and the Open Space (O) Zone as shown on Map III-1A attached which is dated December 3, 2009 and Map Z-1A attached which is dated December 3, 2009.

SIGNED and SEALED this 7th day of December, 2009.

Mayor

**Director of Corporate Services
& City Clerk**

The motion being put was unanimously carried.

Application to Rezone Property-Topsail Road, Applicant: Newfoundland Real Estate Investment Corporation

Council considered a memorandum dated December 4, 2009 from the Director of Planning regarding the above noted.

SJMC2009-12-07/680R

It was moved by Councillor Hann; seconded by Deputy Mayor Duff: That the following Resolution for St. John's Municipal Plan Amendment Number 76, 2009 and St. John's Development Regulations Amendment Number 469, 2009 be adopted, which will then be referred to the Department of Municipal Affairs for Provincial registration in accordance with the provisions of the Urban and Rural Planning Act.

**URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 76,2009
and
ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 469,2009**

Under the authority of sections 16, 17 and 18 of the Urban and Rural Planning Act, 2000, the St. John's Municipal Council:

- a) Adopted St. John's Municipal Plan Amendment Number 76, 2009 and St. John's Development Regulation Amendment Number 469, 2009 on the 2nd day of November, 2009.
- b) Gave notice of the adoption of St. John's Municipal Plan Amendment Number 76, 2009 and St. John's Development Regulations Amendment Number 469, 2009 by advertisements inserted in the Telegram newspaper on the 7th day and 11th day of November 2009.
- c) Set the 24th day of November, 2009 at 7:00 pm at St. John's City Hall for the holding of public hearing to consider objections and representations.

Now under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the St. John's Municipal Council approves St. John's Municipal Plan Amendment Number 76, 2009 and St. John's Development Regulations Amendment Number 469,2009 as adopted.

SIGNED AND SEALED this 7th day of December, 2009.

Mayor

**Director of Corporate Services
And City Clerk**

Councillor Tilley noted the concerns raised by some area residents and it was pointed out that the commissioner was satisfied that the City has made an effort to address the concerns of residents and the developer will work to comply with their wishes. Staff will also discuss with the applicant and their architectural consultant the possible relocation of the northwest parking.

Following discussion, the motion being put was unanimously carried.

Other Matters

Councillor Hann made reference to a recent VOCM Open Line program hosted by Mount Pearl Mayor Randy Simms, and noted he was surprised to hear the host refer to Metrobus and public transit as a “sinkhole for money” and intimating “that they could get rid of the service if they really wanted to do so.” Councillor Hann also noted that comment was made that the Metrobus system is subsidized by both the Provincial and Federal governments. He clarified the fact that Metrobus does not receive government subsidies but is subsidized by the citizens of St. John’s to the tune of 50%.

His Worship the Mayor indicated he found the comments negative when it came to Metrobus and to the whole concept of public transit at a time when municipalities across Canada and in Newfoundland are looking for ways to encourage people to use public transit and if need be to fund and subsidize public transit systems. Other members of Council agreed noting that Metrobus is a well run organization.

Notices Published

a. A Discretionary Use Application has been submitted by Joanne McLean requesting permission to operate a **Hair Styling business as a Home Occupation from Civic No. 15 Highland Drive**. The proposed business will occupy a floor area of 25 m² and will operate from 9:30 a.m. to 4:30 p.m., Monday to Friday and every second Saturday. Clients will be scheduled by appointment only and the applicant will be the sole employee. On-site parking can accommodate three (3) vehicles in stacking order. **(Ward 1)**

SJMC2009-12-07/681R

**It was moved by Councillor Breen; seconded by Deputy Mayor Duff:
That the application be deferred.**

Councillor Breen tabled a letter of objection from J. Mitchell, 27 Highland Drive citing traffic concerns, and asked that the application be deferred pending review by the Traffic Division.

The motion being put was unanimously carried.

b. A Variance of Non-Conformity Application has been submitted by Healey's Auto Body Ltd. requesting permission to construct a 54 m² rear extension to the subject building at Civic No. 112 Empire Avenue. The proposed extension will be utilized for storage and minor car detailing. No collision repair or painting will be performed in the extension. **(Ward 4)**

One (1) submission of concern
One (1) submission of objection

SJMC2009-12-07/682R

It was moved by Deputy Mayor Duff; seconded by Councillor O'Leary: That the application be approved.

The motion being put was unanimously carried.

Public Hearing

Public Hearing Report dated November 25, 2009

- i. Application from Shawn Lee to rezone property at 280-282 Main Road from Residential Low Density (R1) and Open Space (O) Zones to Commercial Highway (CH) Zone to allow the extension of the commercial garage, Driveline Services
Memorandum dated December 2, 2009 from the Director of Planning

SJMC2009-12-07/683R

It was moved by Councillor Hann; seconded by Councillor Collins: That staff be authorized to proceed with the rezoning application and that the following Resolutions for St. John's Municipal Plan Amendment Number 78, 2009 and St. John's Development Regulations Amendment Number 473, 2009 be adopted in principle, subject to the issuance of a Provincial Release from the Department of Municipal Affairs, in accordance with the Urban and Rural Planning Act :

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 78, 2009**

WHEREAS the City of St. John's wishes to permit the extension of a commercial garage at Civic Numbers 280-282 Main Road,

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 Urban and Rural Planning Act, 2000:

Redesignate property at 280-282 Main Road from the Residential Low Density Land Use District and Open Space Land Use District to the Commercial General 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 Urban and Rural Planning Act, 2000.

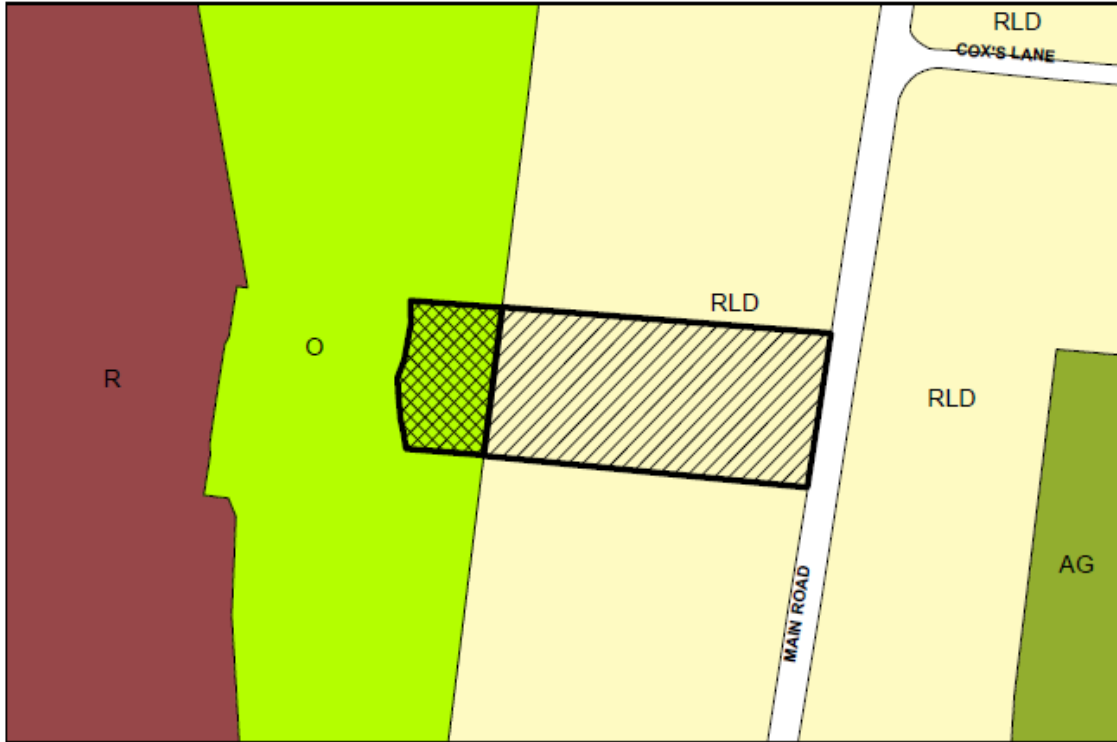
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 7th day of December, 2009.

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
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**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 78, 2009
[Map III-1A]**

2009 11 27 SCALE: 1:1250
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 RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT
-  AREA PROPOSED TO BE REDESIGNATED FROM OPEN SPACE (O) LAND USE DISTRICT TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT

280-282 MAIN ROAD (Shawn Lee, Driveline Services)

M.C.I.P. signature and seal

Mayor

Director Corp. Services/City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 473, 2009**

WHEREAS the City of St. John's wishes to permit the extension of a commercial garage at Civic Numbers 280-282 Main Road,

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 Urban and Rural Planning Act, 2000:

Rezone property at 280-282 Main Road from the Residential Low Density (R1) Zone and the Open Space (O) Zone to the Commercial Highway (CH) 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 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 7th day of December, 2009.

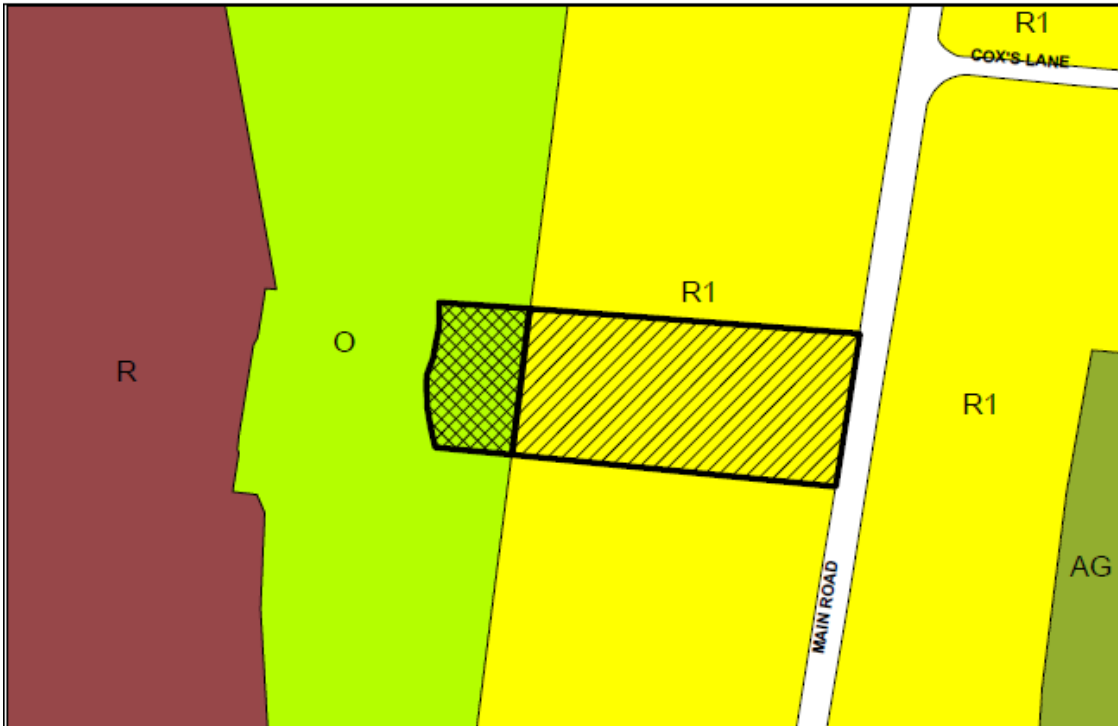
Mayor

**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



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 473, 2009
[Map Z-1A]**

2009 11 27 SCALE: 1:1250
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
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
COMMERCIAL HIGHWAY (CH) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
COMMERCIAL HIGHWAY (CH) LAND USE ZONE

280-282 MAIN ROAD (Shawn Lee, Driveline Services)

M.C.I.P. signature and seal

Mayor

Director Corp. Services/City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

- ii. Application from Johann Weger to rezone land adjacent to Silvertown Street, bordering Cemetery Lane, Kilbride, from the Open Space (O) Zone to the Residential Low Density (R1) Zone to permit the development of an 18-lot residential subdivision for single-detached homes
Memorandum dated December 2, 2009 from the Director of Planning

SJMC2009-12-07/684R

**It was moved by Councillor Hann; seconded by Councillor Collins:
That staff be authorized to proceed with the rezoning application and that the following Resolutions for St. John’s Municipal Plan Amendment Number 79, 2009 and St. John’s Development Regulations Amendment Number 474, 2009, be adopted in principle, subject to a Provincial Release from the Department of Municipal Affairs in accordance with the Urban and Rural Planning Act.**

**RESOLUTION
ST. JOHN’S MUNICIPAL PLAN
AMENDMENT NUMBER 79, 2009**

WHEREAS the City of St. John’s wishes to permit the development of a new residential subdivision on land between Silvertown Street and Cemetery Lane,

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 Urban and Rural Planning Act, 2000:

Redesignate land off Silvertown Street and Cemetery Lane from the Open Space Land Use District to the Residential Low Density Land Use District, as shown on Map III-1A attached.

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

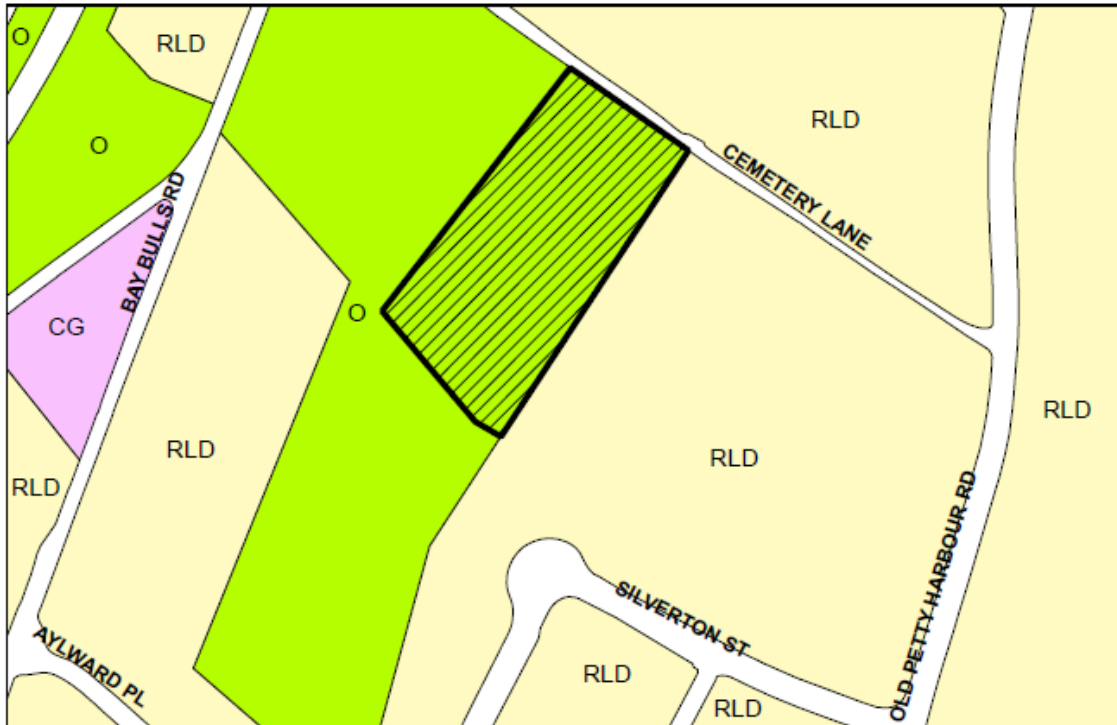
IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 7th day of December, 2009.

Mayor

**Director of Corporate Services/
City Clerk**

Provincial Registration

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



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 79, 2009
[Map III-1A]**

2009 11 27 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

SILVERTON STREET (Johann Weger property)

M.C.I.P. signature and seal

Mayor

Director Corp. Services/City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 474, 2009**

WHEREAS the City of St. John's wishes to permit the development of a new residential subdivision on land between Silverton Street and Cemetery Lane,

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 Urban and Rural Planning Act, 2000:

Rezone land off Silverton Street and Cemetery Lane from the Open Space (O) Zone to the Residential Low Density (R1) 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 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 7th day of December, 2009.

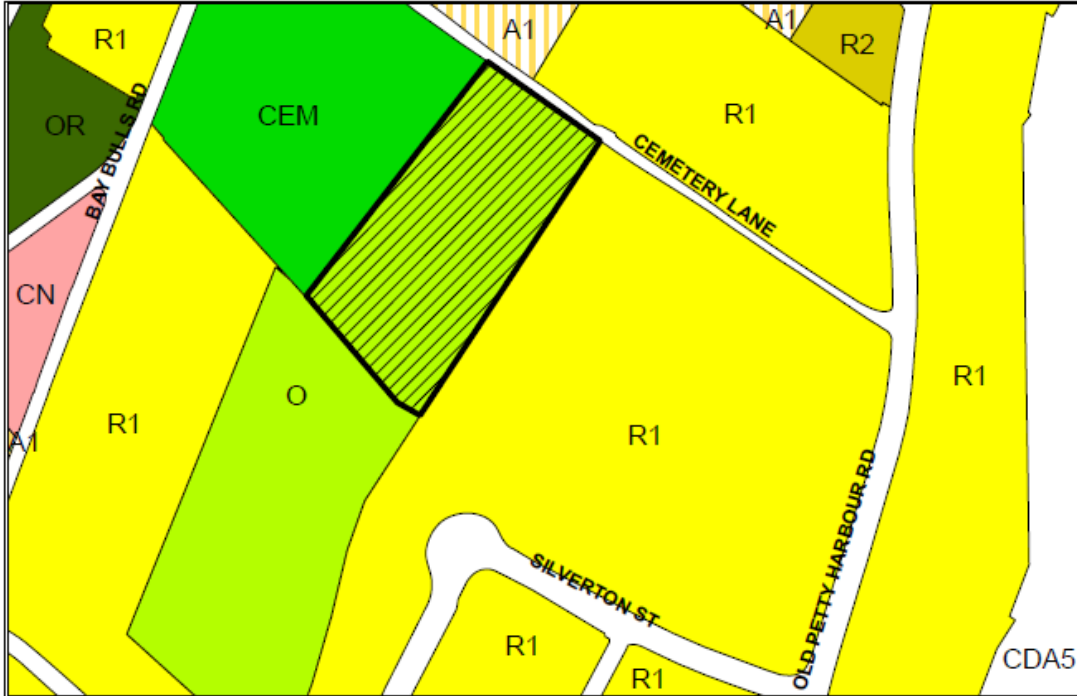
Mayor

**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



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 474, 2009
[Map Z-1A]**

2009 11 27 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

SILVERTON STREET (Johann Weger property)

M.C.I.P. signature and seal

Mayor

Director Corp. Services/City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

Committee Reports

Development Committee Report dated December 1, 2009

Council considered the following Development Committee Report dated December 1, 2009:

APPLICATIONS FOR REJECTION

- 1. Crown Land Grant Referral
Benson Myles on behalf of 61279 Newfoundland & Labrador Ltd.
Land fronting Kenmount Road (Ward 4)**

The Development Committee recommends that the above noted application be rejected as the subject property cannot be developed using the City’s municipal water and sewer services.

**Art Cheeseman, Chairperson
Associate Commissioner/Director of Engineering**

SJMC2009-12-07/685R

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

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permit List for the period November 27th, 2009 to December 3rd, 2009:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF November 27, 2009 TO December 3, 2009**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
IND	Municipal Construction Ltd.	Quarry Lease Renewal	Harbour Arterial Quarry Area	5	Approved	09-12-03
IND	Clarke's Trucking and Excavating	Quarry Lease Renewal	Harbour Arterial Quarry Area	5	Approved	09-12-03
IND	Cabot Ready Mix	Quarry Lease Renewal	Incinerator Road	5	Approved	09-12-03
COM	Facilities Design Group Inc.	Extension to Building	251 Empire Avenue	4	Approved	09-12-03

* Code Classification:
 RES - Residential
 COM - Commercial
 AG - Agriculture

INST - Institutional
 IND - Industrial

** 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

SJMC2009-12-07/686R

**It was decided on motion of Councillor Tilley; seconded by Councillor Breen:
 That the recommendation of the Director of Building and Property
 Management with respect to the following Building Permits List be
 approved:**

2009/12/02

Permits List

CLASS: COMMERCIAL

E-SONAR INC.	17-23 MEWS PL	CO COMMUNICATIONS USE
METRO SELF STORAGE	790 KENMOUNT RD	MS WAREHOUSE
PETER'S PIZZA	431-435 MAIN RD	MS TAKE-OUT FOOD SERVICE
ESONAR INC.	17-23 MEWS PL	SN OFFICE
ROBERTS AWNING & SIGNS	430 TOPSAIL RD	SN RETAIL STORE
PIZZA EXPRESS LIMITED	TORBAY ROAD-TORBAY RD MALL	MS RESTAURANT
PIZZA EXPRESS LIMITED	TORBAY ROAD-TORBAY RD MALL	MS RESTAURANT
AFRICAN MARKET SQUARE	145 TORBAY RD ADDITIONAL STORE	CR RETAIL STORE
OLINE OLYN LTD	357 THORBURN RD	RN MIXED USE
THE LEVEE	340 WATER ST	RN TAVERN
LLOYD WILLIAMS	94 LEMARCHANT RD	RN OFFICE
SOLO INVESTMENTS INC.	681 TOPSAIL RD -CALL CENTER	RN OFFICE
RICK TARRANT	807 WATER ST	NC PATIO DECK
NFLD & LABRADOR HOUSING CORP.	2 CANADA DR	RN OFFICE
FORTIS PROPERTIES CORPORATION	CAVENDISH SQ SHERATON HOTEL	RN HOTEL
MAGNA CONTRACTING & MGMT INC	394 KENMOUNT RD	NC OFFICE
FORTIS PROPERTIES CORPORATION	CAVENDISH SQ - SHERATON	RN HOTEL

THIS WEEK \$ 2,732,950.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

CITY OF ST. JOHN'S	295 BLACKHEAD RD	NC OTHER
CITY OF ST. JOHN'S	620 THORBURN RD	NC OTHER
CFIA-NAFA	80 EAST WHITE HILLS RD CFIA	RN ADMIN BLDG/GOV/NON-PROFIT
CITY OF ST. JOHN'S	18 ADAMS AVE	NC ADMIN BLDG/GOV/NON-PROFIT

THIS WEEK \$ 510,000.00

CLASS: RESIDENTIAL

GLEN & JEAN BARRY	22 ALLANDALE RD	NC ACCESSORY BUILDING
EDGAR POWER, SHARON POWER & MARK HALLIDAY	10 ANN-JEANNETTE PL	NC ACCESSORY BUILDING
NFLD & LABRADOR HOUSING CORP	2 BERGERON PL	NC ACCESSORY BUILDING
JOSEPH PATRICK WILLIAMS	303 BLACKMARSH RD	NC FENCE
PRO-TECH CONSTRUCTION	79 BRAD GUSHUE CRES, LOT 148	NC SINGLE DETACHED & SUB.APT
PRO TECH CONSTRUCTION	32 CASTLE BRIDGE DR, LOT 10	NC SINGLE DETACHED DWELLING
EDWARD HOWARD	80 CASTLE BRIDGE DR, LOT 33	NC SINGLE DETACHED DWELLING
JASON HURLEY	26 COUSENS PL	NC ACCESSORY BUILDING
JASON HURLEY	3 DOYLE'S RD	NC ACCESSORY BUILDING
BOYD G. BRAGG	3 DOYLE'S RD	NC FENCE
PRO TECH CONSTRUCTION	72 DURDL DR	NC ACCESSORY BUILDING
PRO-TECH CONSTRUCTION LTD.	FRANCIS ST, LOT 72	NC SINGLE DETACHED DWELLING
SHUBAYOGA HOMES INC.	FRANCIS ST, LOT 57	NC SINGLE DETACHED DWELLING
SHUBAYOGA HOMES INC.	11 GALAXY CRES, LOT 20	NC SINGLE DETACHED DWELLING
ROBERT & COLLETTE OLIVER	13 GALAXY CRESCENT - LOT 12	NC SINGLE DETACHED DWELLING
SKYMARK HOMES	115 GREEN ACRE DR	NC ACCESSORY BUILDING
GIBRALTAR DEVELOPMENT LIMITED	52 ICELAND PL, LOT 22	NC SINGLE DETACHED DWELLING
GIBRALTAR DEVELOPMENT LIMITED	13 KATIE PL	NC FENCE
DONOVAN HOMES LIMITED	13 KATIE PL	NC ACCESSORY BUILDING
NEW VICTORIAN HOMES	53 LADYSMITH DR, LOT 14	NC SINGLE DETACHED DWELLING
CATHY & TOM HOWLETT	26 LIONS RD, LOT 18	NC SINGLE DETACHED DWELLING
CRAIG S. FINCH & SHERRY A.	838 MAIN RD	NC ACCESSORY BUILDING
GREG MARTIN	36 MARK NICHOLS PL	NC ACCESSORY BUILDING
JAMES TAYLOR & ROSEMARY TAYLOR	19 MONCHY ST	NC PATIO DECK
MICHAEL WILLIAMSON & NEW VICTORIAN HOMES	125 PETTY HARBOUR RD	NC ACCESSORY BUILDING
CHRISTOPHER NOEL & CHERYL STACEY-BARRETT	34 PETITE FORTE DR	NC ACCESSORY BUILDING
PAUL STEPHEN BENDZSA	43 SGT. CRAIG GILLAM AVE, L 24	NC SINGLE DETACHED DWELLING
MICHAEL J. WHELAN	41 VISCOUNT ST	NC FENCE
NFLD & LABRADOR HOUSING CORP	33 PETITE FORTE DR	CO HOME OCCUPATION
BALNAFAD CO. LTD.	8 RODNEY ST	EX SINGLE DETACHED DWELLING
GIBRALTAR DEVELOPMENT	25 ALEXANDER ST	RN SINGLE DETACHED DWELLING
MIMI DONG & XINGYAN JIANG	31-43 BAIE VERTE ST	RN TOWNHOUSING
DWAYNE & SALINA HEAD	50 CASTLE BRIDGE DRIVE	RN SINGLE DETACHED DWELLING
HANN CONSTRUCTION LTD	70 JULIEANN PL	RN SINGLE DETACHED DWELLING
BRIAN JOSEPH MALONE	61 LARNER ST	RN SINGLE DETACHED DWELLING
BAZIL MURPHY	36 PICEA LANE	RN SINGLE DETACHED DWELLING
	16 SOLDIER CRES	RN SINGLE DETACHED DWELLING
	5 WOODWYND ST	RN SINGLE DETACHED DWELLING
	676 BLACKMARSH RD	SW SINGLE DETACHED DWELLING

THIS WEEK \$ 2,100,442.00

CLASS: DEMOLITION

LARRY MURPHY	22 MCKAY ST	DM SINGLE DETACHED DWELLING
LARRY MURPHY	22 MCKAY ST	DM SINGLE DETACHED DWELLING
EUROPEAN PROPERTIES INC.	55-57 MAYOR AVE	DM MIXED USE

THIS WEEK \$ 75,000.00

THIS WEEK'S TOTAL: \$ 5,418,392.00

REPAIR PERMITS ISSUED: 2009/11/26 TO 2009/12/02 \$ 17,340.00

LEGEND

CO	CHANGE OF OCCUPANCY	TI	TENANT IMPROVEMENTS
CR	CHNG OF OCC/RENOVTNS	SN	SIGN
EX	EXTENSION	MS	MOBILE SIGN
NC	NEW CONSTRUCTION	CC	CHIMNEY CONSTRUCTION
OC	OCCUPANT CHANGE	CD	CHIMNEY DEMOLITION
RN	RENOVATIONS	DV	DEVELOPMENT FILE
SW	SITE WORK	DM	DEMOLITION

Rejection

22 Spruce Grove Avenue - Request for rear yard variance rejected as being contrary to Section 8.3.8, 8.4 & 10.3 of the St. John's Development Regulations

Payrolls and Accounts

SJMC2009-12-07/687R

It was decided on motion of Councillor Tilley; seconded by Councillor Breen: That the following Payrolls and Accounts for the week ending December 3rd, 2009, be approved:

**Weekly Payment Vouchers
For The
Week Ending December 3, 2009**

PAYROLL

Public Works	\$ 305,850.67
Bi-Weekly Casual	\$ 17,241.07

ACCOUNTS PAYABLE

Cheque No. 155886 – 156232	\$5,499,392.04
Total:	\$5,822,483.78

The motion being put was unanimously carried.

Petitions

Councillor Collins tabled a petition the prayer of which reads as follows and which was referred to the Deputy City Manager/Director of Engineering for follow-up.

We the undersigned residents of 171 and 179 Old Bay Bulls Road hereby petition the City of St. John's to fix the water problem we are now experiencing because the water table in our area has been lowered due to residential construction.

Never before have we had a water shortage this time of year, and we find it illogical that we would this wet fall.

With approximately three feet of water in our wells, we are now unable to adequately run our households.

This problem was not caused by anything we did, and the City of St. John's approved all the development that had and is taking place.

So we ask that you give us back the water we need for our houses.

Councillor Collins tabled a petition the prayer of which reads as follows and which was referred to the Director of Planning for follow-up.

We the residents of Kilbride, Lower Bay Bulls Road object to the proposed application submitted by Dr. Cosmos Ho Development, to Re-Zone to Commercial – Civic #'s 38, 40, 42 Bay Bulls Road. The undersigned opposes new development of these properties for any purpose other than residential use.

490 Water Street – Hutchings Estate

Council considered a memorandum dated December 3, 2009 from the City Manager, regarding the above noted.

SJMC2009-12-07/688R

It was moved by Councillor Hickman; seconded by Councillor Breen: That the Mayor and City Clerk be authorized to execute Notice of Expropriation with respect to expropriation of land at 490 Water Street from the Hutchings Estate.

The motion being put was unanimously carried.

December 2009 Economic Update

Council considered as information the December 2009 Economic Update.

Deputy Mayor Duff

Deputy Mayor Duff tabled an email dated December 7, 2009 from Craig Rowe suggesting that the City consider the idea of an outdoor skating rink, in one of the City's Parks. The matter was referred to the Parks and Recreation Standing Committee for consideration.

Mayor Dennis O'Keefe

His Worship the Mayor expressed concern over the growing number of moose appearing on a regular basis on highways even within the city limits. He asked Council's support of a petition recently submitted to the Province calling for action to effectively reduce the number of moose vehicle accidents.

SJMC2009-12-07/689R

It was then moved by Councillor Hann; seconded by Councillor Tilley: That the City issue a letter of support to the organizing group indicating Council's support of their initiative to petition the Province to take action to effectively reduce or eliminate moose vehicle accidents.

The motion being put was unanimously carried.

SJMC2009-12-07/690R

It was then moved by Councillor Hann; seconded by Deputy Mayor Duff: That His Worship the Mayor on behalf of Council write the Province to lobby for action to reduce or eliminate moose vehicle accidents, and to indicate Council's support of the petition presented to the House of Assembly calling for action.

The motion being put was unanimously carried.

Adjournment

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

MAYOR

CITY CLERK