

Minutes of the regular meeting of council held Tuesday, July 14th, 2015 No. 1297 held in Council Chambers, 6 Crescent Street, Deer Lake, NL.

In attendance: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young

Also in attendance: Town Manager Maxine Hayden
Town Clerk, Lori Humphrey

Absent: Councillor Amanda Freake

Regular meeting of council called to order at 5:00 pm by Mayor Dean Ball.

2015-0714-01, Policy-Subdivision Development Permit

Councillor Kerry Jones / Councillor Elmo Bingle

Resolved that the policy for Subdivision Development Permit be adopted as presented.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young

In favor 6; opposed 0; abstained 0. Carried



Policy: Subdivision Development Permit

The purpose of this policy is to outline the process required for the Town of Deer Lake to provide a developer with approval to begin work on a residential subdivision, an industrial park or a retail development with multiple units.

Any developer wishing to subdivide land for development purposes must be in good financial standing with the town. All accounts must be in good standing, with no outstanding arrears.

The developer submits an application form containing the relevant information necessary for the town council to provide an approval in principle. This will require a minute of council granting an approval with all the plans and documents attached followed by the subsequent documentation and other approvals. The approval in principle addresses zoning and other matters, as well as fees and deposits.

Once the Town grants an approval in principle, the developer has a specified period of time in which to submit detailed plans, sureties and so on. The approval in principle shall be subject to the subsequent approval by the Town of such details as may be listed in the approval in principle, which shall also specify that further application for approval of these details shall be received not later than two years from the grant of approval in principle.

No land in the Planning Area shall be subdivided unless a permit for the development of the subdivision is first obtained from the Town.

No permit shall be issued for the development of a subdivision unless provisions satisfactory to the town have been made in the application for a supply of drinking water, a properly designed sewage disposal system and a properly designed storm drainage system.

No permit shall be issued for the development of a subdivision until agreement has been reached for the payment of all fees levied by the Town for connection to services, utilities and streets deemed necessary for the proper development of the subdivision, and all service levies and other charges imposed under these Regulations.

2015-0714-02, Application-Subdivision Development Permit

Councillor Kerry Jones / Councillor Sheila Mercer

Resolved that the application for *Subdivision Development Permit* be adopted as presented.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young

In favor 6; opposed 0; abstained 0. Carried



**Town of Deer Lake Zoning & Subdivision Regulations
Subdivision Application
Permit Fee \$50**

Name of Applicant: _____

Address of Applicant: _____

Name, address of owner
(If applicant not owner): _____

Location of Subdivision: _____

Nature of Development (Please check One)

Residential: _____ Commercial: _____ Industrial: _____

Dimensions of land to be sub-divided:

Total Area: _____ Frontage: _____ Rearage: _____

Number of Lots: _____ Total Area Covered by Lots: _____

Area of Land Reserved for:

Open Space: _____ Public Use: _____ Green Space: _____ Other: _____

Description of Proposed Development:

Present Use of Land: _____

Present use of Adjoining Land:

North: _____ South: _____

East: _____ West: _____

Name (s) of existing roadways to which the development will connect:

Signature: _____ Date: _____

Witness: _____ Date: _____

DECLARATION: I hereby submit this application and confirm that the information supplied is correct and complete to the best of my knowledge. I agree to comply with all Municipal Regulations and applicable codes and not to commence development without written approval and permits from the Town of Deer Lake.

This application must be accompanied by:

- a. A legal survey of the property confirming the development is contained within the limits of the property.
- b. Written consent from the property owner for the development of the subdivision.
- c. Two (2) sets of detailed plans showing the proposed subdivision plan. The plans shall include but not be limited to, street and lot layout, identification of services and connections (water, storm sewer and sanitary sewer), water courses, open space and street connections. The plans shall be at a scale of 1:500 with one (1) meter contour intervals.
- d. Two (2) copies of a location plan at a scale of 1:2500 shall also be submitted indicating the proposed street layout and the location of the proposed development within the municipal boundaries of the Town of Deer Lake.

- e. The proposed subdivision submission must be stamped by a professional engineer licensed to practice in the province of Newfoundland and Labrador.

2015-0714-03, Subdivision Murdock Drive

Councillor Kerry Jones / Councillor Sheila Mercer

Resolved that the Town of Deer Lake accept the Proposal from Straightline Construction for the development on Murdock Drive.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young

In favor 6; opposed 0; abstained 0. Carried

2015-0714-04, Gas Tax Capital Works Project 2015

Councillor Elmo Bingle/ Deputy Mayor Sandra Pinksen

Resolved that the Town of Deer Lake accept the Tender from Evergreen Enterprise for the Gas Tax Funding Projects.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young

In favor 6; opposed 0; abstained 0. Carried

Adjournment

2015-0714-05 Adjournment

Councillor Elmo Bingle

Resolved that since there is no further business that the meeting adjourns at 6:00pm with the next regularly scheduled meeting set for Monday, August 10th, 2015 at 7:30 pm.

In Favor: Mayor Dean Ball

Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young

In favor 6; opposed 0; abstained 0. Carried

Mayor Dean Ball

Lori Humphrey, Town Clerk