

January 10, 1979

Meeting of Council held in the Council Chambers at  
7:30 p.m.

Present:

L. Mercer	Mayor
F. Tibbo	Deputy Mayor
E. Dawe	Councillor
P. O'Brien	Councillor
D. Sheppard	Councillor
H. Saunders	Councillor
L. Walters	Councillor

MINUTES FOR APPROVAL

The minutes of the meeting held on December 13 were adopted on a motion by Councillor Walters and seconded by Councillor Dawe.

BUSINESS ARISING OUT OF PREVIOUS MINUTES

Councillor Walters reported that the Post Office would be open in the future at 7:30 a.m.

POST OFFICE

REPORTS STANDING COMMITTEES AND ADMINISTRATION

(a) Finance Committee - Councillor Walters tabled the Committee's report (attached). It was moved by Councillor Walters and seconded by Councillor Sheppard that accounts as submitted are approved as listed  
CAPITAL:

1. Baker's Paving Limited \$1,250.00  
Roads #5  
to roller rental  
June 7th - Aug. 14, 10 wks  
Sept. 1 - Nov. 10, 10 wks.

REVENUE:

1. DPV (Grand Falls) Ltd. 512.54  
Power Tak Off Sewer Assembly  
32-37

2. Don Benson Limited 554.64  
Two sets bearings  
81-03

3. Central Office Equipment 845.99  
ditaphone, telephone induction coil  
tape eraser, & cassette, 57-02

4. Xerox of Canada 785.66  
paper for copier, 12-03

5. Easton, Facey & Turner  
Spruce budworm spray program, 12-22

6. Tucker's Furniture Co. Ltd.  
carpeting for Town Hall, 57-05

- |     |                                 |          |
|-----|---------------------------------|----------|
| 6.  | #2484                           | 372.96   |
|     | #5259                           | 3,864.33 |
| 7.  | Crane Supply Co.                | 1,580.33 |
|     | 7 Iron gate valves              |          |
|     | 66-01                           |          |
| 8.  | Dalgen's                        | 965.77   |
|     | Invoice #34, coveralls (79)     |          |
|     | work pants (4)                  |          |
| 9.  | Nfld. Tractor & Equip.          | 4,383.39 |
|     | one spoke model TMK10 spreader, |          |
|     | 57-02                           |          |
| 10. | Irving Oil Ltd.                 | 1,213.19 |
|     | 6 tires                         |          |
|     | 6 tubes                         |          |
|     | 120                             |          |
| 11. | Flygt Canada Ltd.               | 1,179.23 |
|     | various items for W/S,          |          |
|     | 81-04                           |          |
| 12. | Hickman Motors Ltd.             | 7,631.25 |
|     | model CC20903                   |          |
|     | 79 3/4 ton P/V                  |          |
- Motion Carried.  
 (b) Public Works Committee - Deputy Mayor Tibbo tabled the Committee report attached.

RECREATION COMMISSION (c) Recreation Committee - Councillor Saunders reported on the Recreation Commission meeting of January 9, 1979. Minutes of that meeting are registered in the Clerk's Office.

FIRE TRUCK (d) Fire Department Committee - Councillor O'Brien reported that before making a decision on the aerial fire truck, Council should wait for word on a grant to cover the purchase.

DEVELOPMENT (e) Development Committee - Councillor Sheppard tabled his committee report which is attached.

ZONING: BENNETT It was moved by Councillor Sheppard and seconded by Councillor Saunders that the Land Use and Zoning Regulations be amended to contain a Land Use Zone to be know as "Residential Single Family Zone (RIA)" which would have permitted Uses and Regulations as submitted (See attached) and further that a parcel of land (Plan attached) fronting on Bennett Drive across from the intersection of Heath Crescent and being a portion of the area marked CDA2 on the Gander Town Plan be zoned Residential Single Family (RIA). Motion Carried.

EXAMPLE

## Residential Single Family Zone (R1A)

## (1) Permitted Uses:

(a) A single family dwelling

## (2) Regulations:

(a) Minimum <u>Lot Area</u>	9000 sq. ft.
(b) Minimum <u>Frontage</u>	70 feet
(c) Minimum <u>Lot Depth</u>	120 feet
(d) Minimum <u>Front Yard Depth</u>	30 feet
(e) Minimum <u>Rear Yard Depth</u>	40 feet
(f) (i) Minimum <u>Side Yard</u> , subject to the provisions of (f) (ii)	
- one storey and split level building	6 feet
- two storey building	8 feet

(ii) Notwithstanding the regulations in (f) (i), where no attached private garage or carport is provided, the minimum side yard on one side of a single family dwelling shall be at least 12 feet, which may be used as a driveway and for the purpose of parking

(iii) Minimum Side Yard abutting a street 20 feet

(g) Maximum <u>Coverage</u>	30%
(h) Maximum <u>Height</u> of building	2 storeys
(i) Minimum <u>Floor Area</u>	1200 sq. ft.

## (3) Accessory Buildings

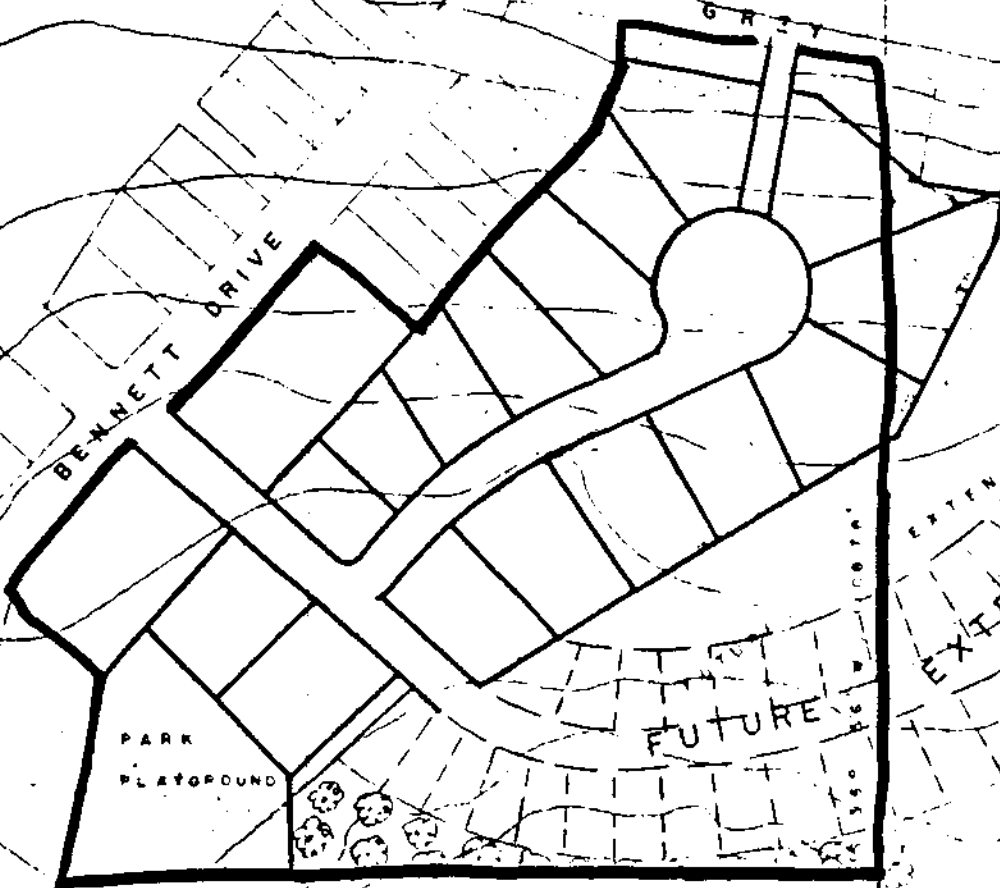
(a) Maximum <u>Height</u>	9 feet
(b) Maximum <u>Floor Area</u>	7 % of the area of any lot

## (4) Professional Office or Consulting Rooms Not Permitted

Definitions:

"Single Family Dwelling" means the whole of a detached building designed or used for occupancy by one family only with or without one or two roomers or boarders and containing only one kitchen or other facility for the preparation of meals

450



BENNETT DRIVE

GREY

EXTENSION

EXTENSION

PARK PLAYGROUND

FUTURE

HIGHWAY COMMERCIAL AREA

945 26

N 53° 10' W

TO ST. JOHN'S →

Jan. 10, 1979 CONT'D

It was moved by Councillor Sheppard and seconded by Councillor Dawe that land on McCurdy Drive be sold to the Terra Nova Intergrated School Board subject to land owned by Mr. Brown adjacent to that property, that is zoned industrial, be sold and that the School Board pay competitive rates. Motion Carried.

(f) Administration - Mr. Duggan reported a tremendous amount of debris accumulated in the sewer system on Grandy Avenue creating problems. However, this has been cleaned up.

BAKERY

(c) Other Business

A request for an occupancy permit from R. Tulk for a bakery on McCurdy Drive was deferred to the Development Committee.

SYMPATHY

It was moved by Cuncillor Sheppard and seconded by Councillor Dawe that letters of smpathy be sent to the Goulding family and the Davis family regarding the recent deaths in their families. Motion Carried.

YOUTH

Mayor Mercer addressed the group which visited the Council Chambers from the Youth Council. Mayor Mercer responded to the group's previous news media accusations by outlining Council's position. He also added that a response in writing would be sent to the Youth Council once Council had the opportunity to draft a reply. Mr. White of the Provincial Government spoke to Council and outlined the Recreation Department's view of the Youth Council, which outlined a needed improvement in their operation.

ADJOURNMENT

It was moved by Council Saunders at 8:10 p.m. that the meeting be adjourned.

All agreed.

*Loyd Mercer*  
L. Mercer-Mayor

*D. Walsh*  
D. Walsh-Town Clerk