



## **CITY OF CORNER BROOK**

**Dear Sir\Madam:**

I have been directed by His Worship the Mayor to summon you to a Regular Meeting of the Corner Brook City Council, to be held on **Monday, November 22, 2021** at **7:00 p.m.** **Council Chambers, City Hall.**

---

CITY CLERK

---

Page

|          |                                                                                 |
|----------|---------------------------------------------------------------------------------|
| <b>1</b> | <b>CALL MEETING TO ORDER</b>                                                    |
| <b>2</b> | <b>APPROVALS</b>                                                                |
|          | 2.1 Approval of Agenda                                                          |
| 3 - 9    | 2.2 Approval of Minutes (Committee of the Whole Meeting - 8 November 2021)      |
| <b>3</b> | <b>BUSINESS ARISING FROM MINUTES</b>                                            |
|          | 3.1 Business Arising From Minutes                                               |
| <b>4</b> | <b>CORRESPONDENCE/PROCLAMATIONS/PETITIONS/</b>                                  |
| 11 - 13  | 4.1 Proclamations and Events                                                    |
| <b>5</b> | <b>TENDERS</b>                                                                  |
| 15 - 20  | 5.1 Cleaning & Maintenance Services - City Buildings 2021-28                    |
| 21 - 28  | 5.2 Standing Offer - Hired Equipment Services, Contract #2021-29                |
| <b>6</b> | <b>PLANNING AND DEVELOPMENT</b>                                                 |
| 29 - 37  | 6.1 Crown Land Application - Route 440 - North Shore Highway                    |
| 39 - 43  | 6.2 Discretionary Use - Land adjacent to 133 Bayview Heights - Proposed Sawmill |
| 45 - 57  | 6.3 14 Balsam Avenue (Proposed 12 unit Apartment Building)                      |
| <b>7</b> | <b>ADJOURNMENT</b>                                                              |



**MINUTES OF A COMMITTEE OF THE WHOLE OF  
THE COUNCIL OF THE CITY OF CORNER BROOK  
VIDEO CONFERENCE  
MONDAY, 8 NOVEMBER, 2021 AT 7:00 PM**

**PRESENT:**

|              |             |                                               |
|--------------|-------------|-----------------------------------------------|
| Mayor        | J. Parsons  | R. Cumby, City Manager                        |
| Deputy Mayor | L. Chaisson | D. Park, Director of Finance & Administration |
| Councillors: | P. Gill     | D. Charters, Director Community Engineering   |
|              | V. Granter  | Development and Planning                      |
|              | B. Griffin  | T. Flynn, Director of Protective Services     |
|              | P. Keeping  | M. Redmond, City Clerk                        |
|              | C. Pender   | B. Tibbo, Sergeant-At-Arms                    |

Absent with Regrets: D. Burden, Director Public Works, Water and Wastewater

CALL MEETING TO ORDER: The meeting was called to order at 7:00 p.m.

**COW21-150 Approval of Agenda**

On motion by Councillor P. Gill, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to approve the agenda as circulated. **MOTION CARRIED.**

**COW21-151 Approval of Minutes- (Regular Council Meeting - 18 Oct 2021)**

On motion by Deputy Mayor L. Chaisson, seconded by Councillor V. Granter, it is **RESOLVED** to approve the minutes of the Regular Meeting of October 18, 2021. **MOTION CARRIED.**

**COW21-152 Confirmation of Minutes**

In accordance with the section 41(3) of the City of Corner Brook Act, "*Where a decision is made by the councillors at a privileged meeting, the decision in order to be valid shall be ratified at a public meeting of the council.*", the following resolutions were brought forward for ratification and were motioned:

It is **RESOLVED** to ratify Minute CC21-013 [Granter/Chaisson]

It is **RESOLVED** to ratify Minute CC21-015 [Granter/Pender]

It is **RESOLVED** to ratify Minute CC21-016 [Granter/Gill]

it is **RESOLVED** to ratify Minute CC21-024 [Granter/Gill]

It is **RESOLVED** to ratify Minute CC21-026 [Granter/Pender]

It is **RESOLVED** to ratify Minute CC21-028 [Granter/Gill] **MOTION CARRIED on all minutes.**

**COW21-153 Business Arising From Minutes**

No items were brought forward.

**COW21-154 Proclamations and Events**

Mayor Parsons reported that proclamations were issued on the following events:

- October is Rett Syndrome Awareness Month
- October is Disability Employment Awareness Month
- November 1-11 is Remembrance Period

**COW21-155 Remembrance Day Ceremony**

Mayor Parsons provided information regarding the 2021 Remembrance Day Ceremony.

**COW21-156 Crematorium Application**

Mayor Parsons commented that a Notice of Motion was presented at the Committee of the Whole Meeting of 18 October 2021 to rescind Minute 21-79; and to place a moratorium on all applications for the establishment of crematoria within the City of Corner Brook until such a time as the city establishes, through a public process, criteria for the establishment of crematoria within city limits and adopts any and all changes as required to zoning and development regulations with respect to said criteria.

Councillor Pender indicated it is his intention to bring forward the portion of the motion to rescind Minute 21-79 however he will be proposing an alternate motion to the second part of the motion.

Councillor Pender presented the Motion to Rescind Minute 21-79

It is RESOLVED to rescind Minute 21-79 approving the application for a crematorium at 167 Country Road.

Mayor Parsons ruled the motion to rescind "Out of Order" based upon Section 26 of the City of Corner Brook Rules of Procedure and based upon legal advice wherein Council was advised that Council does not have the legal authority to revoke the development application. Councillor Pender challenged the Mayor's ruling.

On motion by Councillor C Pender, seconded by Councillor L. Chaisson it is RESOLVED to appeal the Ruling of the Mayor that the motion to rescind is out of order. Councillors Gill and Griffin voted against the motion. **MOTION CARRIED**

On motion by Councillor C. Pender, seconded by Councillor L. Chaisson it is RESOLVED to rescind Minute 21-79 approving the application for a crematorium at 167 Country Road. **Motion Tabled.**

On motion by Councillor C. Pender, seconded by Councillor V. Granter it is RESOLVED to Table the Motion to rescind Minute 21-79 until Council has questions answered pertaining to recent information Council received from staff. Mayor Parsons, Councillors Gill and Griffin voted against the motion.

**MOTION CARRIED.**

On motion by Councillor C. Pender, seconded by Councillor P. Gill it is RESOLVED that as a component of the current review of the Integrated Municipal Sustainable Plan and Development Regulations that the City of Corner Brook review all non-residential permitted and discretionary uses that have a potential to cause air pollution, or other noxious concerns, for adjacent or abutting residential properties. **MOTION CARRIED.**

On motion by Councillor C. Pender, seconded by Councillor L. Chaisson it is RESOLVED that until the City of Corner Brook has enacted a new Integrated Municipal Sustainability Plan and Development Regulations, all applications for development of crematoriums in any zone whether the use is permitted or discretionary in the zone, shall be referred to Corner Brook City Council for consideration pursuant to Section 11 of the City of Corner Brook Development Regulations. **MOTION CARRIED.**

**COW21-157 Adopt a Hydrant Contest 2021-2022**

Councillor B. Griffin announced that the Adopt a Hydrant Program will run from December 15, 2021 to March 31, 2022. The grand prize draw for the 2020-2021 year will be held at City Hall on December 15th.

**COW21-158 Protective Services Activity Report**

Councillor B. Griffin presented the activity report from the Protective Services Division for the month of September 2021 as per the following:

- Municipal Enforcement Officers - 93 calls for service for by-law enforcement, taxi regulations, animal control and 105 parking related violations were issued.
- ATV Permits - a total of 352 permits have been issued to date, the season ends November 15th.
- Corner Brook Fire departments - 35 calls for service
- Fire Prevention Inspector conducted 30 commercial inspections
- Corner Brook PSAP - 5662 calls.

**COW21-159 Sidewalk Presentation**

This item was deferred to a later meeting date as the Director of Public Works was not in attendance.

**COW21-160     Property Markers**

Councillor V. Granter reminded residents that Public Works staff can drop off wooden markers to residents who request them. He further reminded residents that steel markers are prohibited and will be removed if installed.

**COW21-161     Engineering, Development and Planning Updates**

Councillor P. Gill presented an update from Engineering, Development and Planning as outlined below:

- City Hall Repair of Concrete Sills project is almost complete
- City Hall Heat Pumps - delivery of two units is delayed
- Storm Sewer Assessment - the consultant has completed a storm sewer assessment and have provided a recommendation to staff
- Corner Brook Regional Recreation Centre - The City is waiting on the official land transfer to MUN from the province before finalizing a land lease agreement with MUN. Once this is complete staff will recommend entering into a contract with the Design Build team with the preferred proponent.
- 2021 Asphalt Program is complete
- St. Mary's Brook Culvert (Phase 2) Project should be completed in the next few weeks
- Retaining Walls Project - three walls are currently being designed and will be tendered in the spring 2022 for construction
- Multi Year Capital Projects - prime consultant agreements are being executed for the following projects:
  - Johnson's Avenue Storm Sewer Project;
  - Retaining Walls
  - Intersection Improvements (Griffin at Lewin Parkway, Mill Road at Lewin Parkway)
  - Bells Brook Culvert
  - Blackwoods Hill Culvert
  - Citadel Drive PRV Upgrades
- Steady Brook Water Study final report is expected soon
- Waste Water Co-Treatment Study is completed. Staff is waiting on the draft report from the consultant
- Mt. Bernard Avenue Rebuild Project - Request for Proposals for engineering services has been issued. A funding application has been submitted to the province.

**COW21-162     Community Services Project Update**

Councillor P. Keeping provided an update from the Community Services Division on the following projects:

Tourism

- Strategic Tourism for Areas and Regions (STAR)

- Aspiring Cabox Geopark
- DMO Photo Project
- Christmas 2021 (Traditional Parade and Light up City Hall)
- CNA Tourism Course
- Deer Lake Airport Sense of Arrival Project

#### Business

- World Council on City Data (WCCD) 2020
- Downtown Urban Design Plan (DUDAP)
- Special Tax Assistance for New Commercial Enterprises (STANCE) Program

#### Sustainability

- Community Gardens
- Trans Canada Trail Project
- Urban Forestry Project
- Fall Leaf Collection Program
- Grenfell Environmental Protection Institute (EPI) Lab

#### **COW21-163 COVID-19 Vaccination Policy**

On motion by Councillor C. Pender, seconded by Deputy Mayor L. Chaisson, it is **RESOLVED** to adopt the COVID-19 Vaccination Policy as presented. **MOTION CARRIED.**

#### **COW21-164 Expression of Interest - Assessment Review Commissioner 2022**

On motion by Councillor C. Pender, seconded by Councillor P. Gill, it is **RESOLVED** to appoint Mr. Dennis Waterman as the Assessment Review Commissioner for 2022. **MOTION CARRIED.**

#### **COW21-165 Revised Capital Investment Plan - Gas Tax Agreement**

On motion by Councillor C. Pender, seconded by Councillor P. Gill, it is **RESOLVED** to approve the revised 2019-2024 Capital Investment Plan in the amount of \$6,144,196.09 as attached. **MOTION CARRIED.**

#### **COW21-166 Council Remuneration Overview**

The report on Council Remuneration was discussed. It was confirmed that under existing regulations the remuneration for members of Council can only take place after the 2025 general election. In accordance with regulation in year three of Council's term of office an independent third party review of Council remuneration must be conducted. Based upon that review Council has the option to amend remuneration for future Council members in accordance with the provision of the Council Remuneration and Reimbursement Regulation.

**COW21-167 Civic Centre Update**

Councillor L. Chaisson presented the following update on civic centre operations:

- Staff are implementing changes to Public Health Guidelines for recreational facilities including vax pass program and the permitted full use of dressing areas;
- All traditional minor programming have restarted this fall and a number of private camps/seminars are also being hosted
- Civic Centre has hosted a number of provincial tournaments with over 20 teams across the province
- Other groups and activities that have resumed are general skating, toddler skating, public and adult skating, Humber Valley speed skating and the recreational hockey league;
- Meetings, conferences, craft fairs and training sessions have increased for the fall of 2021 and 2022
- Civic Centre just hosted the annual MNL Conference which hosted over 300 delegates from across the province

**COW21-168 Recreation Services Updates**

Councillor L. Chaisson presented the Recreation Services division report. She commented that the following programs are being offered:

- Older Adult Fitness with Nora Lundrigan
- Active Tots
- Drop in Yoga
- After School Sports Drop In
- Drop In Pickleball
- TIME Program
- Adult Lunchtime Sports Drop In
- Youth Drop In
- National Child Day
- Hippocampe Wheelchairs

**COW21-169 Request to Lease City Land –Carberry’s Rd**

On motion by Councillor C. Pender, seconded by Councillor P. Gill, it is **RESOLVED** to approve the execution of the lease agreements between the City of Corner Brook and the residents of 53,50 & 49 Carberry's Road for City land on Carberry's Road. **MOTION CARRIED.**

**COW21-170 Council Meeting Schedule**

The council meeting schedule for the period November - June 2022 was presented for information purposes. The schedule will remain in effect until the end of June 2022. Any changes to the schedule will be brought forward.

---

**ADJOURNMENT**

The meeting adjourned at 8:28 p.m.

---

City Clerk

---

Mayor





# Information Report (IR)

**Subject:** Proclamations and Events

**To:** Marina Redmond  
**Meeting:** Regular Meeting - 22 Nov 2021  
**Department:** City Manager  
**Staff Contact:** Jessica Smith, Legislative Assistant  
**Topic Overview:** The City of Corner Brook routinely receives requests from various organizations to recognize significant days weeks and months.  
**Attachments:** [Red Ribbon Project 2021 Redacted](#)  
[TDOR Nov 2021](#)

## BACKGROUND INFORMATION:

The City of Corner Brook would like to recognize the following proclamations and events:

- On behalf of MADD Canada, the City of Corner Brook recognizes **PROJECT RED RIBBON** which is in effect from November 1, 2021 November until the 1st Monday after New Years;
- **NOVEMBER 20th, 2021** is declared as **TRANSGENDER DAY OF REMEMBRANCE;**

in City of Corner Brook.

City Clerk  
 Legislative Assistant

Approved - 16 Nov 2021  
 Approved - 17 Nov 2021

\_\_\_\_\_  
 City Manager

*PROCLAMATION*

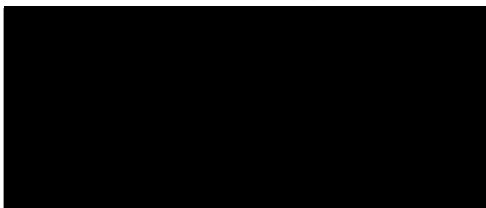
*Project Red Ribbon November 15, 2021*

*WHEREAS, Project Red Ribbon* is a commitment made by Canadians to drive safe and sober. It is a highly visible, community public awareness campaign which depends on volunteer participation to promote the message that deaths and injuries resulting from impaired driving are needless tragedies and totally preventable;

*WHEREAS, Each year from the beginning of November until the first Monday after New Year's, MADD Canada* volunteers across the country distribute red ribbons and ask Canadians to display a ribbon on their vehicle and/or key chain, or on a personal item like their purse, briefcase or backpack;

*WHEREAS, the MADD Canada red ribbon* is a powerful symbol. By displaying the ribbon, you are making a personal commitment to drive sober. A red ribbon is also used to pay tribute to the thousands of Canadians who have lost their lives or who have been injured as a result of impaired driving. The red ribbon also reinforces the message to drive sober throughout the holidays and throughout the year;

*THEREFORE, I Jim Parsons, the Mayor of the City of Corner Brook, do hereby declare November 15<sup>th</sup> as Project Red Ribbon day in the Bay of Islands Region*





## Transgender Day of Remembrance

Official declaration by the City of Corner Brook that November 20<sup>th</sup>, 2021 shall be designated as *Transgender Day of Remembrance 2021*.

Motion presented before the Municipal Council of the City of Corner Brook by Corner Brook and Bay of Islands Pride on November 19<sup>th</sup>, 2021.

WHEREAS the Transgender Day of Remembrance known as TDOR is recognized annually on November 20<sup>th</sup> through vigil and solidarity in honor of those who are no longer with us;

WHEREAS Transgender Day of Remembrance helps bring public awareness to transphobic hate crimes and honors the memory of those hurt and killed by acts of transphobic violence each year;

WHEREAS the *Canadian Human Rights Act* recognizes that no discrimination and violence on the basis of gender expression and gender identity shall be made;

WHEREAS Newfoundland and Labrador is a society open to everyone, including those who identify within the Transgender community;

WHEREAS discrimination and violence targeting the Transgender community remains present in society despite efforts to the contrary;

WHEREAS there is a widespread general agreement opposing discrimination and violence targeting the Transgender community;

WHEREAS Corner Brook recognizes November 20<sup>th</sup>, 2021 as *Transgender Day of Remembrance*;

The decision has been made to declare the day of November 20, 2021 as “TRANSGENDER DAY OF REMEMBRANCE.”

---

Jim Parsons, Mayor  
City of Corner Brook

---

Date

---

Executive Committee, Corner Brook Pride





# Request for Decision (RFD)

**Subject:** Cleaning & Maintenance Services - City Buildings 2021-28

**To:** Darren Charters

**Meeting:** Regular Meeting - 22 Nov 2021

**Department:** Engineering

**Staff Contact:** Melody Roberts,

**Topic Overview:**

**Attachments:** [KD Commercial - Bid Submission 2021-28 Redacted](#)

## BACKGROUND INFORMATION:

The Tender for the Cleaning & Maintenance Services for City Buildings 2021-28 closed on November 16, 2021 at 12 noon, with two (2) bids received for a 3-year Contract:

|                                        |                            |
|----------------------------------------|----------------------------|
| K and D Commercial Maintenance Limited | \$52,900.00 (HST Included) |
| Blair Holdings Limited                 | \$56,925.00 (HST Included) |

Staff have reviewed the bids and found them to be in order, and recommend awarding this Contract to K and D Commercial Maintenance Limited.

## PROPOSED RESOLUTION:

**Be it resolved that the Council of the City of Corner Brook** award the Tender to K and D Commercial Maintenance Limited in the amount of \$52,900.00 HST Included for the Cleaning and Maintenance Services for City Buildings 2021-28.

Director of Community, Engineering, Development & Planning      Approved - 17 Nov 2021

Legislative Assistant      Approved - 17 Nov 2021

\_\_\_\_\_  
City Manager

### TENDER FORM

Tender for: Maintenance and Cleaning Services  
City Buildings  
Contract No: 2021-28

To: City Clerk  
City of Corner Brook  
2<sup>nd</sup> Floor, City Hall  
P.O. Box 1080  
5 Park Street  
Corner Brook, NL A2H 2W8

To Whom It May Concern:

1. Having carefully examined the site of the proposed work and all conditions affecting such, as well as the Contract Documents including the Specifications, all Addenda, and the Instructions to Bidders for this project,

WE, THE UNDERSIGNED, hereby offer to furnish all necessary labour, materials, superintendence, plant, tools and equipment, and everything else required to perform expeditiously and complete in a satisfactory manner the work for the lump sum price of

Fifty two thousand 3 nine hundred  
Dollars

(\$ 52,900.00 ) per Annum in lawful money of Canada which includes all prime costs, allowances and Government sales or excise taxes in force at this date, except as otherwise provided in the tendering documents.

2. The Work will be substantially performed by November 30, 2023.
3. WE ENCLOSE HERewith if required by the Instructions to Bidders:

A Bid Security in the amount of \$1,000.00 with the Tender. This Security shall be in the form of a Certified Cheque or Bank Draft from a recognized financial institution registered to do business in the province of Newfoundland and Labrador, made payable to the City of Corner Brook.

In the event of this Tender being accepted within the time stated in Section 4 below and our failure to enter into a Contract in the form hereinafter mentioned for the amount of our Tender, the said Security will be forfeited. The forfeiting of the Security does not

limit the right of action of the City of Corner Brook against us for failure or refusal to enter into a Contract.

4. IF NOTIFIED IN WRITING BY THE CITY OF CORNER BROOK OF THE ACCEPTANCE OF THIS TENDER WITHIN 30 DAYS OF THE TENDER CLOSING DATE SUBJECT TO SUCH OTHER PERIOD AS MAY BE SPECIFIED IN THE CONTRACT DOCUMENTS, WE WILL:
  - (a) execute the Form of Agreement;
  - (b) substantially complete all work included in the contract within the time and under conditions specified.
5. WE understand that Insurance as required by the Contract Documents must be provided and in force prior to the commencement of any work and satisfactory proof of such be provided to the City of Corner Brook.
6. WE declare that the rates and prices herein tendered have been correctly computed for the purposes of this tender and include and cover all contingencies and provisional sums and all duties, taxes, and handling charges and all transportation and all other charges.
7. WE confirm that the sums herein tendered include all sales taxes, royalties, custom duties, foreign exchange charges, transportation, traveling costs, all overhead and profit, all co-ordination fees, insurance premiums, and all other charges, except as otherwise provided in the Contract Documents.
8. WE agree to authorize the City of Corner Brook to release the names of sub-contractors used in our tender where such information is requested from the City of Corner Brook.
9. WE reserve to use the right to substitute other sub-contractors for any trades in the event of any sub-contractor becoming bankrupt after the date hereof. Any such substitution shall be subject to the approval of the City of Corner Brook and contingent upon satisfactory evidence of bankruptcy.
10. WE understand and agree that the City of Corner Brook may order changes to the work in the form of additions or deletions in accordance with the General Conditions, Supplementary General Conditions and the intent of the Contract Documents.
11. We understand that this procurement process is subject to the Access to Information and Protection of Privacy Act, 2015 and agree that the financial value of a contract resulting from this procurement process will be publicly released as part of the award notification process.
12. We understand and agree that the procurement is subject to trade agreements, if applicable.
13. WE hereby acknowledge receipt of the following addenda:

**Addendum Numbers:** \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_ , \_\_\_\_\_

14. In order for a Tender to be valid, it must be signed by duly authorized officials as indicated in the Instructions to Bidders.

SIGNATURE OF TENDERER

Firm Name: K 3 D Commercial Maintenance Ltd

Address: 5 Warehams Road, Corner Brook

Postal Code: A2H 7G5

Email: kanddcm@gmail.com

Phone #: 709-660-2914

Fax #: N/A

 (Dawn Mizuguchi)  
Signing Officer

\_\_\_\_\_  
Signing Officer

Corporate Seal

  
Witnessed By  (Keith Penney)

12:05 pm  
Nov. 16/2021



MR.

# APPENDIX "A"

## SCHEDULE OF QUANTITIES AND PRICES

The quantities set out in this schedule are estimated quantities only and are not to be taken as final quantities by the Contractor. The unit prices bid shall include all labour, plant, materials, overhead, duties, and profit and all other obligations and liabilities under the Contract. H.S.T. is to be applied. Totals shall be determined by multiplying the quantity by the tendered unit price.

| <u>ITEM</u> | <u>DESCRIPTION</u>    | <u>UNIT</u> | <u>AMOUNT PER ANNUM</u> |
|-------------|-----------------------|-------------|-------------------------|
| 1.          | Public Works Depot    | Lump Sum    | \$26,500.00             |
| 2.          | Central Fire Station  | Lump Sum    | \$14,000.00             |
| 3.          | Water Treatment Plant | Lump Sum    | \$5,500.00              |

SUBTOTAL \$46,000.00

HST 15% \$6,900.00

**TOTAL ANNUAL TENDER AMOUNT:** \$52,900.00  
(Report this total amount on the Tender Form)

**WEEKLY WORK SCHEDULE**

Each bidder shall indicate on this form the number of personnel he/she intends to assign to the cleaning of each building and the hours that they will be working. The Contractor shall maintain as a minimum the number of personnel and hours of work as per this Schedule unless otherwise revised by the Contractor and approved by the Director of Public Works, Water & Wastewater or designate.

| <b><u>BUILDING</u></b> | <b><u>NUMBER OF PERSONNEL</u></b> | <b><u>COMBINED TOTAL HOURS OF WORK PER WEEK</u></b> |
|------------------------|-----------------------------------|-----------------------------------------------------|
| Public Works Depot     | 2                                 | 15                                                  |
| Central Fire Station   | 2                                 | 10                                                  |
| Water Treatment Plant  | 2                                 | 2                                                   |



# Request for Decision (RFD)

**Subject:** Standing Offer - Hired Equipment Services, Contract #2021-29

**To:** Donald Burden

**Meeting:** Regular Meeting - 22 Nov 2021

**Department:** Public Works

**Staff Contact:**

**Topic Overview:** The current hired equipment services contract expires on December 21, 2021.

**Attachments:** [Hired Equipment List - December 22, 2021 to May 21, 2022 - Council Copy](#)

## BACKGROUND INFORMATION:

Quotations were recently invited by the City of Corner Brook for the supply of equipment with operator, on demand, for a period of five months (December 22, 2021 – May 21, 2022). Hourly rates were requested (with various attachments) for loaders with/without attachments, rubber tire backhoes with/without attachments, tandem trucks, excavators & mini excavators with/without attachments, tractors/dozers, graders, skid steer sidewalk sweepers/snowblowers, and boom trucks. The tender closed on November 10, 2021 and all compliant quotations are indicated in the attached document.

## PROPOSED RESOLUTION:

Be it **RESOLVED** that Corner Brook City Council accept staff's recommendation to accept the quotations for Hired Equipment Services as stated in the attached document for a five month period (December 22nd, 2021 to May 21st, 2022) on a standing offer basis.

## FINANCIAL IMPACT:

Various Public Works, Water, and Wastewater accounts on an as needed basis.

## RECOMMENDATION:

It is the recommendation of staff to accept the quotations for Hired Equipment Services as stated in the attached document for a five month period (December 22nd, 2021 to May 21st, 2022) on a standing offer basis.

## ALTERNATIVE IMPLICATIONS:

1. Accept staff's recommendation to award Standing Offer for Hired Equipment Services.

2. Reject staff's recommendation to award Standing Offer for Hired Equipment Services.

Legislative Assistant

Approved - 17 Nov 2021

---

City Manager

| Hired Equipment<br>December 22, 2021 - May 21, 2022 |                        |                   |          |
|-----------------------------------------------------|------------------------|-------------------|----------|
| Loader with Blade                                   |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Sharon Wheeler                                      | 2015 914K CAT          |                   | \$59.59  |
| Rico Construction                                   | 2008 IT14 CAT          |                   | \$60.00  |
| Ambstemel Trucking Ltd.                             | 2016 CAT 924K          |                   | \$68.85  |
| Make Enterprises Ltd.                               | 2008 930H CAT          |                   | \$69.00  |
| Humber Arm Contracting Inc.                         | 2004 John Deere 444J   |                   | \$69.90  |
| Humber Arm Contracting Inc.                         | 2007 924G CAT          |                   | \$73.00  |
| Humber Arm Contracting Inc.                         | 2011 544 John Deere    |                   | \$73.00  |
| Humber Arm Contracting Inc.                         | 2012 624 John Deere    |                   | \$74.99  |
| Humber Arm Contracting Inc.                         | 2015 644 John Deere    |                   | \$74.99  |
| Targett Trucking Ltd.                               | 1976 Caterpillar 920   |                   | \$85.00  |
| Targett Trucking Ltd.                               | 1997 John Deere TC 54H |                   | \$95.00  |
| Targett Trucking Ltd.                               | 2009 Cheng Gong 938    |                   | \$105.00 |
| Dawe's Equipment                                    | 2019 Komatsu WA200     |                   | \$120.00 |
| Ron Flynn Transport Ltd.                            | 2014 924H CAT          |                   | \$140.00 |
| Loader with Wing and Blade                          |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Humber Arm Contracting Inc.                         | 2011 544 John Deere    |                   | \$160.49 |

| Hired Equipment<br>December 22, 2021 - May 21, 2022 |                        |                   |          |
|-----------------------------------------------------|------------------------|-------------------|----------|
| Loader with Snow Basket                             |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Rico Construction                                   | 2008 IT14 CAT          |                   | \$65.00  |
| Sharon Wheeler                                      | 2015 914K CAT          |                   | \$66.75  |
| Humber Arm Contracting Inc.                         | 2004 John Deere 444J   |                   | \$67.99  |
| Humber Arm Contracting Inc.                         | 2007 924G CAT          |                   | \$68.75  |
| Ambstemel Trucking Ltd.                             | 2016 CAT 924K          |                   | \$68.85  |
| Humber Arm Contracting Inc.                         | 2011 544 John Deere    |                   | \$69.99  |
| Humber Arm Contracting Inc.                         | 2012 624 John Deere    |                   | \$70.00  |
| Humber Arm Contracting Inc.                         | 2015 644 John Deere    |                   | \$70.00  |
| Make Enterprises Ltd.                               | 2008 930H CAT          |                   | \$95.00  |
| Targett Trucking Ltd.                               | 1976 Caterpillar 920   |                   | \$100.00 |
| Targett Trucking Ltd.                               | 1997 John Deere TC 54H |                   | \$100.00 |
| Dawe's Equipment                                    | 2019 Komatsu WA200     |                   | \$130.00 |
| Ron Flynn Transport Ltd.                            | 2014 924H CAT          |                   | \$140.00 |
| Loader with Snow Blower                             |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Humber Arm Contracting Inc.                         | 2015 644 John Deere    |                   | \$174.00 |
| Rubber Tire Backhoe                                 |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| A-1 Transportation Ltd.                             | 2013 3CX JCB           |                   | \$42.00  |
| Make Enterprises Ltd.                               | 2013 B958 New Holland  |                   | \$45.00  |
| Rico Construction Ltd.                              | 2014 CAT 420           |                   | \$46.00  |
| Twin Mountain Contracting Ltd.                      | 2016 420F CAT          |                   | \$46.99  |
| Ambstemel Trucking Ltd.                             | 2014 420F CAT          |                   | \$64.00  |
| Ron Flynn Transport Ltd.                            | 2018 420 IT CAT        |                   | \$64.99  |
| Humber Arm Contracting Inc.                         | 2010 420 D CAT         |                   | \$65.00  |
| Targett Trucking Ltd.                               | 1999 John Deere 310 SE |                   | \$70.00  |
| Dawe's Equipment                                    | 2012 JCB 3CX           |                   | \$85.00  |
| Dawe's Equipment                                    | 2011 CAT 420           |                   | \$85.00  |

| Hired Equipment<br>December 22, 2021 - May 21, 2022 |                        |                   |         |
|-----------------------------------------------------|------------------------|-------------------|---------|
| Rubber Tire Backhoe with Blade                      |                        |                   |         |
| Contractor                                          | Model                  | Telephone Numbers | Rate    |
| Make Enterprises Ltd.                               | 2013 B958 New Holland  |                   | \$45.00 |
| Rico Construction Ltd.                              | 2014 CAT 420           |                   | \$46.00 |
| Twin Mountain Contracting Ltd.                      | 2016 420F CAT          |                   | \$46.99 |
| Ambstemel Trucking Ltd.                             | 2014 420F CAT          |                   | \$48.00 |
| A-1 Transportation Ltd.                             | 2013 3CX JCB           |                   | \$58.00 |
| Humber Arm Contracting Inc.                         | 2010 420 D CAT         |                   | \$65.00 |
| Ron Flynn Transport Ltd.                            | 2018 420 IT CAT        |                   | \$74.99 |
| Targett Trucking Ltd.                               | 1999 John Deere 310 SE |                   | \$75.00 |
| Dawe's Equipment                                    | 2012 JCB 3CX           |                   | \$85.00 |
| Dawe's Equipment                                    | 2011 CAT 420           |                   | \$85.00 |
| Rubber Tire Backhoe with Breaker Attachment         |                        |                   |         |
| Contractor                                          | Model                  | Telephone Numbers | Rate    |
| A-1 Transportation Ltd.                             | 2013 3CX JCB           |                   | \$46.00 |
| Ron Flynn Transport Ltd.                            | 2018 420 IT CAT        |                   | \$49.50 |
| Twin Mountain Contracting Ltd.                      | 2016 420F CAT          |                   | \$49.99 |
| Rico Construction Ltd                               | 2014 CAT 420           |                   | \$50.00 |
| Ambstemel Trucking Ltd.                             | 2014 420F CAT          |                   | \$90.00 |
| Humber Arm Contracting Inc.                         | 2010 420 D CAT         |                   | \$93.75 |
| Rubber Tire Backhoe with Snow Basket                |                        |                   |         |
| Contractor                                          | Model                  | Telephone Numbers | Rate    |
| Make Enterprises Ltd.                               | 2013 B958 New Holland  |                   | \$45.00 |
| Rico Construction Ltd                               | 2014 CAT 420           |                   | \$46.00 |
| Ambstemel Trucking Ltd.                             | 2014 420F CAT          |                   | \$46.40 |
| Twin Mountain Contracting Ltd.                      | 2016 420F CAT          |                   | \$46.99 |
| A-1 Transportation Ltd.                             | 2013 3CX JCB           |                   | \$49.00 |
| Humber Arm Contracting Inc.                         | 2010 420 D CAT         |                   | \$65.00 |
| Ron Flynn Transport Ltd.                            | 2018 420 IT CAT        |                   | \$74.99 |
| Targett Trucking Ltd.                               | 1999 John Deere 310 SE |                   | \$85.00 |
| Dawe's Equipment                                    | 2012 JCB 3CX           |                   | \$95.00 |
| Dawe's Equipment                                    | 2011 CAT 420           |                   | \$95.00 |

| Hired Equipment<br>December 22, 2021 - May 21, 2022 |                             |                   |          |
|-----------------------------------------------------|-----------------------------|-------------------|----------|
| Tandem Dump Truck                                   |                             |                   |          |
| Contractor                                          | Model                       | Telephone Numbers | Rate     |
| A-1 Transportation Ltd.                             | 2009 VHD Volvo              |                   | \$44.80  |
| Make Enterprises Ltd.                               | 2006 7600 International     |                   | \$45.00  |
| Ron Flynn Trucking                                  | 1994 Volvo                  |                   | \$45.50  |
| Ambstemel Trucking Ltd.                             | 2002 Kenworth T800          |                   | \$46.79  |
| Rico Construction Ltd.                              | 1990 T450 Kenworth          |                   | \$48.00  |
| Rico Construction Ltd.                              | 1993 T800 Kenworth          |                   | \$48.00  |
| Ambstemel Trucking Ltd.                             | 2010 T-800 Kenworth         |                   | \$68.00  |
| Humber Arm Contracting Inc.                         | 2011 9300 Western Star      |                   | \$68.00  |
| Humber Arm Contracting Inc.                         | 1988 9300 International     |                   | \$69.00  |
| Humber Arm Contracting Inc.                         | 1988 9300 International     |                   | \$69.50  |
| Targett Trucking                                    | 1987 Navistar International |                   | \$80.00  |
| D&D Excavating and Trucking Ltd.                    | 2000 Sterling               |                   | \$85.00  |
| Twin Mountain Contracting Ltd.                      | 2014 KW T800                |                   | \$89.99  |
| Excavator                                           |                             |                   |          |
| Contractor                                          | Model                       | Telephone Numbers | Rate     |
| A-1 Transportation Ltd.                             | 2000 315 CAT                |                   | \$69.00  |
| Humber Arm Contracting Inc.                         | 2010 160 John Deere         |                   | \$69.99  |
| Ambstemel Trucking Ltd.                             | 2011 CAT 314D               |                   | \$74.00  |
| D&D Excavating and Trucking Ltd.                    | 1995 EX150 Hitachi          |                   | \$85.00  |
| Humber Arm Contracting Inc.                         | 2011 200 John Deere         |                   | \$88.00  |
| Targett Trucking Ltd.                               | 2000 John Deere 160 LC      |                   | \$100.00 |
| Make Enterprises Ltd.                               | 2006 160CLC John Deere      |                   | \$100.00 |
| Targett Trucking Ltd.                               | 1991 John Deere 690         |                   | \$120.00 |
| Humber Arm Contracting Inc.                         | 2013 290 John Deere         |                   | \$134.00 |
| Excavator with Breaker Attachment                   |                             |                   |          |
| Contractor                                          | Model                       | Telephone Numbers | Rate     |
| Ambstemel Trucking Ltd.                             | 2011 CAT 314D               |                   | \$150.00 |
| Humber Arm Contracting Inc.                         | 2010 160 John Deere         |                   | \$173.00 |

| Hired Equipment<br>December 22, 2021 - May 21, 2022 |                        |                   |          |
|-----------------------------------------------------|------------------------|-------------------|----------|
| Excavator with Grab Attachment                      |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Ambstemel Trucking Ltd.                             | 2011 CAT 314D          |                   | \$89.00  |
| Make Enterprises Ltd.                               | 2006 160CLC John Deere |                   | \$100.00 |
| Humber Arm Contracting Inc.                         | 2010 160 John Deere    |                   | \$191.00 |
| Mini Excavator                                      |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Ambstemel Trucking Ltd.                             | 2016 304 CAT           |                   | \$44.00  |
| Twin Mountain Contracting Ltd.                      | 2015 50G John Deere    |                   | \$44.99  |
| Sharon Wheeler                                      | 2021 John Deere 50G    |                   | \$46.00  |
| A1 Transportation Ltd.                              | 2015 CAT 304           |                   | \$46.00  |
| Twin Mountain Contracting Ltd.                      | 2012 75D John Deere    |                   | \$59.92  |
| Rico Construction Ltd.                              | 2018 305E CAT          |                   | \$60.00  |
| Humber Arm Contracting Inc.                         | 2017 John Deere 75     |                   | \$75.00  |
| Rico Construction Ltd.                              | 2012 308E CAT          |                   | \$80.00  |
| Dawe's Equipment                                    | 2017 Kubota U35-4      |                   | \$85.00  |
| Mini Excavator with Breaker Attachment              |                        |                   |          |
| Contractor                                          | Model                  | Telephone Numbers | Rate     |
| Ambstemel Trucking Ltd.                             | 2016 304 CAT           |                   | \$64.00  |
| Twin Mountain Contracting Ltd.                      | 2015 50G John Deere    |                   | \$64.92  |
| Rico Construction Ltd.                              | 2018 305E CAT          |                   | \$65.00  |
| Rico Construction Ltd.                              | 2012 308E CAT          |                   | \$80.00  |
| Twin Mountain Contracting Ltd.                      | 2012 75D John Deere    |                   | \$94.92  |
| Humber Arm Contracting Inc.                         | 2017 John Deere 75     |                   | \$139.99 |

| Hired Equipment<br>December 22, 2021 - May 21, 2022 |                          |                   |          |
|-----------------------------------------------------|--------------------------|-------------------|----------|
| Mini Excavator with Grab Attachment                 |                          |                   |          |
| Contractor                                          | Model                    | Telephone Numbers | Rate     |
| Ambstemel Trucking Ltd.                             | 2016 304 CAT             |                   | \$44.00  |
| Twin Mountain Contracting Ltd.                      | 2015 50G John Deere      |                   | \$44.99  |
| Sharon Wheeler                                      | 2021 John Deere 50G      |                   | \$50.00  |
| Twin Mountain Contracting Ltd.                      | 2012 75D John Deere      |                   | \$59.92  |
| Rico Construction Ltd.                              | 2018 305E CAT            |                   | \$60.00  |
| Rico Construction Ltd.                              | 2012 308E CAT            |                   | \$80.00  |
| Dawe's Equipment                                    | 2017 Kubota U35-4        |                   | \$85.00  |
| Humber Arm Contracting Inc.                         | 2017 John Deere 75       |                   | \$159.10 |
|                                                     |                          |                   |          |
| Tractor/Dozer                                       |                          |                   |          |
| Contractor                                          | Model                    | Telephone Numbers | Rate     |
| Humber Arm Contracting Inc.                         | 2004 John Deere 550J     |                   | \$73.00  |
|                                                     |                          |                   |          |
| Grader                                              |                          |                   |          |
| Contractor                                          | Model                    | Telephone Numbers | Rate     |
| Humber Arm Contracting Inc.                         | 2014 672G John Deere     |                   | \$139.60 |
|                                                     |                          |                   |          |
| Grader with Side Blade                              |                          |                   |          |
| Contractor                                          | Model                    | Telephone Numbers | Rate     |
| Humber Arm Contracting Inc.                         | 2014 672 John Deere      |                   | \$199.90 |
|                                                     |                          |                   |          |
| Sidewalk Snow Blower                                |                          |                   |          |
| Contractor                                          | Model                    | Telephone Numbers | Rate     |
| Twin Mountain Contracting Ltd.                      | 2016 John Deere 323D     |                   | \$72.92  |
| Ron Flynn Transport Ltd.                            | 2009 236B CAT            |                   | \$150.00 |
| Easy Lawn Property Maintenance                      | 2001 MT-5 Trackless      |                   | \$165.00 |
|                                                     |                          |                   |          |
| Boom Truck                                          |                          |                   |          |
| Contractor                                          | Model                    | Telephone Numbers | Rate     |
| Sparkes Transportation & Crane                      | 1995 Western Star 10 Ton |                   | \$135.00 |
| Sparkes Transportation & Crane                      | 2009 Sterling 28 Ton     |                   | \$135.00 |



# Request for Decision (RFD)

**Subject:** Crown Land Application - Route 440 - North Shore Highway

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 22 Nov 2021  
**Department:** Development and Planning  
**Staff Contact:** James King,  
**Topic Overview:**  
**Attachments:** [North Shore Highway Application](#)  
[Figure 3 - North Shore Highway Map Crown Land](#)  
[Figure 2 - North Shore Highway Map](#)  
[Figure 1 - Location of Proposed Buildings on Site](#)  
[memo to Deon-Crown Land - Route 440 Nov 2021](#)

## BACKGROUND INFORMATION:

The City of Corner Brook has received an application to operate an animal use and an agricultural use (housing laying hens as well as growing root crops) on Crown Land which is along Route 440 - North Shore Highway. The requested land is located in a Rural Zone where an agriculture classification of use is a "Permitted Use" and an animal classification of use (which permits laying hens) is a "Discretionary Use" of the City of Corner Brook Development Regulations.

## PROPOSED RESOLUTION:

It is **RESOLVED**, to approve the application to occupy crown land for the purpose of operating an agricultural use on land as requested along Route 440 - North Shore Highway subject to the applicant complying with the City of Corner Brook Development Regulations, the setback and access off of Route 440 being approved by the government of Newfoundland and Labrador and washroom facilities being provided onsite.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 City of Corner Brook Act  
 City of Corner Brook Crown Land Acquisition Policy, 02-07-09

## RECOMMENDATION:

This application was referred to various City departments and their comments taken into consideration. After review of the application and referral comments, the Development & Planning Department is recommending that approval be granted for the operation of an agricultural use on land as requested along Route 440 - North Shore Highway subject to the applicant complying with the City of Corner Brook Development Regulations,

the setback and access off of Route 440 being approved by the government of Newfoundland and Labrador and washroom facilities being provided onsite.

**ALTERNATIVE IMPLICATIONS:**

That Council approve the application to operate an agricultural use (housing laying hens as well as growing root crops) on Crown Land which is along Route 440 - North Shore Highway in accordance with Regulation 11 - Discretionary Powers of Authority and the City of Corner Brook Crown Land Acquisition Policy.

That Council not approve the application to operate an agricultural use (housing laying hens as well as growing root crops) on Crown Land which is along Route 440 - North Shore Highway in accordance with Regulation 11 - Discretionary Powers of Authority and the City of Corner Brook Crown Land Acquisition Policy.

That the Council of the City of Corner Brook provides other direction to staff.

|                                                               |                        |
|---------------------------------------------------------------|------------------------|
|                                                               | Approved - 16 Nov 2021 |
| Director of Community, Engineering,<br>Development & Planning | Approved - 16 Nov 2021 |
| Legislative Assistant                                         | Approved - 17 Nov 2021 |

\_\_\_\_\_  
City Manager

**King, James**

---

**From:**  
**Sent:**  
**To:**  
**Cc:**  
**Subject:**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

---

**From:** ONLINE PERMIT SUBMISSION [mailto:noreply@cornerbrook.com]  
**Sent:** June 23, 2021 10:52 AM  
**To:** Rumbolt, Deon  
**Subject:** Online Permit Submission

|                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|
| <b>Date</b>                                                                                                          |
| 06/23/2021                                                                                                           |
| <b>Owner Name</b>                                                                                                    |
| [REDACTED]                                                                                                           |
| <b>Phone Number</b>                                                                                                  |
| [REDACTED]                                                                                                           |
| <b>Email</b>                                                                                                         |
| [REDACTED]                                                                                                           |
| <b>Owner / Applicant Address</b>                                                                                     |
| [REDACTED]                                                                                                           |
| <b>Property Address</b>                                                                                              |
| North Shore Highway Route 440<br>Corner Brook, Newfoundland and Labrador A2H 4A1<br>Canada<br><a href="#">Map It</a> |
| <b>Builder Address</b>                                                                                               |
| Newfoundland and Labrador<br>Canada<br><a href="#">Map It</a>                                                        |
| <b>Building Type (Please check appropriate box)</b>                                                                  |
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> BUSINESS/SERVICE</li> </ul>               |
| <b>Construction Type (Please check appropriate box)</b>                                                              |
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> ERECT (NEW)</li> </ul>                    |
| <b>Development Type (Please check appropriate box)</b>                                                               |

- NEW BUSINESS

#### Description of Work

Obtain Crown Land for Agriculture purposes. Buildings will be constructed at a later date.

#### Estimated Construction Value (MATERIALS & LABOUR)

\$ 0.00 CAD

#### DECLARATION

☒ I agree to terms in the declaration

##### DECLARATION:

I hereby apply for permission to carry out the development herein. I declare that all the information given by me in connection with this application is true and correct to the best of my belief and that the development described, if permitted, will be carried out in accordance with all applicable laws and regulations of the Province of Newfoundland and Labrador and the City of Corner Brook.

##### NOTE:

Where the Applicant and Property Owner are not the same, the signature of the Property Owner may be required before the application can be processed.

#### Upload an attachment

- [5-Year-Farm-Plan.pdf](#)

#### Consent

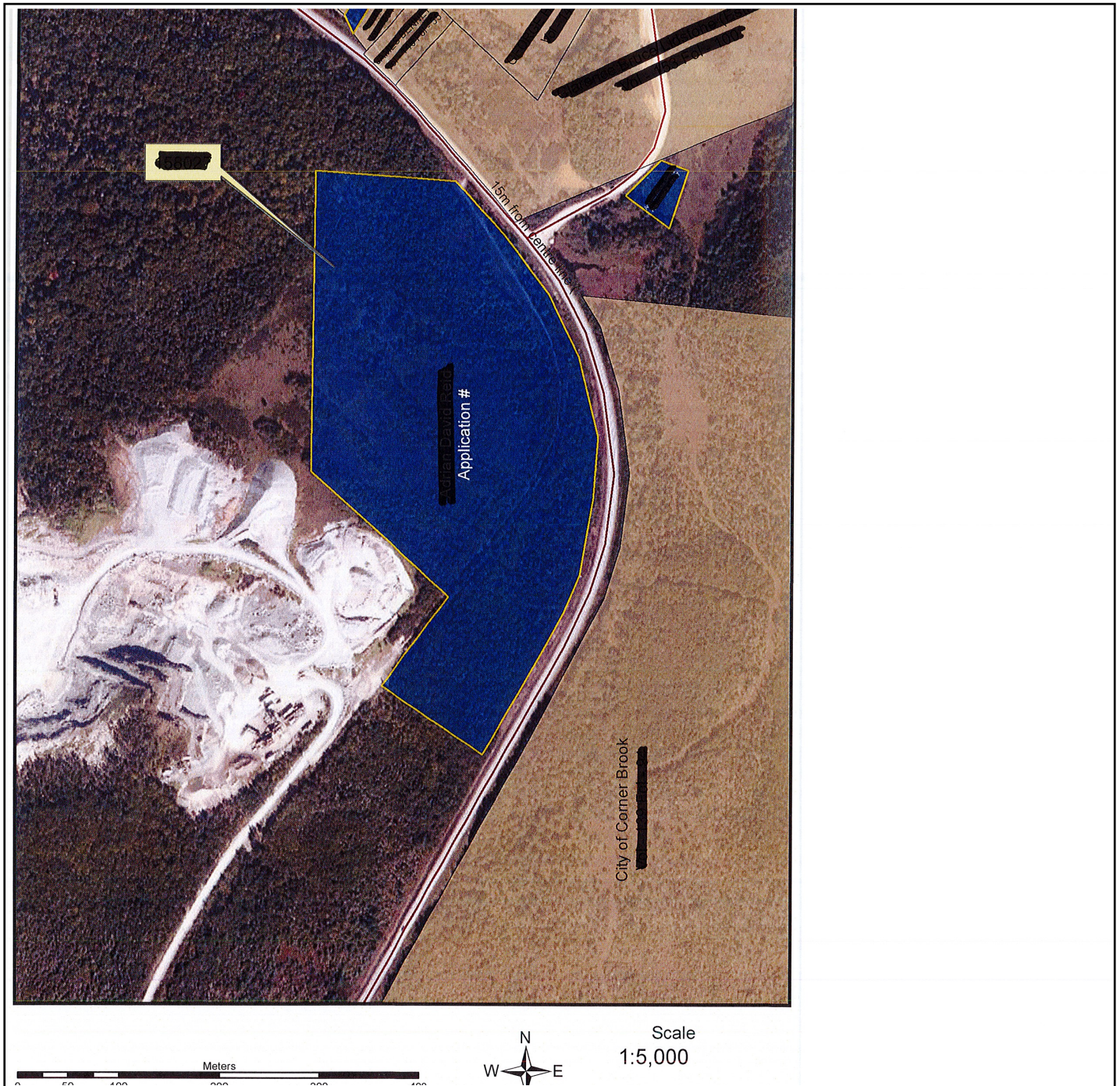
☒ I agree to the privacy policy stated below.

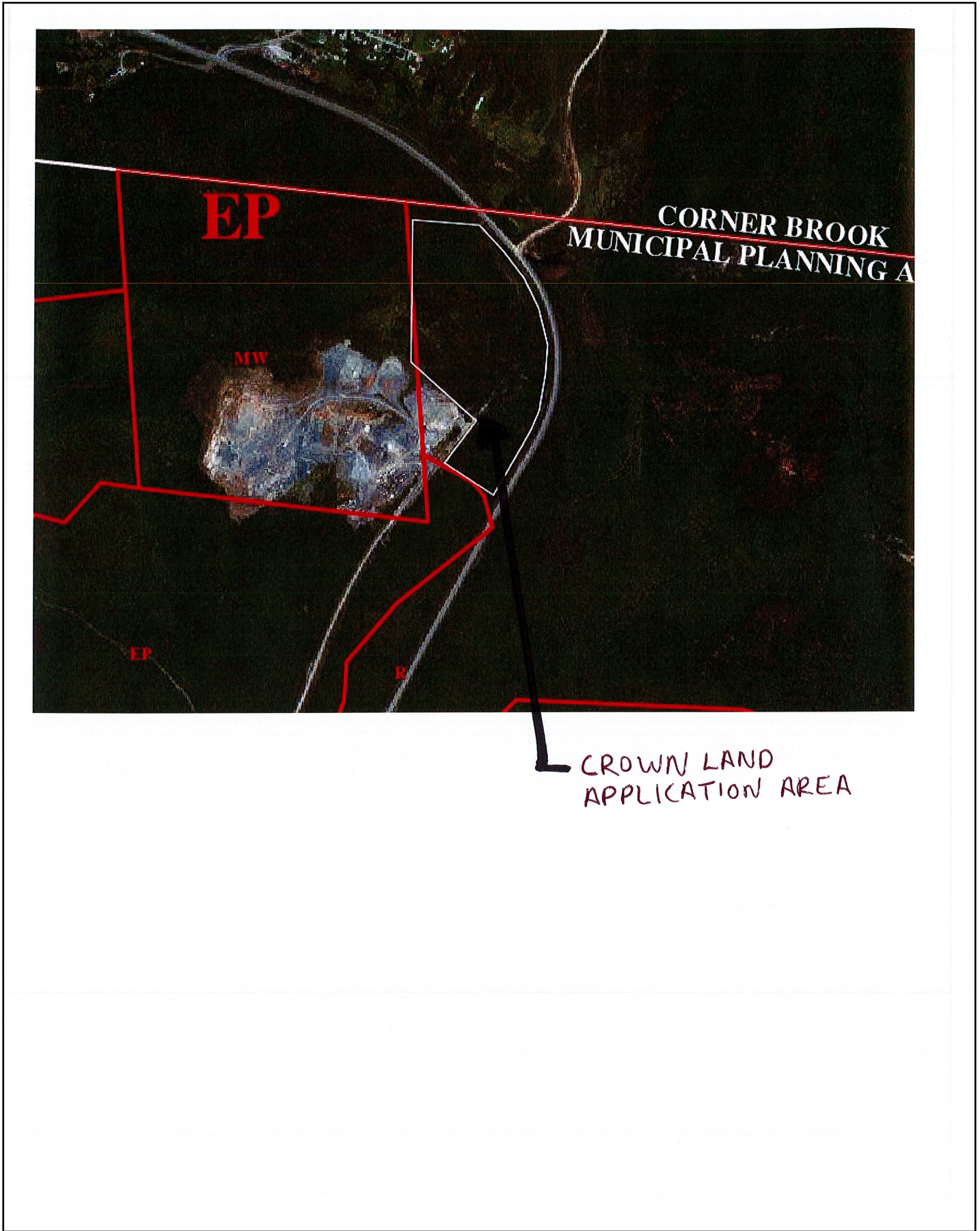
The City of Corner Brook uses this web form to collect your information in order to better administer programs and services that citizens use and rely on. The City of Corner Brook committed to protecting the privacy of individuals who chose to utilize these services.

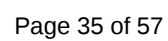
This information is collected in compliance with the Access to Information and Protection of Privacy Act, 2015 (ATIPPA, 2015) and will only be used by authorized staff to fulfill the purpose for which it was originally collected, or for a use consistent with that purpose unless you expressly consent otherwise. This information is not disclosed to other public bodies or individuals except as authorized by ATIPPA, 2015.

DISCLAIMER: The Information contained in this transmission and any attachments may contain privileged and confidential information and may be legally privileged. It is intended only for the use of the person (s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication is strictly prohibited. Views or opinions expressed in this e-mail message are those of the author only.

DISCLAIMER: The Information contained in this transmission and any attachments may contain privileged and confidential information and may be legally privileged. It is intended only for the use of the person (s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication is strictly prohibited. Views or opinions expressed in this e-mail message are those of the author only.







## interoffice

### MEMORANDUM

**To:** MANAGER OF DEVELOPMENT & PLANNING

**From:** DEVELOPMENT INSPECTOR I

**Subject:** **Crown Land Application – Route 440 – North Shore Highway**

**Date:** November 15, 2021

The City of Corner Brook has received an application for crown land off of Route 440 – North Shore Highway

The applicant is requesting to obtain a portion of crown land as outlined on the attached drawing (Figure 2) for the purpose of utilizing the land for animal and agricultural use (housing laying hens and growing root crops). The requested land is located in a Rural Zone where an agriculture classification of use is a "Permitted Use" and an animal classification of use (which permits laying hens) is a "Discretionary Use" of the City of Corner Brook Development Regulations.

During the referral process to internal City departments (Planning Dept., Fire Dept., Engineering Dept. & Land Management Dept.), a number of valid concerns were identified. One main concern was that the setback of the operation as well as any access to the property be approved by the province of Newfoundland and Labrador. Also, another concern was that washroom facilities are provided onsite for any workers. Finally, it was also mentioned that there may be an ATV path being constructed in the area in the future. Other than these items, there were no other concerns.

This matter was considered at the October 18, 2021 meeting of Corner Brook City Council in which further information was requested. After discussion with the applicant, a new map was submitted (Figure 1) that shows where they plan to put their buildings. It is requested that a chicken barn be constructed in the first year of operation and a cold storage building which will be constructed afterward, around the third year of operation. The applicant has also contacted an Agricultural Development Officer with the provincial government and was told that they don't think snowmobile & ATV traffic will bother the laying hens but it was recommended by them to put gates at the entrance to the fields to keep snowmobiles off of them. The applicant also included a soils map which outlines suitable agriculture land.

In light of the above and in consideration of the newly submitted information, it is recommended that Council approve the application for the above noted request subject to the applicant complying with the City of Corner Brook Development Regulations, the setback and access off of Route 440 being approved by the government of Newfoundland and Labrador and washroom facilities being provided onsite. Also, the City would request that the corridor highlighted on Figure 1 is reserved for a future ATV/snowmobile route. Please note that this corridor would also serve as primary property access. If approved, the approval would not absolve the applicant from its obligations to comply with all by-laws, codes and regulations or of the obligation to apply for building and all required permits in carrying out any work associated with the development.

Signed: \_\_\_\_\_  
James King, CET, CPT





# Request for Decision (RFD)

**Subject:** Discretionary Use - Land adjacent to 133 Bayview Heights - Proposed Sawmill

**To:** Deon Rumbolt  
**Meeting:** Regular Meeting - 22 Nov 2021  
**Department:** Development and Planning  
**Staff Contact:** James King,  
**Topic Overview:**  
**Attachments:** [Memo to Deon - Sawmill - Land Adjacent to 133 Bayview Heights](#)  
[133 Bayview Heights Application](#)  
[133 Bayview Heights Map](#)

## BACKGROUND INFORMATION:

A notice was delivered to the residents in the immediate area of 133 Bayview Heights indicating the proposed sawmill. As a result of this notice, one telephone call of support was received. After review of the application, the results of the notice to the residents and the fact that this sawmill is proposed to be used for personal/recreational purposes, the Development & Planning Department is recommending that approval be granted for the requested sawmill subject to the sawmill being strictly contained on the applicant's property and that the applicant follow all applicable bylaws and regulations, including the City of Corner Brook Noise Bylaw.

## PROPOSED RESOLUTION:

**Be it RESOLVED that the Council of the City of Corner Brook** approve the application to operate a sawmill from the land adjacent to 133 Bayview Heights in accordance with Regulation 11 - Discretionary Powers of Authority.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 City of Corner Brook Development Regulations  
 11

## ALTERNATIVE IMPLICATIONS:

1. That the Council of the City of Corner Brook approve the application to operate a sawmill on land adjacent to 133 Bayview Heights in accordance with Regulation 11 - Discretionary Powers of Authority.
2. That the Council of the City of Corner Brook not approve the application to operate a sawmill on land adjacent to 133 Bayview Heights in accordance with Regulation 11 - Discretionary Powers of Authority.
3. That the Council of the City of Corner Brook give other direction to Staff.

|                                                               |                        |
|---------------------------------------------------------------|------------------------|
|                                                               | Approved - 16 Nov 2021 |
| Director of Community, Engineering,<br>Development & Planning | Approved - 16 Nov 2021 |
| Legislative Assistant                                         | Approved - 17 Nov 2021 |

---

City Manager

## MEMO

**To:** Manager of Development & Planning  
**Fr:** Development Inspector I  
**Subject:** Land Adjacent to 133 Bayview Heights – Proposed Sawmill  
**Date:** November 15, 2021

---

The City of Corner Brook has received an application to operate a sawmill from property adjacent to 133 Bayview Heights. The property where it is requested to operate the sawmill is located in a Rural Zone where a sawmill, as a general industry classification of use, is a “Discretionary Use” of the City of Corner Brook’s Development Regulations.

A notice was delivered to the residents in the immediate area of 133 Bayview Heights indicating the above mentioned request. As a result of this notice, the City received one telephone call of support.

After review of the application, the results to the notice to occupants and the fact that the proposed sawmill is for personal/recreational use, it appears that there is no impediment for this development to commence.

Should you require further information, please contact me at your convenience.

James King, CET, CPT  
Development Inspector

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>CITY OF CORNER BROOK</div> <div>BUILDING INSPECTION OFFICE, COMMUNITY SERVICES, CITY HALL, 637-1500</div> <div>BUILDING PERMIT / DEVELOPMENT APPLICATION</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| RESERVED FOR OFFICE USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PERMIT NUMBER                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| PROPERTY ID                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| <div>OWNER / APPLICANT: <div></div> DATE: Nov 1, 2021</div> <div>ADDRESS: <div></div> EMAIL: <div></div></div> <div>CITY: <div></div> PROVINCE: <div></div></div> <div>POSTAL CODE: <div></div> TELEPHONE: <div></div></div> <div>PROPERTY LOCATION: Next To 133 Bayview Hts</div> <div>BUILDER: <div></div></div> <div>ADDRESS: <div></div></div> <div>CITY: <div></div> PROVINCE: <div></div></div> <div>POSTAL CODE: <div></div> TELEPHONE: <div></div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| <div>BUILDING PERMIT APPLICATION (Please check appropriate box)</div> <table><tr><td><div>BUILDING TYPE</div><div>ASSEMBLY <input type="checkbox"/></div><div>INSTITUTIONAL <input type="checkbox"/></div><div>RESIDENTIAL <input type="checkbox"/></div><div>BUSINESS / SERVICE <input type="checkbox"/></div><div>MERCANTILE <input type="checkbox"/></div><div>INDUSTRIAL <input type="checkbox"/></div></td><td><div>CONSTRUCTION TYPE</div><div>ERECT (NEW) <input type="checkbox"/></div><div>REPAIR <input type="checkbox"/></div><div>EXTEND <input type="checkbox"/></div><div>ALTERATION <input type="checkbox"/></div><div>SIGN <input type="checkbox"/></div><div>POOL <input type="checkbox"/></div></td><td><div>PATIO / DECK <input type="checkbox"/></div><div>CARPORT / GARAGE <input type="checkbox"/></div><div>ACCESSORY BUILDING <input type="checkbox"/></div><div>APARTMENT <input type="checkbox"/></div><div>RETAINING WALL <input type="checkbox"/></div><div>DRIVEWAY <input type="checkbox"/></div><div>OTHER <input checked="" type="checkbox"/></div></td></tr></table> |                                                                                                                                                                                                                                                                                                                                 | <div>BUILDING TYPE</div> <div>ASSEMBLY <input type="checkbox"/></div> <div>INSTITUTIONAL <input type="checkbox"/></div> <div>RESIDENTIAL <input type="checkbox"/></div> <div>BUSINESS / SERVICE <input type="checkbox"/></div> <div>MERCANTILE <input type="checkbox"/></div> <div>INDUSTRIAL <input type="checkbox"/></div>                                    | <div>CONSTRUCTION TYPE</div> <div>ERECT (NEW) <input type="checkbox"/></div> <div>REPAIR <input type="checkbox"/></div> <div>EXTEND <input type="checkbox"/></div> <div>ALTERATION <input type="checkbox"/></div> <div>SIGN <input type="checkbox"/></div> <div>POOL <input type="checkbox"/></div>                             | <div>PATIO / DECK <input type="checkbox"/></div> <div>CARPORT / GARAGE <input type="checkbox"/></div> <div>ACCESSORY BUILDING <input type="checkbox"/></div> <div>APARTMENT <input type="checkbox"/></div> <div>RETAINING WALL <input type="checkbox"/></div> <div>DRIVEWAY <input type="checkbox"/></div> <div>OTHER <input checked="" type="checkbox"/></div> |
| <div>BUILDING TYPE</div> <div>ASSEMBLY <input type="checkbox"/></div> <div>INSTITUTIONAL <input type="checkbox"/></div> <div>RESIDENTIAL <input type="checkbox"/></div> <div>BUSINESS / SERVICE <input type="checkbox"/></div> <div>MERCANTILE <input type="checkbox"/></div> <div>INDUSTRIAL <input type="checkbox"/></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <div>CONSTRUCTION TYPE</div> <div>ERECT (NEW) <input type="checkbox"/></div> <div>REPAIR <input type="checkbox"/></div> <div>EXTEND <input type="checkbox"/></div> <div>ALTERATION <input type="checkbox"/></div> <div>SIGN <input type="checkbox"/></div> <div>POOL <input type="checkbox"/></div>                             | <div>PATIO / DECK <input type="checkbox"/></div> <div>CARPORT / GARAGE <input type="checkbox"/></div> <div>ACCESSORY BUILDING <input type="checkbox"/></div> <div>APARTMENT <input type="checkbox"/></div> <div>RETAINING WALL <input type="checkbox"/></div> <div>DRIVEWAY <input type="checkbox"/></div> <div>OTHER <input checked="" type="checkbox"/></div> |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| <div>DEVELOPMENT APPLICATION (Please check appropriate box)</div> <table><tr><td><div>DEVELOPMENT TYPE</div><div>RESIDENTIAL DEMOLITION <input type="checkbox"/></div><div>COMMERCIAL DEMOLITION <input type="checkbox"/></div><div>SUBDIVISION / CONSOLIDATION OF PROPERTY <input type="checkbox"/></div><div>NEW BUILDING (RESIDENTIAL / COMMERCIAL) <input type="checkbox"/></div></td><td><div>SITE DEVELOPMENT <input type="checkbox"/></div><div>HOME BASED BUSINESS <input type="checkbox"/></div><div>NEW BUSINESS <input type="checkbox"/></div><div>CHANGE OF USE <input type="checkbox"/></div><div>RELOCATION OF BUILDING <input type="checkbox"/></div><div>OTHER <input checked="" type="checkbox"/></div></td></tr></table>                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                 | <div>DEVELOPMENT TYPE</div> <div>RESIDENTIAL DEMOLITION <input type="checkbox"/></div> <div>COMMERCIAL DEMOLITION <input type="checkbox"/></div> <div>SUBDIVISION / CONSOLIDATION OF PROPERTY <input type="checkbox"/></div> <div>NEW BUILDING (RESIDENTIAL / COMMERCIAL) <input type="checkbox"/></div>                                                        | <div>SITE DEVELOPMENT <input type="checkbox"/></div> <div>HOME BASED BUSINESS <input type="checkbox"/></div> <div>NEW BUSINESS <input type="checkbox"/></div> <div>CHANGE OF USE <input type="checkbox"/></div> <div>RELOCATION OF BUILDING <input type="checkbox"/></div> <div>OTHER <input checked="" type="checkbox"/></div> |                                                                                                                                                                                                                                                                                                                                                                 |
| <div>DEVELOPMENT TYPE</div> <div>RESIDENTIAL DEMOLITION <input type="checkbox"/></div> <div>COMMERCIAL DEMOLITION <input type="checkbox"/></div> <div>SUBDIVISION / CONSOLIDATION OF PROPERTY <input type="checkbox"/></div> <div>NEW BUILDING (RESIDENTIAL / COMMERCIAL) <input type="checkbox"/></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <div>SITE DEVELOPMENT <input type="checkbox"/></div> <div>HOME BASED BUSINESS <input type="checkbox"/></div> <div>NEW BUSINESS <input type="checkbox"/></div> <div>CHANGE OF USE <input type="checkbox"/></div> <div>RELOCATION OF BUILDING <input type="checkbox"/></div> <div>OTHER <input checked="" type="checkbox"/></div> |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| DESCRIPTION OF WORK: operate Hobby Band saw mill                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| ESTIMATED CONSTRUCTION VALUE - (MATERIALS & LABOUR) \$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| <div>DECLARATION:</div> <div>I hereby apply for permission to carry out the development herein. I declare that all the information given by me in connection with this application is true and correct to the best of my belief and that the development described, if permitted, will be carried out in accordance with all applicable laws and regulations of the Province of Newfoundland and Labrador and the City of Corner Brook.</div> <div>NOTE:</div> <div>Where the Applicant and Property Owner are not the same, the signature of the Property Owner may be required before the application can be processed.</div> <div>SIGNED BY: <div></div> APPLICANT: <div></div></div> <div>PROPERTY OWNER: <div></div> WITNESS: <div></div></div>                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |
| THIS APPLICATION IS NOT VALID UNTIL COMPLETED AND SIGNED<br>SEE REVERSE FOR FEES AND CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                 |







# Request for Decision (RFD)

**Subject:** 14 Balsam Avenue (Proposed 12 unit Apartment Building)

**To:** Deon Rumbolt

**Meeting:** Regular Meeting - 22 Nov 2021

**Department:** Development and Planning

**Staff Contact:** Darryl Skinner, Development Skinner

**Topic Overview:** The City of Corner Brook has received an application from the property owner of 14 Balsam Avenue, Corner Brook, NL. The property owner is requesting permission to construct an Apartment Building, (2 storey, 12 units) on the existing lot. The lot is located in the Residential Medium Density Zone where the proposed use is considered a "Discretionary Use" of the City of Corner Brook's Development Regulations.

**Attachments:** [Attachement #1](#)  
[14 Balsam Avenue \(memo\)](#)

## BACKGROUND INFORMATION:

The application was advertised via the Western Star, City of Corner Brook Web Site and Notice to Occupant letters to residents in the neighbourhood. Also city staff and council met with the residents and applicant on October 25th to discuss the concerns with the proposed development. The city did receive two petitions and several concerns from the public that are outlined in the attached memo. The application was also referred to the city's engineering department for review and consideration. Staff has also worked with the applicant to address many of the concerns raised by the area residents.

## PROPOSED RESOLUTION:

Be it resolved that Council of the City of Corner Brook in its Authority approve the application for the proposed 12 unit apartment building at 14 Balsam Avenue, Corner Brook, NL.

## GOVERNANCE IMPLICATIONS:

Bylaw/Regulations  
 City of Corner Brook Development Regulations  
 Section 128

## RECOMMENDATION:

After reviewing the application staff feel that the proposed apartment building at 14 Balsam Avenue is a good development for the City and will not have a negative impact on the neighbourhood.

Therefore, it is recommended that Council approve the application for the proposed use "Apartment Building" at 14 Balsam Avenue, Corner Brook, NL.

#### ALTERNATIVE IMPLICATIONS:

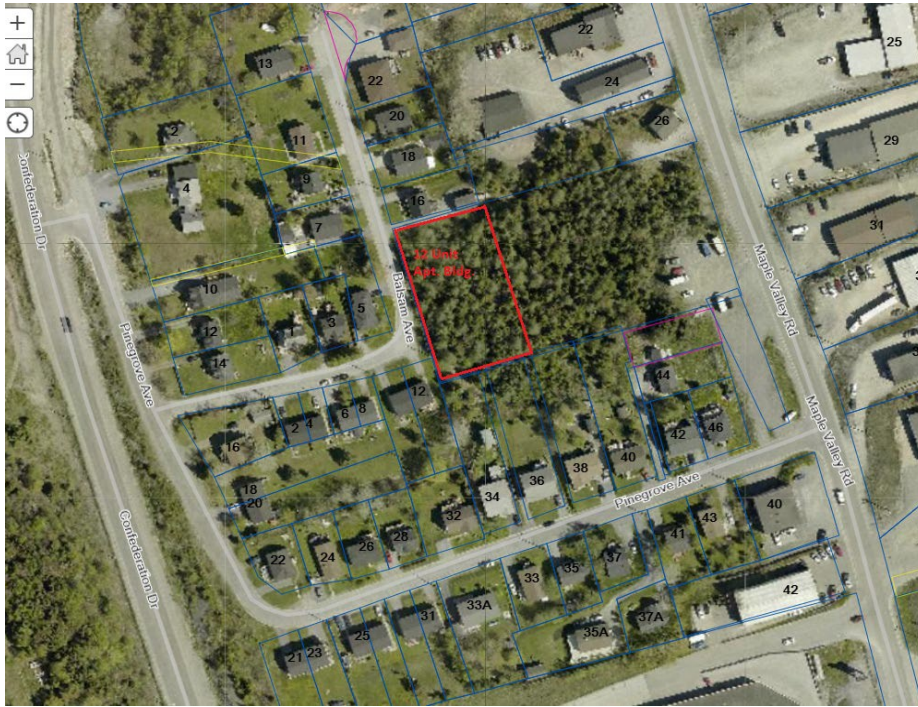
1. That the Council of the City of Corner Brook approved the application for the proposed Apartment Building at 14 Balsam Avenue as recommended.
2. That the Council of the City of Corner Brook not approved the application for the proposed Apartment Building at 14 Balsam Avenue.
3. That the Council of the City of Corner Brook to give other direction to Staff.

|                                                               |                        |
|---------------------------------------------------------------|------------------------|
|                                                               | Approved - 16 Nov 2021 |
| Director of Community, Engineering,<br>Development & Planning | Approved - 16 Nov 2021 |
| Legislative Assistant                                         | Approved - 17 Nov 2021 |

---

City Manager

## Attachment #1

14 Balsam Avenue

## Community Services Department

### Memo

To: Deon Rumbolt, Manager of Development and Planning

From: Darryl Skinner, Development Inspector III

Date: November 16, 2021

Re: Discretionary Use (Apartment Building) / 14 Balsam Avenue

The City of Corner Brook has received an application regarding the construction of a 12 unit, 2 story apartment building located at 14 Balsam Avenue, Corner Brook, NL. The lot is located in the Residential Medium Density Zone where the proposed use, (Apartment Building) is considered a **“Discretionary Use”** of the City of Corner Brook’s Development Regulations.

The application was advertised to the public by means of the Western Star, City of Corner Brook’s Website and “Notice to Occupant” letters was sent to residents in the neighborhood. Also city council & staff met with the residents & applicant on October 25<sup>th</sup> to discuss the concerns with the proposed development.

The city did receive several concerns and two petitions, (50 signatures) from the public regarding the proposed development. Below is a list of the concerns submitted?

1. More than enough traffic on Pinegrove Avenue currently and this development will add to it.
2. Vehicles currently speed on Pinegrove Avenue.
3. The width off Pinegrove and Balsam Avenue is narrow.
4. Vehicles have trouble passing on Balsam Avenue.
5. 90 degree turn on Balsam is dangerous.
6. Vehicles continue to park on the street causing issues for passing.
7. Reduced property value.
8. Snow clearing is an issue on Balsam Avenue and therefore more traffic as potential for more accidents.
9. Impact on existing sewer services may cause sewer back-ups.

The city’s engineering department evaluated the proposed development and recommends approval subject to the conditions listed below,

1. Engineered site plan to include extra off-street parking and snow storage area.
2. Adequate water for fire protection. i.e. fire flow test.
3. A fence to be constructed adjacent to civic # 16 Balsam Avenue to aid in privacy from the access to the rear parking lot of the proposed apartment building.
4. Balsam Avenue to become no parking on one side of street prior to the building being occupied.

Staff did speak with the applicant regarding items 1, 2 & 3 above and he has no issue with complying with the conditions. The applicant also indicated that snow will be removed from the lot in the event it is required.

14 Balsam Avenue

Proposed 12 Unit apartment Building

The city's engineering department also placed a traffic counter in the neighborhood to determine traffic volumes and speeds. The results indicate that the existing and projected traffic volumes are well within the range of a local residential street. The existing speeds are also below the posted limits.

After reviewing the proposed application and staff does not feel a 12 unit Apartment Building at this location would have a negative impact on the neighborhood. Therefore it is recommended that Council approve the application for the proposed use, "Apartment Building" at 14 Balsam Avenue, Corner Brook, NL.

Sincerely,



Darryl Skinner  
Development Inspector III

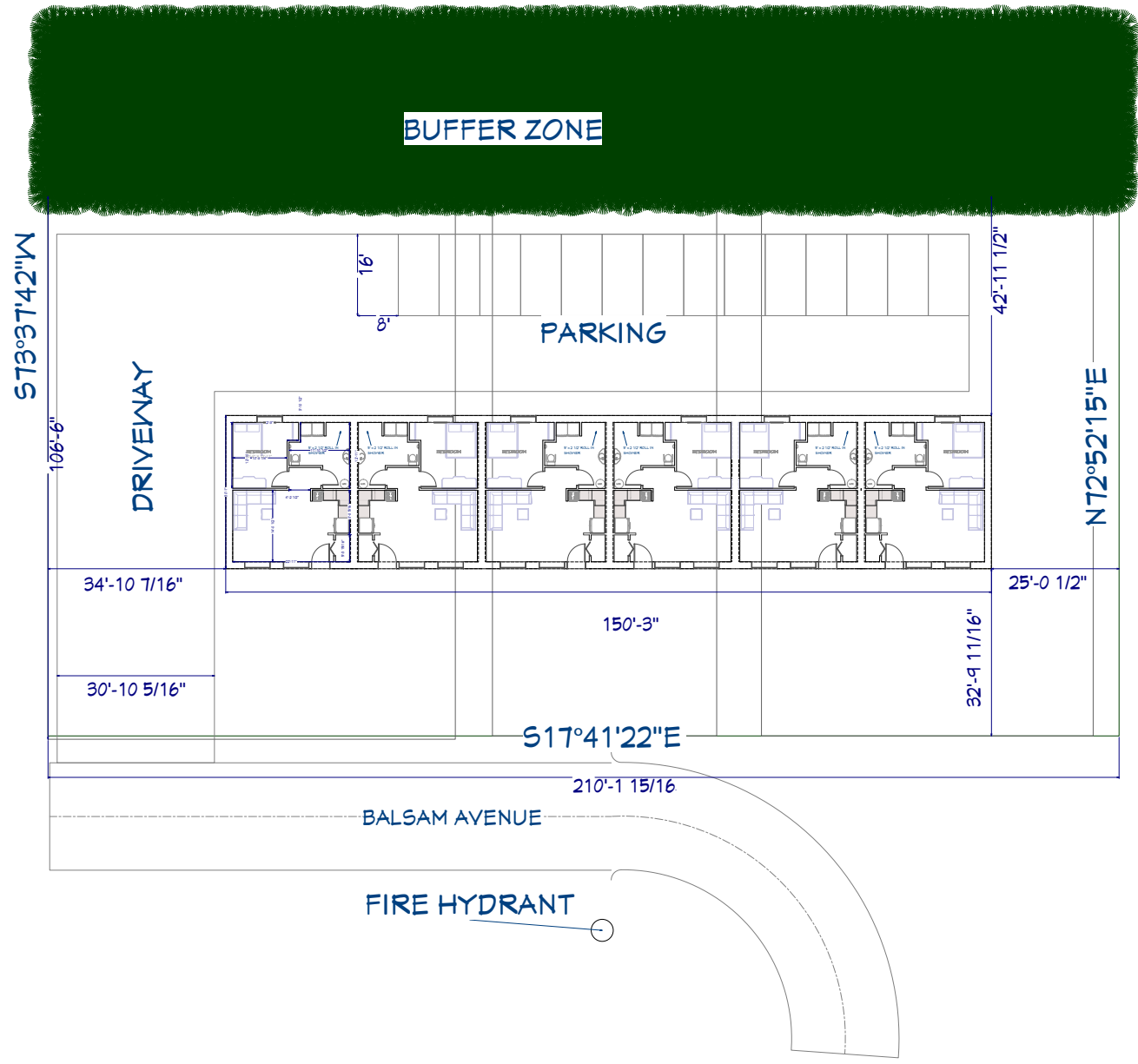
Attachments: 1. Attachment #1 (RFD)  
2. Attachment #2 (Photo of area)

14 Balsam Avenue

Proposed 12 Unit apartment Building



The following plans reflect what was submitted with the original application and are subject to change including conditions outlined in the previous memo dated November 16, 2021



1st Floor

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

BALSAM APARTMENTS  
SITE PLAN

DRAWINGS PROVIDED BY:

DATE:  
2021-09-03

SCALE: 1/10"=1'

SHEET:  
P-1



| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

|                       |            |
|-----------------------|------------|
| DRAWINGS PROVIDED BY: |            |
| DATE:                 | 2021-09-03 |
| SCALE:                |            |
| SHEET:                |            |

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

DRAWINGS PROVIDED BY:

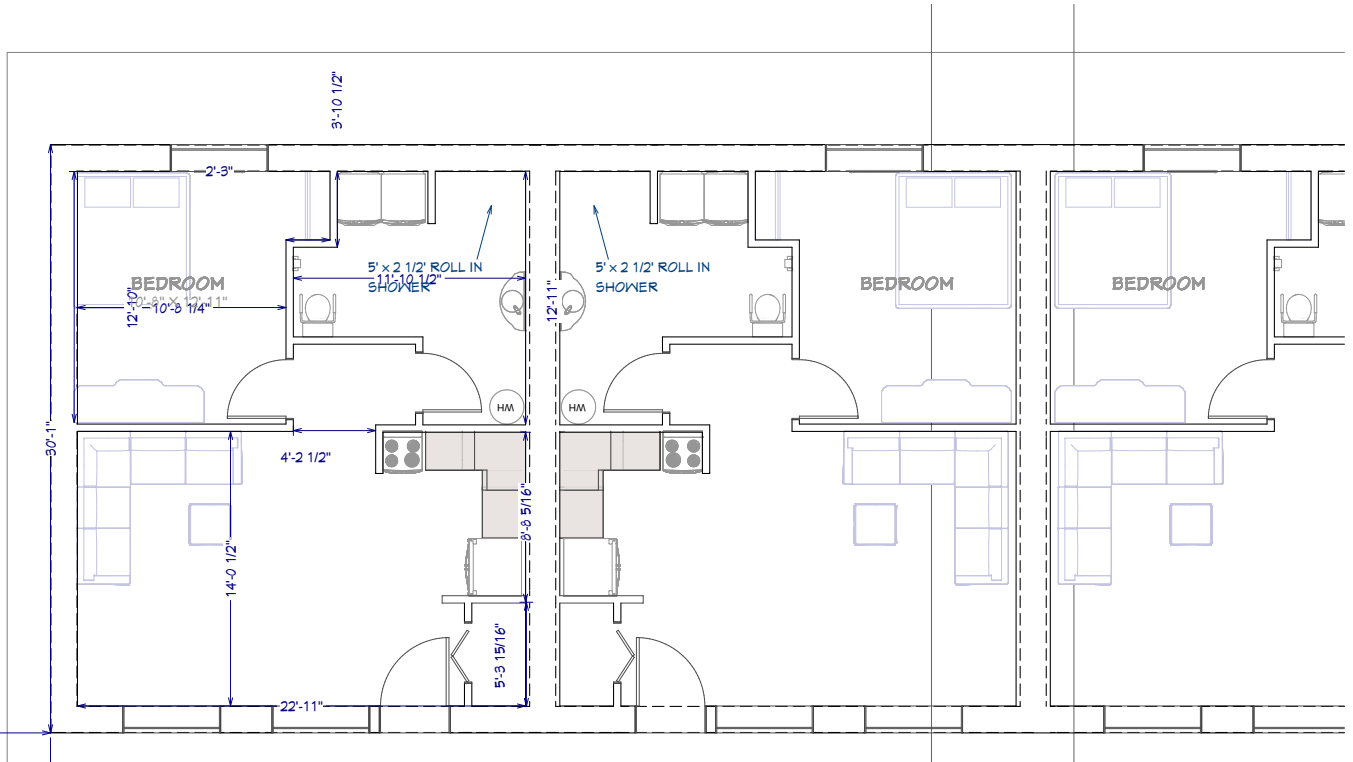
DATE:  
2021-09-03

SCALE:

SHEET:



DRIVEWAY



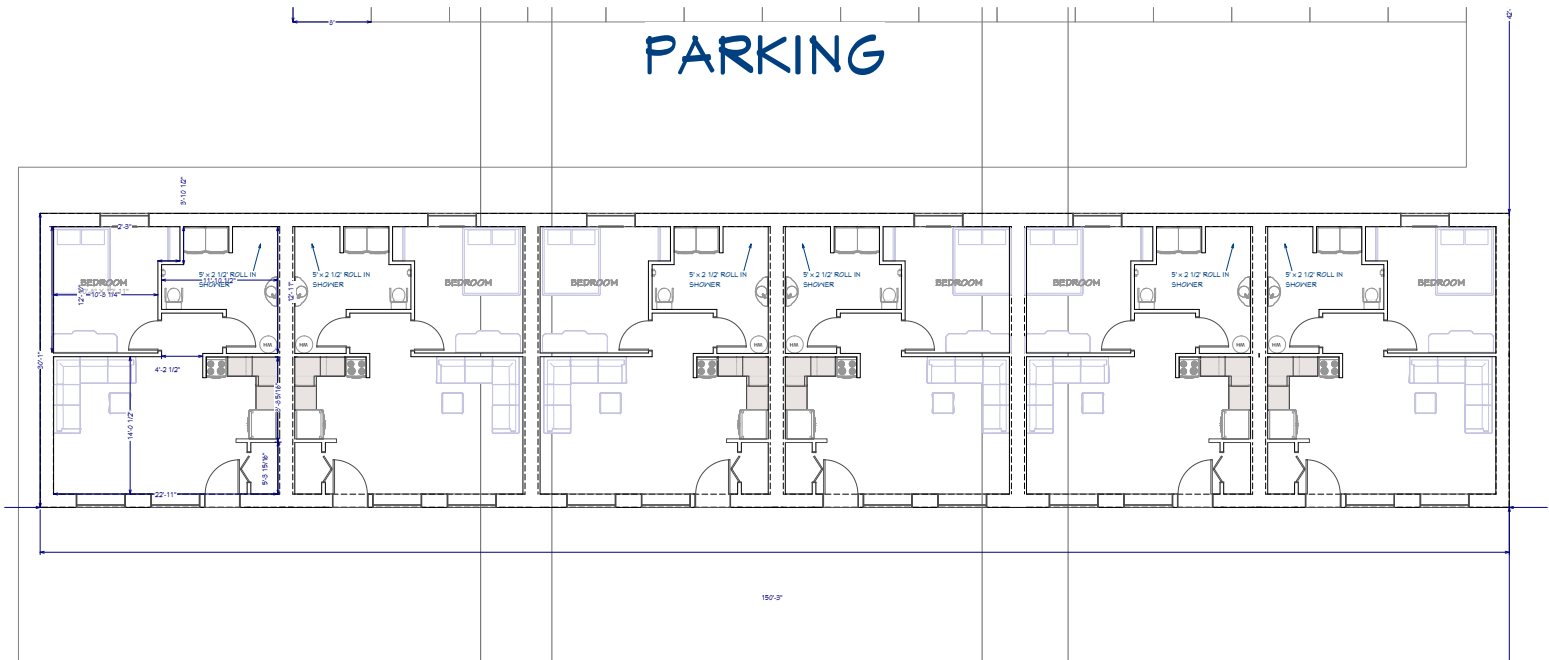
Floor Plan View Shell

FIRST FLOOR WHEELCHAIR ACCESSIBLE  
ALL UNITS SAME DIMENSIONS AND LAYOUT

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

DRAWINGS PROVIDED BY:

|                |
|----------------|
| DATE:          |
| 2021-09-03     |
| SCALE: 1/8"=1' |
| SHEET:         |



Floor Plan View Shell

| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

DRAWINGS PROVIDED BY:

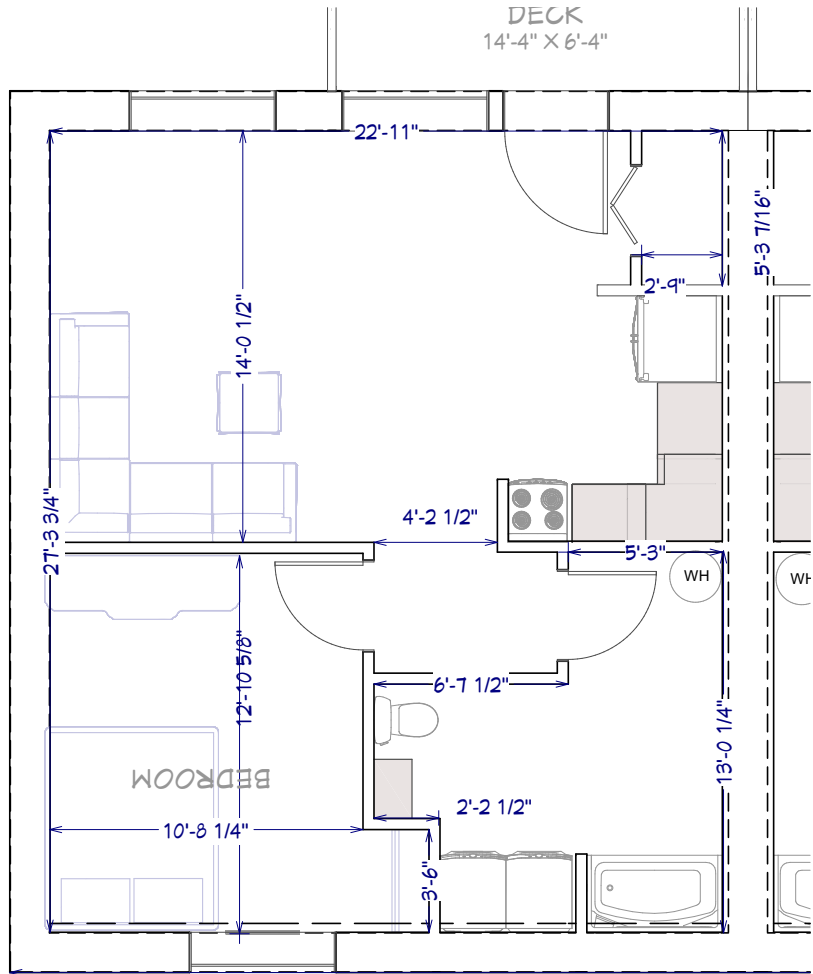
DATE:  
2021-09-03

SCALE: 1/8"=1'

SHEET:

SECOND FLOOR NON ACCESSIBLE APARTMENTS  
ALL UNITS SAME LAYOUT AND DIMENSIONS

Floor Plan View Shell

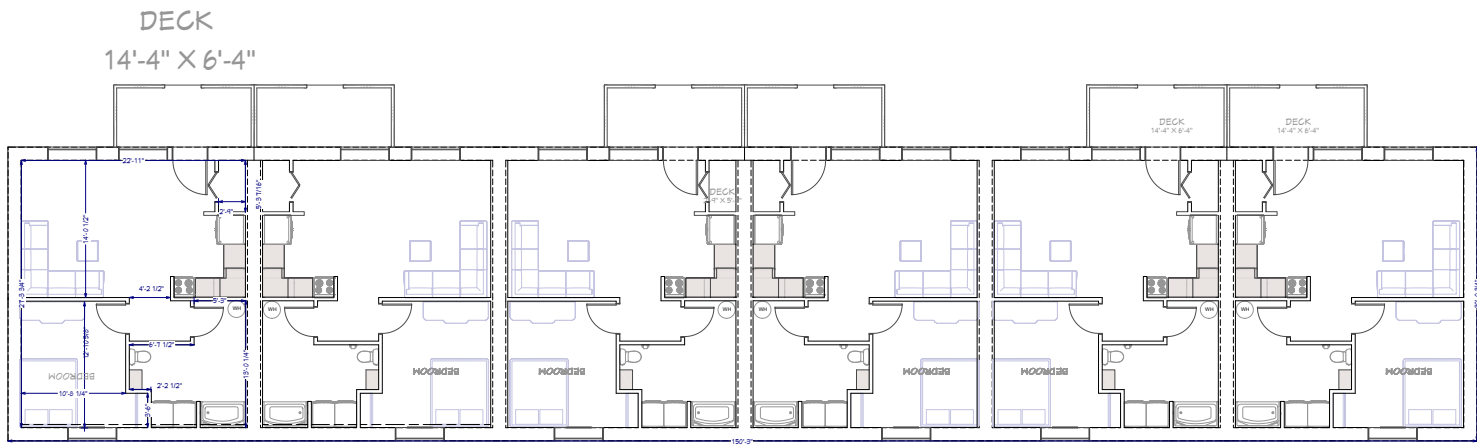


| REVISION TABLE |      |
|----------------|------|
| NUMBER         | DATE |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |
|                |      |

DRAWINGS PROVIDED BY:

|                |
|----------------|
| DATE:          |
| 2021-09-03     |
| SCALE: 1/2"=1' |
| SHEET:         |

ALL UNITS SAME  
LAYOUT AND  
DIMENSIONS



## Floor Plan View Shell

[illegible]

## THE RESEARCH CONCLUSIONS

DATE:

021-09-03

SCALE: 1/6"=1'

SHEET: