

# Mount Pearl Matters

## DEVELOPMENT NOTICE DISCRETIONARY USE

**158 Glencoe Drive - Talon Energy Services  
(Skyway Holdings)**

**Briefing Session - 7:00 pm -  
Thursday, April 22, 2010 - City Hall**

Talon Energy Services is proposing an interior fit-up of the existing 1,115 m<sup>2</sup> building at 158 Glencoe Drive to accommodate a facility that prepares heavy steel for construction, including spray painting and sand blasting.

The subject property is located in the Industrial - Light (LI) Use Zone. The proposed steel fabrication use is defined as a general industrial use and the proposed spray painting use is defined as a hazardous industrial use, therefore the application shall be processed in accordance with Conditions 4 and 5 of the LI Use Zone Table, and Regulations 22 and 91 of the Mount Pearl Development Regulations, 1988, which require that the application is to be considered a discretionary use application involving public notification.

Prior to deciding on this application, Council will receive comments in writing from the general public to be submitted no later than 12:00 noon, Tuesday, April 20, 2010. If no comments are received, the briefing session shall be cancelled.

Further information may be obtained from Julia Schwarz, Planning & Development Department at 748-1023, by email, [jschwarz@mountpearl.ca](mailto:jschwarz@mountpearl.ca), fax 748-1111, or mail to the address below. The application may be viewed at City Hall during regular office hours.

Stephen B. Jewczyk, FCIP  
Director of Planning & Development

## URBAN AND RURAL PLANNING ACT, 2000 PUBLIC HEARING MOUNT PEARL MUNICIPAL PLAN AMENDMENT # 76, 2010, MOUNT PEARL DEVELOPMENT REGULATIONS AMENDMENT #196, 2010 (23 MOORES DRIVE REZONING AMENDMENT)

The Mount Pearl City Council adopted the Mount Pearl Municipal Plan Amendment No. 76, 2010 and Development Regulations Amendment No. 196, 2010 on Tuesday, March 23rd, 2010. A Public Hearing to consider objections and representations on these amendments will be held at 7:00 pm on Tuesday, April 13, 2010 at City Hall.

The purpose of these amendments is to rectify the designation and zoning boundaries to correspond to property ownership in the area. The rectification of the boundary will then permit Council to review a development application for two double dwellings (semidetached dwellings) at 23 Moores Drive.

The Mount Pearl Municipal Plan Amendment No. 76, 2010 amends the Future Land Use Map of the Municipal Plan by redesignating a portion of the property at 23 Moores Drive from Open Space to Residential, and a portion of the school grounds to the rear of the property from Residential to Open Space. The Mount Pearl Development Regulations Amendment No. 196, 2010 amends Schedule "E", the Land Use Zoning Map of the Mount Pearl Development Regulations to rezone the corresponding lands from Open Space (OS) to Residential High Density (RHD) and from Residential High Density (RHD) to Open Space (OS).

Anyone wishing to make an objection or representation at the Public Hearing shall, at least 2 days before the date set for the Public Hearing, deposit with the CAO, two copies of a signed written statement outlining the objection or representation. The adopted Municipal Plan and Development Regulations amendments may be inspected during normal business hours at City Hall. For further information on this amendment please visit the City's website at [www.mountpearl.ca](http://www.mountpearl.ca) or contact the Planning & Development Department at 748-1029, e-mail [planning@mountpearl.ca](mailto:planning@mountpearl.ca), fax 748-1111, or by mail at the address listed below.



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