

SPECIAL MEETING OF STANLEY VILLAGE COUNCIL
Monday, October 4th, 2010 – 7:00 p.m.

In Attendance:

Richard Storey

Barbara MacDonald

Tracy Hunter

Shelley Douglass Bartlett

Bob Wilson, R. S. Wilson Building & Consulting Inc.

Discussion Topic:

Zoning By-laws, Municipal Plan and Building Permits; Meeting with Peter Kavanaugh

A special meeting was held to formally introduce Council to Bob Wilson, who was appointed Building Inspector for the Village of Stanley this past summer 2010. Prior to the meeting Mr. Wilson had forwarded a list of discussion items for Council's review.

B. Wilson suggested, after reviewing the Building By-Law that it be revised and updated. He discussed with Council the necessity of having all new structures require a permit because of setbacks, easements, encroachments, access for fire fighting, structurally, etc. He suggested that if exemptions are considered, it should be done through a value of construction. i.e. word the by-law so that \$5,000.00 or under non-structural-no permit required. The present by-law would have to be re-worded to do this exemption. Required inspections currently only have to have a backfill inspection done. Mr. Wilson suggested the by-law should be re-worded to have a contractor submit 2 sets of plans for pre-construction inspection, a backfill inspection, framing inspection, pre-drywall inspection and a final inspection.

B. Wilson also suggested the present applications be reworded for easy completion, and that consideration be given to using Building Inspection Report forms and Order to Comply and Stop Work Order forms. Council also discussed at great length the situation with the current zoning maps and the need for those to be updated.

Insofar as revising the Building By-laws and making the necessary changes regarding the above, as well as the fee structure, B. Wilson indicated that he would be willing to sit down and do this and review same with Council and the Village's legal counsel if Council would like him to.

B. Wilson also indicated that he had recently spoken with Greg Robinson at ADI regarding the Nashwaak Villa. Preliminary drawings are coming out in 2 weeks and the project should be going for tender in January. Finalization will not be until March 15th, 2011. Council discussed, given these dates, the probability now of going ahead and doing a re-zoning of the parcel of land where the new nursing home will sit.

Council thanked B. Wilson for attending and advised they would review his list of recommendations and communicate with him soon.

Meeting with Peter Kavanaugh


Peter Kavanaugh has agreed to meet with Council to discuss the Fire Department and boundary issues on October 18th, 2010 at 6:00 p.m.


Council will change the date of its regular monthly meeting to October 25th, 2010 at 6:00 p.m. to accommodate Mr. Kavanaugh.

Motion: B. MacDonald / T. Hunter / Carried

B. MacDonald moved the meeting adjourned at 9:25 p.m..

VILLAGE OF STANLEY


..... Mayor


..... Acting Assistant Clerk