

REGULAR MEETING
TUESDAY JULY 23, 2019

1. Minutes of July 8, 2019
2. Business Arising
- ✓ 3. Application to build an extension to garage at 12 Cribbies Road
- ✓ 4. Application to build deck at 35 Motion Bay Road
- ✓ 5. Application to build a garage at 55 Main Road, Maddox Cove
- ✓ 6. Application to build a greenhouse at 157 Main Road, Maddox Cove
- ✓ 7. Application to build a wheelchair accessible fishing pier at 10D Main Road, Petty Harbour – Council to re-visit stipulation
- ✓ 8. Application to build a shed at 27 Old Maddox Cove Road
- ✓ 9. Application for excavation (install pipe in drain) at 59 Main Riad, Maddox Cove
- ✓ 10. Ticketing Regulations
- ✓ 11. Request to reduce the approval amount for Big Hill Road Upgrades
- ✓ 12. Fence Regulation
- ✓ 13. Expense Claims
14. Quote for pothole repairs
- ✓ 15. Resolution to approve SNC Lavalin fee for the Capital Works Project – Water Valve replacement Maddox Cove
- ✓ 16. Cheque Log
- ✓ 17. Bills
18. New Business
19. Adjourn

BILLS

1. Weir's Construction (Road Maintenance)	\$284.28
2. T & D Enterprises (Truck Exp.)	\$236.33
3. S & S Supply (Traffic Services)	\$29.33
4. Newfoundland Distributers (Traffic Services)	\$63.25
5. MFB Trucking (W & S and Road Maintenance)	\$5,160.13
6. McDonald's Home Hardware (R. & M Building)	\$45.22
7. Kent (Cribbies Park)	\$43.19
8. John Layden Trucking (Road Maintenance)	\$575.00
9. Cal LeGrow (Insurance)	(\$1,788.25-)
10. Bell Aliant (Telephone Exp.)	\$564.59
11. Bell Mobility (Cell Phone Exp.)	\$192.12
12. Big Erics (Cleaning Exp.)	\$240.76
13. City of St. John's (Garbage Exp.)	\$1,808.95
14. Clean Sweep Property Maintenance (Traffic Services)	\$2,530.00
15. Emco (Water & Sewer)	\$3,252.28
16. Rogers (Office Exp.)	\$97.67
17. Stanley Flowers (Tidy Towns)	\$1,215.55
16. CBCL (Sewer Exp. & Parking Area Skinner's Hill)	\$11,623.11
17. Orkin (Pest Control)	\$86.25
16. CBS Rentals & Supplies (Traffic Services)	<u>\$222.51</u>
TOTAL	\$26,482.27

TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

TUESDAY JULY 23, 2019

PRESENT: Sam Lee, Sam Stack, Kimberly Orren, Rick Raymond, Harry Chafe, Linda Hearn and Stephanie Stack

ABSENT: David Green

#	ITEM	
1	Mayor Lee brought the meeting to order at 6:27pm.	
2	Minutes of July 8, 2019 were read. Motion #249 Sam Stack/ Harry Chafe Proposed minutes of July 8, 2019 be approved. All in favor, motion carried.	
	BUSINESS ARISING	
3	#4 The town is waiting on the revised reduced scope of work from the engineer for the Skinner's Hill Parking Area.	
4	#5 The roof of the town office and community centre is started.	
5	#6 The traffic mirror for the bottom of Skinner's Hill has arrived and will be installed in the next day or so.	
6	#7 The town has not heard back from the Harbour Authority with regard to the waterfront bulk garbage pick-up.	
7	#8 The drains on Shore Lane have been cleaned out.	
8	#9 Staff is getting a quote to have the guardrail on Southside Road repaired.	
9	#13 The parking area in Maddox Cove is started. There was some confusion as to the area that could be excavated. Originally, the Department of Transportation and Works stated that they did not want the town to go back further than the pole that was on the property. Mayor Lee met with a representative from the Department of Transportation and Works who informed him that the town could go back further than the pole.	
10	#23 The "There but not There" silhouettes have been galvanized.	
11	#24 Motion Bay Road Extension Upgrading - Deputy Mayor Stack wanted to clarify some comments from the previous meeting with regard to Motion Bay Road Extension. Deputy Mayor Stack noted that he did not know why Councillor Chafe was asking when this project became a priority. Deputy Mayor Stack stated that this project has been a priority for the past two years. Deputy Mayor Stack also stated that an applicant was given approval to excavate his property 10 years ago and is still unable to develop his property. Deputy Mayor Stack also stated that in March 2018 council gave an approval in principle to this applicant to build a home. Councillor Chafe noted that there are other priorities for the town such as sewer connection for residents. Mayor Lee noted that the work on the road is being done to protect the water line that runs through Motion Bay Road Extension. Mayor Lee also noted that in order to cover the water line the drainage in the area need to be upgraded.	
12	#28 Councillor Hearn submitted the bills for the amount the town would need to cover for the Canada Day celebrations. The town's contribution would be \$573.31.	
13	#30 Councillor Raymond noted that the Cribbies Park Committee have not met since the last meeting. Mayor Lee noted that after the committee meets they could meet with council. Councillor Raymond stated that he would attend the Cribbies Park Meeting and report back to council.	
14	#31 The town has not heard back from the mini aquarium with regard to the placement of garbage bins along Southside Road. Staff will follow up with the mini aquarium.	
15	#32 Councillor Chafe received a quote to have the area at the Maddox Cove ballfield paved. He is waiting on a second quote. Councilor Chafe also spoke to MHA Loyola O'Driscoll with regard to funding for the project. Mr. O'Driscoll stated that recreation should do up a proposal for the funding.	

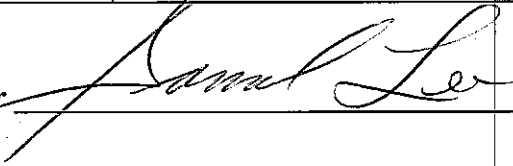
16		<p>#35 Application to build a shed at 6B Main Road, Petty Harbour. A copy of the survey will be requested before council will be able to make a decision on this application. A survey has not been received.</p>
	TONIGHT'S AGENDA	
17		<p>Application to build an extension to garage at 12 Cribbies Road, Petty Harbour. This application was approved at the last meeting with a stipulation that the building meet the 7% lot coverage with a 10% variance. Since the last meeting it was discovered that the applicant has another accessory building on the property that he did not note on his application. When this accessory building is taken into account the lot coverage for accessory building's on this property exceeds the 7% as per the town plan.</p> <p>Motion #250 Sam Stack/ Harry Chafe Proposed to rescind Motion # 233 due to the fact that more information with regard to accessory buildings on the property was discovered. All in favor, motion carried.</p> <p>Motion #251 Sam Stack/ Harry Chafe Proposed to deny application to build an extension to garage at 12 Cribbies Road, Petty Harbour due to the fact that the current accessory buildings exceed the 7% lot coverage. All in favor, motion carried.</p>
18		<p>Application to build an extension to deck at 35 Motion Bay Road. Mayor Lee stated that he was in a conflict of interest. Council voted. Deputy Mayor Stack, Councillor Chafe, Councillor Orren and Councillor Raymond voted that Mayor Lee was in conflict. Councillor Hearn voted that Mayor Lee was not in conflict. Mayor Lee left chambers at 7:05. The Inspection and Development Committee inspected the area and have signed off on the application.</p> <p>Motion #252 Kimberly Orren/Harry Chafe Proposed to approve the application to build an extension to deck at 35 Motion Bay Road. All in favor, motion carried. Mayor Lee returned at 7:06.</p>
19		<p>Application to build a garage at 55 Main Road, Maddox Cove. The Inspections and Development Committee along with staff inspected the area and signed off on the application. The application meets all the regulations for accessory buildings in the residential zone.</p> <p>Motion #253 Harry Chafe/Kimberly Orren Proposed to approve the application to build a garage at 55 Main Road, Maddox Cove. All in favor, motion carried.</p>
20		<p>Application to build a greenhouse at 157 Main Road, Maddox Cove. The Inspections and Development Committee along with staff inspected the area and signed off on the application. The application meets all the regulations for accessory buildings in the residential zone.</p> <p>Motion #254 Harry Chafe/Kimberly Orren Proposed to approve the application to build a greenhouse at 157 Main Road, Maddox Cove. All in favor, motion carried.</p>
21		<p>Application for Fishing for Success to construct a wheelchair accessible fishing pier at 10D Main Road, Petty Harbour. Councillor Orren left chambers at 7:12pm due to a conflict of interest. This application was approved at the last meeting with the stipulation that the pier be open to the public to fish. After some discussion council wanted to revisit the applicant in reference to the stipulation. It was noted that council does not have the authority to place this stipulation on private property. The CAO was speaking with the Department of Environment Water Resources Division and they stated that they have no directives when it comes to access to the public along river banks. He noted that if the area is private property then it would be up to the property owner.</p> <p>Motion #255 Sam Stack/Harry Chafe Proposed to rescind Motion # 231 from the July 8, 2019 meeting as the stipulation should not have been included. All in favor, motion carried.</p> <p>Councillor Chafe noted that he had an issue with the public not being able to fish in this area. Deputy Mayor Stack noted to Councillor Chafe that things were changing in the town and that property is being purchased and is now being privately owned.</p> <p>Motion #256 Sam Stack/Lynn Hearn Proposed to approve the application to construct a wheelchair accessible fishing pier at 10D Main Road, Petty Harbour. Mayor Lee, Deputy Mayor Stack,</p>

		<p>Councillor Chafe, Councillor Hearn in favor. Councillor Raymond not in favor. Motion carried.</p> <p>Councillor Orren returned to chambers at 7:17pm.</p>
22		<p>Application to build a shed at 27 Old Maddox Cove Road. The Inspections and Development Committee along with staff inspected the area and signed off on the application. The application meets the 7% lot coverage for accessory buildings but does not meet the height regulation for accessory buildings in the residential zone.</p> <p>Motion #257 Harry Chafe/Kimberly Orren Proposed to approve the application with the stipulation that it would have to meet the height regulation for accessory buildings in the residential zone. All in favor, motion carried.</p>
23		<p>Application to excavate (install pipe in drain) at 59 Main Road, Maddox Cove. Mayor Lee, Councillor Hearn and Councillor Chafe left chambers due to a conflict of interest. This only left 3 councillor which would not be a quorum. It was noted that this was a water drainage issue for the resident and need to be looked at by council before the next meeting. Council will schedule another public meeting later this week to review this application.</p> <p>Motion #258 Kimberly Orren/Rick Raymond Proposed to defer application until council meets again. All in favor, motion carried.</p>
24		<p>Ticketing Regulations – The town was recently given the authority from the Minister of Transportation and Works to issue tickets for non-moving violations. The Minister has suggested in his letter to the town that the town seek legal counsel to ensure the town’s regulations/by-law are in order. The town will also have to get the appropriate signage installed that would meet the Highway Traffic Act.</p> <p>Motion #259 Harry Chafe/Rick Raymond Proposed to seek legal counsel with regard to the ticketing regulations/by-law and to have the appropriate signage installed. All in favor, motion carried.</p>
25		<p>Gas Tax funds – Big Hill Road Upgrades</p> <p>Motion #260 Sam Stack/Lynn Hearn Proposed to reduce the Big Hill Road Upgrades Project funds by \$15,772.44. Council approves the release of these funds in order to use for future projects. All in favor, motion carried.</p>
26		<p>The draft Fence Regulation/by-law was tabled. Deputy Mayor Stack noted that he would like #11 of the regulation to read “Any person who violates any of the provisions of these regulations shall be guilty of an offence as per Section 420 of the Municipalities Act, 1999.</p> <p>Motion #261 Kimberly Orren/Sam Stack Proposed to accept the draft Fence Regulations with the change to #11 as stated above. All in favor, motion carried.</p>
27		<p>Expense Claims</p> <p>Motion #262 Kimberly Orren/Rick Raymond Proposed to approve expense claim for Ann Payne in the amount of \$19.53. All in favor, motion carried.</p> <p>Motion #263 Rick Raymond/ Harry Chafe Proposed to approve expense claim for Jackie Connolly in the amount of \$184.75. All in favor, motion carried.</p> <p>Motion #264 Harry Chafe/Rick Raymond Proposed to approve expense claim for Stephanie Stack in the amount of \$24.06. All in favor, motion carried.</p> <p>Motion #265 Harry Chafe/Rick Raymond Proposed to approve expense claim for Stephanie Stack in the amount of \$94.11. All in favor, motion carried.</p> <p>Motion #266 Sam Stack/Harry Chafe Proposed to approve expense claim for Matthew Chafe in the amount of \$192.21. All in favor, motion carried.</p> <p>Motion #267 Sam Stack/Rick Raymond Proposed to approve expense claim for Harry Chafe in the amount of \$552.52. All in favor, motion carried.</p>
28		<p>The town received a quote to have the potholes on the town roads repaired in the amount of \$23,500 plus HST. The CAO tabled a list of areas that will be repaired. Mayor Lee noted that these smaller potholes need bigger sections cut out not just filled. Mayor Lee noted that he will meet with the Foreman next week to review the areas again. Mayor Lee will also have the foreman request a second quote from another paving company.</p>
29		<p>Request to approve SNC Lavalin’s proposal for the Capital Works Project –</p>

		Water Valve Replacement Maddox Cove. Motion #268 Sam Stack/Rick Raymond Proposed to approve SNC Lavalin's proposal for the Capital Works Project – Water Valve Replacement Maddox Cove. All in favor, motion carried.
30		The Cheque Log was tabled. Motion #269 Harry Chafe/Lynn Hearn Proposed to accept the cheque log as tabled. All in favor, motion carried.
31		Bills in the amount of \$26,482.27 were tabled. Motion #270 Sam Stack/Kimberly Orren Proposed to pay bills in the amount of \$26,482.27. All in favor, motion carried.
	NEW BUSINESS	
32		Councillor Chafe noted that there is an issue with water getting under the siding at the back of the community centre. He also noted that there is a section of deck that would need to be taken off. Staff along with Councillor Chafe and Mayor Lee will look at the issue and report back to council.
33		Councillor Hearn noted that during the Canada Day Celebrations the room that houses the panel box at the Tourist Information Centre was locked and the foreman did not have a key. Staff will get a key cut for this room. Councillor Chafe also noted that there is an issue with the panel box at the tourist Information Centre. He stated that the breakers trip frequently. Staff will have the electrician look at this the next time he is down.
34		Councilor Orren asked if staff can check with the Harbour Authority to see if the traffic mirror on the Northside will be installed.
35		Councillor Orren noted that there is a need for garbage buckets on the Main Road. It was noted that there is nowhere to place these garbage buckets on the Main Road. The CAO noted that there are garbage buckets needed at Bidgood's Cove. Staff will have 2 Garbage buckets placed at Bidgood's Cove and 1 placed at the entrance to the Tourist Information Centre on the Main Road.
36		Deputy Mayor Stack noted that the Main Road throughout the community is in bad shape and there are numerous issues that need attention. Deputy Mayor Stack noted that, to his knowledge, the Department of Transportation and Works contracts the City of St. John's to do the snow clearing throughout the town. He stated that if the Department of Transportation and Works had done the snow clearing they would know some of the problems on the Main Road. The CAO noted that the Department of Transportation and Works are very aware of the issues on the Main Road as they have been emailed numerous times. Deputy Mayor Stack suggested that the town meet with the Minister to review these issues. Staff will take pictures of all the issues on the Main Road for the meeting.
37		The MNL Conference is scheduled from November 14 – 16, 2019. It will take place in St. John's this year.
38		Mayor Lee asked if council would be doing anything about structures that are not permanent such as seasonal structures vinyl car ports etc. Staff will contact the town planner and other municipalities with regard to this.
39		The town received a thank you from former MHA Keith Hutchings for the card council sent to him.
40		Council Orren tabled a new disclosure statement.
41		The foreman's report was tabled.
42		Occupancy & Maintenance Regulation – Urban and Rural Planning Act, 2000. Motion #271 Sam Stack/Kimberly Orren Proposed to initiate the process for the town to avail of the controls in the Occupancy and Maintenance Regulations under the Urban and Rural Planning Act, 2000. All in favor, motion carried.
43		Deputy Mayor Stack noted that the road to the catholic cemetery is in bad shape and in need of repair as there are rocks protruding the pavement. The CAO noted that this is already on the list for staff to have completed.
44		Councillor Raymond noted that the culvert by the chlorine station needs to be covered over as it is exposed. Staff will look into this.
45		Staff noted that there is a boulder that has shifted on Shore Lane. Mayor Lee noted that he visited the site and does not see an issue with this. He stated if the boulder moves it will go in the drain below. Mayor Lee requested that staff send the property owner, that is close in proximity to the boulder, a letter stating that the town may have to remove this boulder and to see if the property owner has any issues.
46		Motion #272 Rick Raymond/Kimberly Orren

		Proposed meeting be adjourned. All in favor, motion carried. Meeting adjourned at 9:05pm.
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Sam Lee, Mayor



Stephanie Stack, Chief Administrative Officer

