

REGULAR MEETING
WEDNESDAY JULY 29, 2020
AGENDA

1. Minutes of July 8, 2020
2. Business Arising
3. Debris/condition at 10D Main Road, Petty Harbour
4. Application for an approval in principle to build a shed at 21 Southside Road (App #A2020-68)
5. Application to build a gazebo at 157 Main Road, Maddox Cove (App #A2020-77)
6. Application for an approval in principle to fill in area behind home at 23 Old Maddox Cove Road (App # A2019-14)
7. Application to build a jetty at 60C Main Road, Petty Harbour (App #A2019-32)
8. Application to operate a walk-in clinic at 38 Main Road, Petty Harbour (App #A2020-75)
9. Application to build garage at 53 Motion Bay Road (App #A2020-84)
10. Application to replace fishing shed on Southside waterfront (App #A2020-85)
11. Application for an approval in principle to build home at 51 -59 Motion Bay Road Ext. (App #A2020-71)
12. Letter from resident regarding the river next to 5 Main Road, Petty Harbour
13. Permit System, Southside Road
14. Foreman's Report
15. Expense Claims
16. Bills
17. New Business
18. Adjourn

BILLS

Bell Aliant (Telephone Expense)	\$567.61
City of St. John's (Garbage Expense)	\$2,512.02
CBS Rentals (Road Maintenance Expense)	\$706.38
Construction Signs Ltd. (Traffic Services Expense)	\$448.50
Source Atlantic (Misc. Exp.)	\$42.42
Brenntag (Water Expense)	\$801.70
Impact Signs (Traffic Services Expense)	\$105.80
McDonald's Home Hardware (Truck, Cleaning & R/M Building Expense)	\$477.66
Stewart McKelvey (Professional Fees Expense)	\$1,021.20
Staples (Employee Clothing Expense)	\$25.29
MFB Trucking (Road maintenance Expense)	\$1,624.38
Rogers (Office Expense)	\$97.67
Commissionaires (Traffic Control Expense)	\$414.00
North Atlantic Supplies (Employee Clothing Expense)	\$131.10
Modern Paving (Road Maintenance Expense)	\$129.58
T&D Enterprises (Garbage Truck Expense)	\$460.00
John Layden Trucking (Garbage Fee & Road Maintenance Expense)	\$6,664.87
Bidgood's (Office Expense)	\$5.91
East Chem (Water Expense)	\$821.10
CIBC Mellon (Employee Pension Expense)	\$3,269.18
Dallas Mercer Consulting (Employee Training Expense)	\$224.25
Raymond Contracting (Parking Lot Expense)	\$3,450.00
S&S Supply (Road Maintenance Expense)	\$56.01
Orkin Canada (Pest Control Expense)	<u>\$86.25</u>
TOTAL	\$24,142.88

TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

TUESDAY JULY 29, 2020

This meeting took place at the community centre and all Covid protocols were in place. (The meeting was open to the public)

PRESENT: Sam Lee, Sam Stack, David Green, Kimberly Orren, Rick Raymond, Linda Hearn and Stephanie Stack

ABSENT: Harry Chafe

#		ITEM
1		Mayor Lee brought the meeting to order at 6:41 pm. Housekeeping items related to Covid-19 were read for all who were present.
2		Minutes of July 8, 2020 were read. Motion #213 David Green/Rick Raymond Proposed minutes of July 8, 2020 be approved. All in favor, motion carried.
	BUSINESS ARISING	
3		#3 The Foreperson is waiting on prices from Darren Patey for a diffuser.
4		#4 The Doggie Bag Dispensers will be installed in the coming days.
5		# 6 Staff will find out how many tickets have been issued to date.
6		#9 Capital Works Project – Lift Stations Currently waiting on an approval for an amendment of this project to include all repairs and upgrades to the lift stations not just the control panels.
7		#12 The probationary days for the part-time labourer as of August 7 will be 21 days.
8		#15 Old Maddox Cove Road – Road Repairs The town has secured a loan from CIBC against the town’s Gas Tax Funds in the amount of \$99,899.00 and currently has approval to use funds from the Gas Tax Account in the amount of \$234,828.00. For a total of \$334,727.00. The town is still waiting on a decision for the application for Emergency Funding from the Provincial Government in the amount of \$30,000.
9		#24 The speed bump on Hamlyn Heights have been installed.
	TONIGHT’S AGENDA	
10		Debris/condition of property at 10D Main Road, Petty Harbour Councillor Orren declared she was in a conflict of interest and removed herself from the discussion and from voting. Mr. Leo Hearn was present in chambers to speak on behalf of this matter. Mr. Hearn asked if council would be able to give them a 3 to 6 month extension to have the area cleaned up. Mr. Hearn noted that Fishing for Success has been quite busy with the organization especially with summer staff. Mr. Hearn also noted that he has already brought 10-15 loads of debris to the dump to date. Mayor Lee noted that the debris has been there for a while. Councillor Green suggested that Mr. Hearn rent/place a dumpster on the property as this would possibly be cheaper and more efficient than going to the dump with pick up loads of garbage. Councillor Green noted that he would be agreeable to a 3-week extension. Mr. Hearn noted that due to the lay of the land in the area it would be difficult. Council agreed to give Mr. Hearn a three-week extension to have the area cleaned up.
11		Application for an approval in principle to build a shed at 21 Southside Road (App #A2020-68). This application meets the requirement for an accessory building in the Harbourfront Zone. The Inspections and Development Committee and staff have inspected the area and signed off on the application. The Harbour Authority have also signed off on this application. Motion #214 Sam Stack/Lynn Hearn Proposed to approve the application in principle to build a shed at 21 Southside Road (App #A2020-68) with the stipulation that it is approved by the Department of Environment. All in favor, motion carried.

12		<p>Application to build a gazebo at 157 Main Road, Maddox Cove (App #A2020-77). This application meets the requirement for an accessory building in the Residential Zone. The Inspections and Development Committee and staff have inspected the area and signed off on the application.</p> <p>Motion #215 David Green/Rick Raymond Proposed to approve the application to build a gazebo at 157 Main Road, Maddox Cove (App #A2020-77). All in favor, motion carried.</p>
13		<p>Application for an approval in principle to fill in area behind home at 23 Old Maddox Cove Road (App # A2019-14). Councillor Chafe and staff inspected the area and did not sign off on the application as Councillor Chafe had noted some issues with regard to the river in the area. Councillor Chafe was not present at the meeting so could not discuss his concerns. It was noted that Counillor Chafe may be available at the end of the meeting for a phone call to discuss the matter.</p> <p>Motion #216 Rick Raymond/Sam Stack Proposed to defer this application until council speaks with Councillor Chafe. All in favor, motion carried.</p>
14		<p>Application to build a jetty at 60C Main Road, Petty Harbour (App #A2019-32). The Inspections and Development Committee and staff have inspected the area and signed off on the application. The Harbour Authority have also signed off on this application. This application does not have to be approved by the Department of Municipal Affairs and Environment as there was a small window (approximately 1 month) when the Department of Municipal Affairs and Environment where not requiring approvals for these types of application due to reduced staff from Covid. This window has since closed and any new applications in the flood risk area will have to be approved by the Department of Municipal Affairs and Environment.</p> <p>Motion #217 Sam Stack/Rick Raymond Proposed to approve the application to build a jetty at 60C Main Road, Petty Harbour (App #A2019-32). All on favor, motion carried.</p>
15		<p>Application to operate a walk-in clinic at 38 Main Road, Petty Harbour (App #A2020-75). Councillor Hearn declared she was in a conflict of interest and removed herself from the discussion and from voting. It was noted by council that they have no issue with the application. As this is a discretionary use in the Harbourfront Zone. The application would have to go out to the public for comment.</p> <p>Motion #218 David Green/ Rick Raymond Proposed to send application out to the public for comment at applicants' expense. All in favor, motion carried.</p>
16		<p>Application to build garage at 53 Motion Bay Road (App #A2020-84). This application meets the requirement for an accessory building in the Residential Zone. The Inspections and Development Committee and staff have inspected the area and signed off on the application.</p> <p>Motion #219 Rick Raymond/Sam Stack Proposed to approve the application to build garage at 53 Motion Bay Road (App #A2020-84). All in favor, motion carried.</p>
17		<p>Application to replace fishing shed on Southside waterfront and to complete repairs on a second shed (App #A2020-85). It was noted that the town would need a picture of the second shed where the repairs will be taking place.</p> <p>Motion #220 Rick Raymond/Lynn Hearn Proposed to approve the application in principle to replace fishing shed on Southside waterfront and to complete repairs on a second shed (App #A2020-85) with the stipulation that it is approved by the Department of Environment. All in favor, motion carried.</p>

18		<p>Application for an approval in principle to build home at 51 -59 Motion Bay Road Ext. (App #A2020-71).</p> <p>On July 21, 2020 Mayor Lee, Deputy Mayor Stack and Councillor Green met with representatives from the Department of Municipal Affairs and Environment (Mary Oley and Kim Blanchard) to discuss the letter Council sent the Department of Municipal Affairs & Environment stating they would not permit development until Motion Bay Road Extension was brought up to town standards. Mayor Lee stated that he felt that the Department of Municipal Affairs were under the understanding that there was an application for a subdivision brought forward to the town not an individual home. The town recently received an email back from the Department of Municipal Affairs and Environment as a follow up to July 21, 2020 meeting stating “Further to the meetings and the above noted correspondence, it is our understanding that the Town will be undertaking upgrades of Motion Bay Road Extension and entertaining development applications in accordance with its Municipal Plan and Development Regulations as Council sees fit. Please note that the Department is not placing restrictions on development in the Town; however, as expressed in the discussions, we do encourage Council to seek independent legal and planning advice regarding development decisions and development agreements that Council may wish to entertain”. Mayor Lee noted that the town would need an agreement with the property owner stating that the road will stay in its current condition until council has the funds to upgrade the road. The CAO noted that the agreement should be a legal binding agreement drafted by the town’s lawyer. The CAO also noted that the agreement would have to follow the deed to the property as property owners may change. Councillor Green noted that the current owner may agree to signing an agreement but not subsequent owners. It was noted that the agreement would have to address this issue. Councillor Orren asked who will cover the cost of drafting this legal document. Mayor Lee stated that the town is requesting this agreement so it would be the town. Councillor Raymond stated that council should not be allowing development on the road before the road is upgraded.</p> <p>Motion #221 Sam Stack/Lynn Hearn</p> <p>Proposed to approve the application in principle with the stipulation that an agreement be signed between the town and the property owner stating that Motion Bay Road Extension will remain in it’s current condition until such a time as the town secures funding or is able to complete upgrades to the road. The agreement will also note that snowclearing will be the responsibility of the property owner until road is upgraded. The owner will also have to bring his garbage to the main road on a weekly basis until road is upgraded. Mayor Lee, Deputy Mayor Stack, Councillor Green and Councillor Hearn in favor. Councillor Orren and Councillor Raymond not in favor. Motion carried.</p>
19		<p>Letter from resident regarding the river next to 5 Main Road, Petty Harbour. The town has been in discussion with NF Power with regard to this issue. Newfoundland Power has stated that they would not do anything with the river as they did not do anything that caused the problem. A request was made for a meeting but Newfoundland Power indicated that they would not have anything further to add with regard to the river. Mayor Lee noted that there are a couple of issues with the river that need to be discussed with Newfoundland Power. Staff will set up a meeting with Newfoundland Power. Staff will try to set up the meeting for Tuesday August 4 in the afternoon.</p>
20		<p>Southside Road – Parking Permits for residents</p> <p>Mayor Lee asked if council would like to charge for the permits or give them out free of charge. Deputy Mayor Stack stated that he would like for council to issue the permits free of charge. Councillor Green stated that council shouldn’t charge residents for this. Councillor Green also stated that the permit should be specific to a license plate number. It was agreed to issue 2 permits (Max) per household on Southside Road free of charge.</p>
21		<p>The Foreperson’s Report was tabled</p> <p>Motion #222 Rick Raymond/Lynn Hearn</p> <p>Proposed to accept the foreperson’s report. All in favor, motion carried.</p>
22		<p>Expense claim for Matthew Chafe in the amount of \$531.73 was tabled.</p> <p>Motion #223 Rick Raymond/David Green</p> <p>Proposed expense claim for Matthew Chafe in the amount of \$531.73 be approved. All in favor, motion carried.</p>
23		<p>Expense claim for Mandy Dinn in the amount of \$30.00 was tabled.</p> <p>Motion #224 Rick Raymond/Kim Orren</p> <p>Proposed expense claim for Mandy Dinn in the amount of \$30.00 be approved. All in favor, motion carried.</p>

24		Expense claim for Stephanie Stack in the amount of \$20.00 was tabled. Motion #225 Rick Raymond/David Green Proposed expense claim for Stephanie Stack in the amount of \$20.00 be approved. All in favor, motion carried.
25		Expense claim for Sam Lee in the amount of \$20.00 was tabled. Motion #226 Rick Raymond/Sam Stack Proposed expense claim for Sam Lee in the amount of \$20.00 be approved. All in favor, motion carried.
26		Bills in the amount of \$24,142.88 were tabled. Motion #227 Lynn Hearn/Kim Orren Proposed to pay bills in the amount of \$24,142.88 . All in favor, motion carried.
	NEW BUSINESS	
27		Councillor Hearn noted that recreation was contact by the staff of the show "Hudson & Rex" regarding the renting of the community centre and the community centre parking area. Council was all in agreement that the community centre is closed due to the pandemic and will not re-open at this time. Council agreed that recreation could rent the parking area out to the film crew.
28		Coucnillor Hearn noted that recreation was approached by the Senior Card Club to use the centre. Council was all in agreement that the community centre is closed due to the pandemic and will not re-open at this time.
29		Councillor Chafe became available over the phone to discuss the approval in principle to fill in area behind home at 23 Old Maddox Cove Road (App # A2019-14). Councillor Chafe noted that he had issues with fill being so close to the river. Councillor Chafe noted that he would be okay with the application if a rock wall is placed at the edge of the river to stop fill from going into the river. Motion #228 Sam Stack/David Green Proposed to approve the application in principle with the stipulation that it is approved by the Department of Municipal Affairs and Environment. A rock wall will have to be placed a distance from the river that is acceptable to the Department of Municipal Affairs and Environment.
30		Councillor Hearn noted that she is receiving complaints with regard to people not being able to trout in the river at 10D Main Road, Petty Harbour. Councillor Hearn noted that when council approved the application on this property it was stated that people/residents would be able to trout in the area. Mayor Lee noted that he is getting complaints also. Councillor Orren noted that there is a reservation for oceans but not for rivers. Councillor Orren noted that Fishing for Success must maintain the property and there are liability issues. She also stated that Fishing for Success has summer staff hired that they are responsible to keep safe during Covid.
31		Deputy Mayor Stack noted that the shoulders of the road in Maddox Cove are bad. The CAO informed council that a \$5000 grant was just received from the Department of Transportation and Works to complete work on the Main Road. Motion #229 Sam Stack/Rick Raymond Proposed to use the \$5000 grant to due shouldering throughout the community. All in favor, motion carried.
32		Deputy Mayor Stack noted that Maddox Cove Road coming into the town needs another speed limit sign.
33		New speed signs on the town's side roads will be erected in the coming days.
34		Motion #230 Rick Raymond/David Green Proposed meeting be adjourned. All in favor, motion carried. Meeting adjourned at 9:30pm.

Sam Lee, Mayor _____

Stephanie Stack, Chief Administrative Officer _____