

**REGULAR MEETING**  
**TUESDAY MARCH 21, 2023**  
**AGENDA**

1. Minutes of March 6, 2023
2. Business Arising
3. Vacate Motion # 244 from the August 30, 2021 minutes (As per the Eastern Regional Appeal Board decision)
4. Application to construct a chain link fence at 10D Main Road, Petty Harbour (A2021-51). Application to be revisited as per the Eastern Regional Appeal Board decision. Request to speak Kim Orren.
5. Application to construct 13ft of chain link fence at 10D Main Road, Petty Harbour (A2023-10)
6. Application to operate a tourist accommodation at 105 Main Road, Petty Harbour (A2023-09)
7. Application to construct a chicken coop at 37 Skinner's Hill, Petty Harbour (A2023-08)
8. Application to construct a temporary fence at 37 Skinner's Hill, Petty Harbour (A2023-07)
9. Adopt the Strategic Tourism Plan
10. Quote for new topographic map for the town's GIS System
11. Request for donation from the Goulds Lions Arena
12. Foreperson's Report
13. Expense Claims
14. Bills
15. New Business
16. Adjourn

## **BILLS**

Brenntag (Water Expense)	\$1,615.83
Bell Mobility (Cell Phone Expense)	\$388.12
City of St. John's (Garbage Expense)	\$1,493.58
CIBC Visa (Postage, Truck & Office Expense)	\$712.31
BioMaxx (Sewer Expense)	\$6,106.50
NL Exchequer (Snow Clearing Expense)	\$1,152.30
North Atlantic Supplies (Employee Clothing Expense)	\$1,062.60
Northeast Avalon Joint Council (Membership Fees Expense)	\$300.00
NF Power (Hydro Expense)	\$3,347.69
Stewart McKelvey (Professional Fees Expense)	\$3,235.23
Rogers (Office Expense)	<u>\$91.92</u>
Total	\$17,506.08

**TOWN OF PETTY HARBOUR/MADDOX COVE**

**REGULAR MEETING**

**TUESDAY MARCH 21, 2023**

**PRESENT: Ron Doyle, Rick Raymond, Ed Dyke, Irene Stack, Agatha Stack-Balsom, Beatrice Burry, Melissa Pardy and Stephanie Stack**

#		ITEM
1		Mayor Doyle brought the meeting to order at 6:32pm.
2		Minutes of March 6, 2023 were tabled. <b>Motion #66 Rick Raymond/ Ed Dyke</b> Proposed to accept minutes of March 6, 2023. All in favor, motion carried.
	<b>BUSINESS ARISING</b>	
3		#3 Councillor Stack asked if staff could contact the Department of Transportation and Infrastructure again to set up a meeting to discuss the drain at 115A Main Road, Petty Harbour.
4		#4 Motion Bay Road Extension - Dynamic Engineering should have the drawings of the drain completed in the next couple of days.
5		#5 The town has not received a follow up from the owners of The Stand General Store. Staff will contact the owners again.
6		#17 The AGM for the Development Committee will take place on March 27 <sup>th</sup> , 2023 at 7:00pm.
	<b>TONIGHT'S AGENDA</b>	
7		<b>Motion #67 Ed Dyke/Irene Stack</b> Proposed to vacate Motion# 244 of August 30, 2021 minutes as per decision from the Eastern Regional Appeal Board. ( <i>Motion #244 Lynn Hearn/Rick Raymond Proposed not to approve the application to build a chain link fence at 10D Main Road, Petty Harbour (A2021-51) due to the amount of negative feedback from residents of the community. Councillor Raymond, Councillor Hearn and Councillor Chafe in favor. Mayor Lee and Deputy Mayor Stack not in favor.</i> ) All in favor, motion carried.
8		As per the Eastern Regional Appeal Board decision, council will reconsider Application #A2021-51 to construct a chain link fence at 10D Main Road, Petty Harbour. Mayor Doyle asked Ms. Orren if she would like to speak with regard to her application. Ms. Orren noted that she was there to answer any questions council may have. <b>Motion #68 Ed Dyke/Irene Stack</b> Proposed to approve the application with the following two amendments:  #1. That the chain link fence shall be no closer than 2m (6.56ft) of the high tide mark. This would allow the free flow of water during major runoffs and would allow emergency access to the shoreline if needed. Policy G-9 (1): A buffer strip of undisturbed land shall be retained along rivers, and major streams, and ponds.  #2. That the chain link fence does not exceed 1.219 m (4 ft) in height. This will not interfere with the public's visual appeal to the heritage area and would take into consideration all other concerns brought forward.  <b>Policy G-1 Townscape Character</b> - of the Town's Development Plan states: "It shall be the intention of Council to protect and enhance the Town's unique sense of place and ensure that new development is consistent with current style, size, scale and form of development in the Town, with special consideration given to the designated Heritage Area".  <b>Policy G-2 Visual Impact of Development</b> - of the Town's Development Plan states: "It shall be a policy of Council to consider the visual impact of new development, in terms of the compatibility of the scale and form of the development and how the development fits into the landscape".  <b>Section 2.6 Heritage Preservation</b> - of the Town's Development Plan states: "The historic character of Petty Harbour, reflected in the built heritage of homes, outbuildings, fences, and narrow streets tucked into the landscape are features of the

	<p>community that attract visitors. As property values rise, there is pressure to renovate or construct new dwellings that are inconsistent in size, scale and form with existing buildings in the harbour. Preservation of the built heritage in Petty Harbour is a priority for residents”.</p> <p><b>Also, as per #4 of the town’s Fencing Regulation:</b> The materials used in the erection and repair of a fence shall only be of a material that is approved by Council.</p> <p><b>Section 414 (1) (hh) Council Regulations</b> of the Municipalities Act states that council shall make regulations: “prescribing the height and type of construction of fences”.....</p> <p><b>Policy HA4</b></p> <ol style="list-style-type: none"> <li>1. Council will give notice and consult with area residents on development proposals.</li> <li>2. Council will take into account input from the public in determining the conditions of a new development’s approval.</li> </ol> <p>All in favor, motion carried.</p>
9	<p>Application to build a 13ft section of chain link fence at 10D Main Road Petty Harbour(A2023-10). The Inspections and Development Committee inspected the area and signed off on the application. Councillor Dyke noted that he inspected the area and had no issues with erecting a fence in this area but he would like to see it constructed of wood so that it would be a continuation of the current wooden fence that runs along the property. That way there would not be a fence made of two different materials.</p> <p><b>Motion #69 Ed Dyke/Irene Stack</b> Proposed to deny the application to construct a 13ft section of chain link fence at 10 Main Road, Petty Harbour (A2023-10) as there is currently a wooden fence along the boundary and tying into that with a chain link fence would look totally different than what is there now. The policies that allow for this decision are as follows:</p> <p><b>Policy G-1 Townscape Character</b> - of the Town’s Development Plan states: “It shall be the intention of Council to protect and enhance the Town’s unique sense of place and ensure that new development is consistent with current style, size, scale and form of development in the Town, with special consideration given to the designated Heritage Area”.</p> <p><b>Policy G-2 Visual Impact of Development</b> - of the Town’s Development Plan states: “It shall be a policy of Council to consider the visual impact of new development, in terms of the compatibility of the scale and form of the development and how the development fits into the landscape”.</p> <p><b>Section 2.6 Heritage Preservation</b> - of the Town’s Development Plan states: “The historic character of Petty Harbour, reflected in the built heritage of homes, outbuildings, fences, and narrow streets tucked into the landscape are features of the community that attract visitors. As property values rise, there is pressure to renovate or construct new dwellings that are inconsistent in size, scale and form with existing buildings in the harbour. Preservation of the built heritage in Petty Harbour is a priority for residents”.</p> <p><b>Also, as per #4 of the town’s Fencing Regulation:</b> The materials used in the erection and repair of a fence shall only be of a material that is approved by Council.</p> <p><b>Section 414 (1) (hh) Council Regulations</b> of the Municipalities Act states that council shall make regulations: “prescribing the height and type of construction of fences”..... All in favor, motion carried.</p>
10	<p>Application to operate a tourist accommodation at 105 Main Road, Petty Harbour (A2023-09).</p> <p><b>Motion #70 Rick Raymond/Ed Dyke</b> Proposed to send out the application to the public for comment as this is a new business application and is a discretionary use in the residential zone. All in favor, motion carried.</p>
11	<p>Application to construct a temporary chicken coop at 37 Skinner’s Hill (A2023-08). The applicant is requesting to have the chicken coop for 1 month.</p> <p><b>Motion #71 Ed Dyke/Beatrice Burry</b></p>

		Proposed to send this out to surrounding properties for comment for 1 week. All in favor, motion carried.
12		Application to construct a temporary fence at 37 Skinner's Hill (A2023-07). The applicant is requesting to have the fence for 1 month. There was some discussion on weather or not this application should go out to surrounding residents. Council agreed that it did not have to go out to surrounding residents. <b>Motion #72 Ed Dyke/Melissa Pardy</b> Proposed to approve the temporary fence at 37 Skinner's Hill (A2023-07) for 1 month. All in favor motion carried.
13		The new Strategic Tourism Plan was tabled. <b>Motion #73 Agatha Stack Balsom/Melissa Pardy</b> Proposed to adopt the new Strategic Tourism Plan. All in favor, motion carried.
14		New quote for updated topographic mapping for the town's GIS System was tabled in the amount of \$882.50 plus HST. <b>Motion #74 Melissa Pardy/Beatrice Burry</b> Proposed to accept the quote in the amount of \$882.50 plus HST for updated topographic mapping for the town's GIS System. All in favor, motion carried.
15		A request for a donation from the Goulds Lions Arena. There were some questions on whether this building is owned by the City of St. John's. Mayor Doyle noted that we should find this out as we do not want to be subsidizing a City of St. John's building. Mayor Doyle also stated that the town would be willing to donate the town facilities for a fundraiser as the town has a limited donation budget. Councillor Dyke stated that he will contact the arena to find out if the City of St. John's owns the arena. <b>Motion #75 Ed Dyke/Irene Stack</b> Proposed to defer this donation request until Councillor Dyke gets the information about ownership of the arena. All in favor, motion carried.
16		Foreperson's Report was tabled. <b>Motion #76 Agatha Stack Balsom/Melissa Pardy</b> Proposed to approve the Foreperson's Report. All in favor, motion carried.
17		Expense Claim for Matthew Chafe in the amount of \$42.00 was tabled. <b>Motion #77 Ed Dyke/Rick Raymond</b> Proposed to approve an expense claim for Matthew Chafe in the amount of \$42.00. All in favor, motion carried.  Expense Claim for Stephanie Stack in the amount of \$40.00 was tabled. <b>Motion #78 Rick Raymond/Irene Stack</b> Proposed to approve an expense claim for Stephanie Stack in the amount of \$40.00. All in favor, motion carried.
18		Bills in the amount of \$17,506.08 were tabled. <b>Motion #79 Melissa Pardy/Agatha Stack Balsom</b> Proposed to pay bills in the amount of \$17,506.08. All in favor, motion carried.
	<b>NEW BUSINESS</b>	
19		Councillor Pardy noted the bad condition of the roads throughout the community. She stated that the roads are owned by the Province but was wondering if the town could contact the Department of Transportation and Infrastructure to see when/if the roads will be repaired. Staff will contact the department with regard to this. Staff noted that the department is still in their winter schedule and any work would only happen once they move to their spring/summer schedule and when the asphalt plants open later in the Spring.
20		Councillor Pardy asked when the drains on Old Maddox Cove Road will be cleaned out. Staff will speak to the outside foreman with regard to this.
21		Councillor Dyke noted that there are two potholes near 33 Motion Bay Road that need to be filled in. Staff will inform the foreman about this.
22		The digital speed sign by John Layden Trucking on the Main Road in Maddox Cove is not working. Staff will have this looked at.
23		Deputy Mayor Raymond noted that there was an accident on Big Hill Road and it was noted that there was ice on the hill. The CAO will inform the foreman to keep a close watch to this area especially when temperatures are below freezing.
24		Deputy Mayor Raymond asked about the cost for the logo for employee clothing. The CAO will have this information for the next meeting.
25		The CAO – Stephanie Stack noted that the town had the kick off meeting for the splash pad. This project should go out to tender in the coming weeks. It was noted that the summer program may be impacted by this project. Council will set up a

		meeting with recreation to discuss this and to welcome the new Recreation Commission. A tentative date of April 4 at 6:00pm was set. The CAO will check to see if this date will work for recreation.
26		<b>Motion #80 Ed Dyke/Rick Raymond</b> Proposed meeting be adjourned. All in favor, motion carried. Meeting adjourned at 7:26pm. Council will meet after this meeting to review the Emergency Management Plan.

**Ron Doyle, Mayor** \_\_\_\_\_

**Stephanie Stack, Chief Administrative Officer** \_\_\_\_\_