

REGULAR MEETING
MONDAY SEPTEMBER 23, 2024
AGENDA

1. Minutes of September 9, 2024
2. Proclamation for Fire Prevention Week (October 6-12, 2024)
3. Business Arising
4. Application to build extension to Chafe's Landing at 11 Main Road, Petty Harbour(A2024-71)
5. Application to build home at 158 Main Road, Maddox Cove (A2024-83)
6. Letter requesting to rezone 90-96 Main Road, Petty Harbour from HarbourFront to Residential
7. Letter regarding erecting a mural at 13 Main Road, Petty Harbour
8. Snow Clearing Contract
9. Ultimate Recipient Community-Building Fund (previously called the Gas Tax Fund) Administration Agreement 2024-2034
10. Letter regarding application to clear drains at 59 Main Road, Maddox Cove (A2024-69)
11. Daily Foreperson's Log
12. Expense Claims
13. Bills
14. New Business
15. Adjourn

BILLS

September 23, 2024

Triware (Computer Exp)	\$80.50
Rogers (Office Expense)	\$296.57
John Layden Trucking (truck Exp. & Road Maintenance)	\$460.01
Weir's (Road Maintenance)	\$280.60
MFB Trucking(Road Maintenance)	\$2,300.00
JW Consulting (Training Exp.)	\$2,300.00
Impact Signs (Traffic Services)	\$205.28
Hi-Tech Communications (Office Exp.)	\$91.98
Bennett's Home Hardware (R & M Building & Cleaning Supplies)	\$116.11
Atlantic Technical Services (Water Infrastructure Exp.)	\$2,220.65
City of St. John's (Garbage Exp.)	\$2,629.26
Brenntag (Water Infrastructure Exp.)	\$2,110.72
BioMaxx (Sewer Monitoring Exp.)	\$5,917.22
Commissionaires (Traffic Services)	\$1,288.00
Blacktop Solutions (Traffic Services)	\$2,530.00
Weir's Construction (CWP Shore Lane)	\$7,850.48
Dynamic Engineering (CWP Motion Bay Road Ext.)	<u>\$6,120.30</u>
Total	\$36,797.68

TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

MONDAY SEPTEMBER 23, 2024

PRESENT: Ron Doyle, Rick Raymond, Kayla Parsons, Ed Dyke, Irene Stack, Agatha Stack Balsom, David Balsom, and Stephanie Stack

		ITEM
1		Mayor Doyle brought the meeting to order at 6:30pm.
2		Fire Inspector Matt Power and Fire Inspector Jeannine Murphy were present in chambers to declare October 6-12, 2024 as Fire Prevention Week. This year's theme is "Smoke Alarms: Make Them Work for You". Mayor Doyle signed the proclamation to declare October 6-12, 2024 Fire Prevention Week.
3		Minutes of September 9, 2024, were tabled. Motion #289 Agatha Stack-Balsom/Irene Stack Proposed to accept minutes of September 9, 2024. All in favor, motion carried.
	BUSINESS ARISING	
4		#3 The insurance company has informed the town that they are reviewing the bids from the restoration companies and should be back to the town in the next little while.
5		#6 The sodding to the drain on Cribbies Riad should be completed this week.
6		#14 Capital Works Project -Motion Bay Road Extension is progressing. The retaining wall should be completed this week. The project is in the final stages but may go beyond the 30days completion as noted in the contract. Any engineering fees incurred after the 30days must be covered by the contractor. Capital Works Project – Motion Bay Road Extension Phase 2 The engineering firm is still mapping the properties in the area.
	TONIGHT'S AGENDA	
7		Application to build an extension to Chafe's Landing at 11 Main Road, Petty Harbour (A2024-71) Councillor Dyke noted that he may be in a conflict of interest as his daughter worked at Tinker's Ice Cream Shop this summer. He noted that she is no longer working there and is back in school. Motion #290 Agatha Stack-Balsom/Dave Balsom Proposed that Councillor Dyke is in a conflict when voting on this application. Councillor Balsom, Deputy Mayor Raymond and Councillor Stack Balsom in favor. Mayor Doyle, Councillor Parsons and Councillor Stack not in favor. Motion defeated. Councillor Parsons noted that she previously worked for Chafe's Landing in 2023. She stated she no longer works there. Motion #291 Dave Balsom/Ed Dyke Proposed that Councillor Parsons is not in a conflict of interest. All in favor, motion carried. The Inspections and Development Committee inspected the area and have signed off on the application. The committee noted that the section of the current building that is encroaching on the town's property must be removed before the new section can be added. They also noted that the new extension must be 5ft from the applicant's boundary. They noted that this application must be approved by the Department of Environment and Climate change before a permit can be issued. Motion #292 Rick Raymond/Irene Stack Proposed to approve the application to build an extension to Chafe's Landing at 11 Main Road, Petty Harbour (A2024-71) with the stipulations it be approved by the Department of Environment and Climate change before a permit can be issued. That the section of the current building that is encroaching on the town's property be removed before the new section can be added. They also noted that the new extension must be 5ft from the applicant's boundary. Before concrete is poured the footings must be inspected and approved by the town. All in favor, motion carried.

8		<p>Application to build a home at 158 Main Road, Maddox Cove (A2024-83) The Inspections and Development Committee inspected the area and have signed off on the application. Councillor Dyke noted that the applicant would need a permit from the Department of Transportation and Infrastructure as the property fronts on the Main Road. Councillor Dyke also noted that the drain and water at back of property must be diverted to drain that runs along Main Road.</p> <p>Motion #293 Ed Dyke/Rick Raymond Proposed to approve the application to build a home at 158 Main Road, Maddox Cove (A2024-83) with the stipulations that the applicant acquire any permits required from the Department of Transportation and Infrastructure. The applicant must also divert the drain and water on the back of the property to the drain on the Main Road. All in favor, motion carried.</p>
9		<p>Letter requesting to rezone 90-96 Main Road, Petty Harbour from HarbourFront to Residential. Deputy Mayor Raymond noted that he was in a conflict of interest as voted on in the last meeting. Deputy Mayor Raymond left chambers at 6:52pm.</p> <p>Councillor Dyke noted that he may be in a conflict of interest as his son previously worked at Bidgood’s Wholesale. He stated his son no longer works there and is back in school.</p> <p>Motion #294 Dave Balsom/Irene Stack Proposed that Councillor Dyke was not in a conflict of interest when discussing/voting on this issue. All in favor, motion carried.</p> <p>Councillor Dyke noted that the Inspections and Development Committee inspected the area. He stated that the committee do not recommend the rezoning of this area. Councillor Dyke stated that as Per Section 8.8.5 of the town’s Development Regulations “Residential development in the Harbourfront Use Zone shall be limited to existing residential uses. Additions or extensions of existing residential developments may be permitted at the discretion of Council. New residential development shall not be permitted in the Harbourfront Use Zone.”</p> <p>Councillor Stack noted that this area is not a good location for a driveway as there is a blind turn in the area. Councillor Balsom and Councillor Stack Balsom agreed that it is not a good location for development.</p> <p>Motion #295 Ed Dyke/David Balsom Proposed to decline the request to rezone this property as per Section 8.8.5 of the town’s Development Regulations. All in favor, motion carried. Deputy Mayor Raymond returned to chambers at 6:55pm.</p>
10		<p>Email regarding painting a 3D mural at 13 Main Road, Petty Harbour The CAO Stephanie Stack met with the artist to review the mural concept drawing. The artist noted that the 3D mural would have to come out from the concrete wall about 1 and ½ feet.</p> <p>The Inspections and Development Committee inspected the area and noted that the concept of the mural is a great idea, but the location of the mural would not work. It was noted that it would obstruct pedestrian traffic on the shoulder of the road and would cause a safety issue as it would push pedestrians further onto the road. It was also noted that this area is already congested and a mural of this scale would cause visitors to stop to take pictures causing more traffic and safety issues. Councillor Stack noted that if the mural was just on the top section of the wall it could possibly work but not if the mural goes down to the ground.</p> <p>Motion #296 Rick Raymond/Ed Dyke Proposed to decline the request to place a 3D mural at 13 Main Road, Petty Harbour. All in favor, motion carried.</p>
11		<p>The snow clearing contract was reviewed. Councillor Balsom noted that he would like to add the Community Centre parking lot to the contract and to note in the contract that all complaints be directed to the contractor and not the town.</p> <p>Motion #297 Agatha Stack Balsom/Irene Stack Proposed to go out to tender for the snow clearing contract for a period of 2 years from November 1, 2024 – April 30, 2026. It was also noted to add the community centre to the list of areas to be plowed and to note that all complaints be directed to the contracted. All in favor, motion carried.</p>
12		<p>Ultimate Recipient Community-Building Fund (previously called the Gas Tax Fund) Administration Agreement 2024-2026) Motion #298 Ed Dyke/Agatha Stack Balsom Proposed that the town enter into the Ultimate Recipient Community-Building Fund Administration Agreement 2024-2026. Mayor Doyle will sign the agreement on behalf of the town. All in favor, motion carried. The CAO noted that the town should consider using future Ultimate Recipient</p>

		Community-Building Funds for a new town depot. Council agreed that this would be a good idea.
13		Email regarding application to clear drains at 59 Main Road, Maddox Cove (A2024-69) was tabled. Councillor Stack noted that the area of dispute is nowhere near where the applicant is clearing drains. She noted that if this is a dispute over property then it is a civil matter. Councillor Dyke noted that the ditch that the applicant has a permit to clean out already exists on the property. He is not making a new ditch, only cleaning out what is already there. Deputy Mayor Raymond noted that in the future council should have all applicants identify their survey markers. Councillor Balsom noted that his approval letter states he must stay with his property and not encroach on neighbouring properties and if there is a dispute over this then it is a civil matter. Motion #299 Ed Dyke/David Balsom Proposed to send a letter to sender of email stating that the owner of 59 Main Road, Maddox Cove has been informed that he must stay within his boundary when clearing out his drain and if there is a dispute of boundaries then it is a civil matter. All in favor, motion carried.
		Foreperson's Daily Log. Motion # 300 Agatha Stack-Balsom/Kayla Parsons Proposed to accept the foreperson's daily log. All in favor, motion carried.
14		Expense claim in the amount of \$39.95 for Stephanie Stack was tabled. Motion #301 Ed Dyke/Agatha Stack-Balsom Proposed to approve expense claim for Stephanie Stack in the amount of \$39.95. All in favor, motion carried.
15		Bills in the amount of \$36,797.68 were tabled. Motion #302 Agatha Stack Balsom/Ed Dyke Proposed to pay bills in the amount of \$36,797.68. All in favor, motion carried.
	NEW BUSINESS	
16		Councillor Dyke noted that the Sports Hall of Fame Committee is requesting permission from the town to apply for an Active NL Grant. The grant would cover costs to upgrade the showcase, develop a website and logo, complete a sports history of the town and cover the cost of an upcoming 2025 ceremony. He stated the grant application would be for \$9,900.00. Deputy Mayor Raymond noted that the committee or council should check with Recreation before any additions are made to the showcase. Motion #303 Rick Raymond/David Balsom Proposed to approve for the Sports Hall of Fame Committee to apply for the Active NL Fund. All in favor, motion carried.
17		Councillor Dyke noted the "No Parking" signs on Southside Road can be removed.
18		The CAO Stephanie Stack noted that there are still 7 people left to complete the Code of Conduct training. The cost to do the second session would be \$1000.00. The CAO will check with JW Consulting to see if a virtual training session would cost less. It was noted by council that this would be the last training session. If committee members do not avail of this session, then they will no longer be permitted to sit as an active member of their committee. The CAO will get back to council with the quote on the virtual training session.
19		The owner of the North Atlantic Ziplines is requesting municipal approval for a liquor license at 32 Main Road, Petty Harbour. There was some discussion regarding the original business approval. The approval stated that the business would be similar to the previous business. Councillor Balsom noted that the owner has the windows covered and council does not know what is happening. Councillor Parsons stated that the owner has stated that she will run the business as a bar/restaurant and ziplines the same as the previous owner. Motion #304 Rick Raymond/Kayla Parsons Proposed to approve the request to send a letter of Municipal Approval for a liquor licence at 32 Main Road, Petty Harbour. Mayor Doyle, Deputy Mayor Raymond, Councillor Stack, Councillor Parsons and Councillor Dyke in favor, Councillor Balsom and Councillor Stack Balsom not in favor. Motion carried,
20		Motion #305 Rick Raymond/Ed Dyke Proposed meeting be adjourned. All in favor, motion carried. Meeting adjourned at 7:37 pm.

Ron Doyle, Mayor _____

Stephanie Stack, Chief Administrative Officer _____