

REGULAR GENERAL MEETING, MAY 7, 2015

A Regular General Meeting of the Council of the Town of Stephenville was held in the Council Chambers at 12:05 p.m. on May 7, 2015.

Present: Mayor Tom O'Brien, Chairperson
Deputy Mayor Mike Tobin
Councillors: Laura Aylward
Justin House
Darlene Oake

Absent: Councillor John Finn
Councillor Don Gibbon

Also Present: Town Manager, Mike Campbell
Town Clerk, Carolyn Lidstone

MINUTES

REGULAR GENERAL MEETING, APRIL 23, 2015

Motion – Gibbon/Aylward

No. 15-93 That the Minutes of the Regular General Meeting of April 23, 2015 be adopted as circulated.

Carried Unanimously

PROCLAMATIONS AND DELEGATIONS

MENTAL HEALTH WEEK, MAY 4 -10, 2015

Mayor O'Brien stated that the Honorable Steve Kent had signed a proclamation declaring May 4-10 to be Mental Health Week in the Province of Newfoundland and Labrador.

COMMITTEE REPORTS

FINANCE COMMITTEE

EXPENSE CHEQUE LISTING FOR APRIL, 2015

Motion - Tobin/House

No. 15-94 That the recommendation of the Finance Committee of the Whole be accepted and the Expense Cheque listing for April, 2015 totaling \$346,900.99 be approved.

Carried Unanimously

PERMITS AND MUNICIPAL PLAN

GOLDEN G ENTERPRISES LTD., 75 WEST STREET

DATA: Request for a permit to install a loading door and walkway between two existing buildings, as per sketch submitted, on the property located at 75 West Street.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be granted subject to the approval of Service NL and compliance with all Town Regulations.

Motion – Aylward/Oake

No. 15-95 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and Golden G Enterprises Ltd. be granted a permit to install a loading door and walkway between two existing buildings, as per sketch submitted, subject to conditions as outlined in the Agenda Data.

Carried Unanimously

**MEGHAN TARGETT,
66 NEW MEXICO DRIVE**

DATA: Request for a permit to operate a home-based business to accommodate a hair and nail salon in the residence located at 66 New Mexico Drive.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be granted subject to the provision of one additional parking space and compliance with all Town Regulations.

Motion - Aylward/Tobin

No. 15-96 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and Meghan Targett be granted a permit to operate a home-based business to accommodate a hair and nail salon in the residence located at 66 New Mexico subject to conditions as outlined in the Agenda Data.

Carried Unanimously

**VINKING MARINE
ENTERPRISES INC.,
DOCK AREA**

DATA: Request for a permit to make alterations to the existing fence and gates and to install weight scales, as per sketch submitted, on the property located at the Dock Area.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be granted, as per sketch submitted, and subject to compliance with all Town Regulations

Motion - Aylward/House

No. 15-97 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and Vinking Marine Enterprises Inc. be granted a

permit to make alterations to the existing fence and gates and to install weight scales, as per sketch submitted, on the property located at the Dock Area subject to conditions as outlined in the Agenda Data.

Carried Unanimously

**VINKING MARINE
ENTERPRISES INC.,
DOCK AREA**

DATA: Request for a permit to construct a pad to house a reel for back-up cable, as per sketch submitted, on land located at the Dock Area.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be granted as per sketch submitted and subject to compliance with all Town Regulations.

Motion - Aylward/Oake

No. 15-98 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and Vinking Marine Enterprises Inc. be granted a permit to construct a pad to house a reel for back-up cable, as per sketch submitted, on property located at the Dock Area subject to conditions outlines in the Agenda Data.

Carried Unanimously

As a member of the Executive for the Harmon Seaside Links, Councillor House declared himself in conflict of interest on the next item and left the Council table.

As a property owner on Hillier Avenue, Councillor House declared himself in conflict of interest on the following three agenda items referencing land north of Hillier Avenue.

**HARMON SEASIDE LINKS,
200 MASSACHUSETTS DRIVE**

DATA: Request for a permit to construct a 32' x 24' equipment storage shed, as per sketch submitted, on property located at 200 Massachusetts Drive.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be granted as per sketch submitted and subject to the approval of Service NL and compliance with all Town Regulations.

Motion - Aylward/Tobin

No. 15-99 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and Harmon Seaside Links be granted a permit to construct a 32' x 24' equipment storage shed, as per sketch submitted, on the property located at 200 Massachusetts Drive subject to conditions as outlined in the Agenda Data.

Carried
Councillor House sustained from voting

**JENNIFER ROSE & TONY POWELL,
LAND NORTH OF
HILLIER AVENUE**

DATA: Request to rezone a 5-acre parcel of land located north of Hillier Avenue from Comprehensive Development Area Residential to Rural Residential and to revise Municipal Plan Policy 2.3.7 to include the Rural Residential zone in the areas not requiring connection to municipal water and sewer.

It was the recommendation of the Planning and Traffic Committee of the Whole that this request for rezoning be denied as Council maintains the current intent of Municipal Plan Policy 2.3.7 that the two areas established to accommodate unserved

development are Cold Brook and Noel's Pond; all Urban areas must be connected to municipal water and sewer services. This policy was developed to promote the efficient and economical development of land within the Municipal Boundary.

Motion - Aylward/Oake

No. 15-100 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and the request from Jennifer Rose & Tony Powell to rezone a 5-acre parcel of land located north of Hillier Avenue from Comprehensive Development Area Residential to Rural Residential and to revise Municipal Plan Policy 2.3.7 to include the Rural Residential zone in the areas not requiring connection to municipal water and sewer be denied.

Carried

Councillor House sustained from voting

**TOM & JOANNE ROSE,
LAND NORTH OF
HILLER AVENUE**

DATA: Request for a permit to construct a barn, as per sketch submitted, on land north of Hillier Avenue.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be denied as the proposed development is not accessory to a main use in the Resource Management and/or Comprehensive Development Area – Residential zones.

Motion - Aylward/Tobin

No. 15-101 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and the request from Tom & Joanne Rose for a permit

to construct a barn, as per sketch submitted, on land north of Hillier Avenue be denied for reasons as outlined in the Agenda Data.

Carried
Councillor House sustained from voting

**TOM & JOANNE ROSE,
LAND NORTH OF
HILLIER AVENUE**

DATA: Request for a permit to relocate and to construct an extension to an existing shed, as per sketch submitted, located on land north of Hillier Avenue.

It was the recommendation of the Planning and Traffic Committee of the Whole that this permit be denied as the proposed development would create a non-conforming use as it is not accessory to a main use in the Resource Management and/or Comprehensive Development Area – Residential zones.

Motion - Aylward/Oake

No. 15-102 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and the request from Tom & Joanne Rose for a permit to relocate and construct an extension to an existing shed, as per sketch submitted, located on land north of Hillier be denied for reasons as outlined in the Agenda Data.

Carried
Councillor House sustained from voting

Mayor O'Brien stated that in addition to the Agenda Data on the last three items, it is a common theme in municipalities across the Province to have development connected to municipal water and sewer service.

He also noted that in higher density areas, the cost to provide municipal services is less for all. If the

Council had allowed the rezoning, more development would increase the risk of failure of the private water and sewer system. At some point in time, the onus would come on the Town to install municipal water and services in those areas, the cost of which would have to be borne by the tax payers of the Town of Stephenville.

Councillor House returned to the Council table at the conclusion of discussion on those four items.

NEW BUSINESS

MNL SYMPOSIUM, GANDER

Deputy Mayor Tobin reported that along with 120 – 130 councillors and staff from across the Province , he had attended the recent MNL Symposium held in Gander. The topics of discussion had included the new Fiscal Framework, portions of which had been included in the new Provincial Budget; in particular, the 100 percent rebate of HST to municipalities and the transfer of the Province's portion of the Gas Tax. He also noted that it appears the Municipal Operating Grants will remain as is. Regionalization was also a topic discussed at the Symposium.

CLEAN UP PERIOD MAY 19 – 30, 2015

Councillor Aylward reminded residents that the Clean Up Period is May 19- 30 and encouraged individuals, groups and organizations to participate. The Town has increased its per-bag price for garbage collected from \$.50 to \$1.00.

ELECTORIAL BOUNDARIES COMMISSION

These Hearings were held last week. Councillor Aylward noted that presentations were given by Mayor O'Brien, Peter Fenwick, MHA Scott Reid, Bay St. George Chamber of Commerce and the Town of Stephenville Crossing.

Councillor Aylward commented on her disappointment with the cuts announced by the Provincial Government, noting that these cuts were

putting an additional burden on other people in the health care system. She also felt that the Provincial Government's announcement on privatization will not result in a better health care system.

LARGE ITEM PICKUP

In response to a question from Deputy Mayor Tobin, the Town Manager reported that after the annual Clean Up is completed, the Friday pickup for large household items will commence.

Mayor O'Brien encouraged groups and neighborhoods to adopt an area for clean up and asked that the organizations call the Front Desk to register for pickup.

ADJOURNMENT

Motion – Tobin/Oake

No. 15-103 That the meeting adjourn at this time,
12:34 p.m.

Carried Unanimously

CHAIRPERSON

DATE CONFIRMED