

## **REGULAR GENERAL MEETING, MAY 8, 2014**

A Regular General Meeting of the Council of the Town of Stephenville was held in the Council Chambers at 12:10 p.m. on May 8, 2014.

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

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

### **MINUTES**

#### **REGULAR GENERAL MEETING, APRIL 24, 2014**

Motion – Gibbon/Aylward

No. 14-101 That the Minutes of the Regular General Meeting of April 24, 2014 be adopted as circulated.

Carried Unanimously

### **COMMITTEE REPORTS**

#### **FINANCE COMMITTEE**

#### **EXPENSE CHEQUE LISTING APRIL, 2014**

Motion - Gibbon/Finn

No. 14-102 That the recommendation of the Finance Committee be accepted and the Expense Cheque Listing for April, 2014 totaling \$751,278.80 be approved.

Carried Unanimously

**SCHEDULE OF REGULAR  
GENERAL MEETINGS  
MAY TO DECEMBER 2014**

Motion - Gibbon/House

No. 14-103 That the recommendation of the Finance Committee be accepted and the schedule of Regular General Meetings for the remainder of 2014 be as follows: May 29; June 19; July 10 and 31; August 21; September 11 and 25; October 9 and 23; November 6 and 20; December 4 and 18.

Carried Unanimously

**AWARD OF TENDER,  
PURCHASE OF COMMERCIAL  
WOOD CHIPPER**

Councillor Gibbon, Chair of the Finance Committee, reported that the Director of Municipal Services had determined that the tender, as recommended to the Finance Committee Meeting on May 6, 2014, did not meet specifications. Therefore, the following motion would reflect the recommendation for the lowest tender which meets the Town of Stephenville Specifications for the purchase of the Commercial Wood Chipper.

Motion - Gibbon/Tobin

No. 14-104 That the recommendation of the Finance Committee be accepted and the Town of Stephenville award the tender for the purchase of a Commercial Wood Chipper to Saunders Equipment Ltd. in the amount of \$ 44,064.35, HST included.

Carried Unanimously

**AWARD OF TENDER,  
STREET PAINTING**

Motion - Gibbon/Aylward

No. 14-105 That the recommendation of the Finance Committee be accepted and the Town of Stephenville award the tender for Street Painting to Precision Lawn Care in the amount of \$18,419.00 for Parts A and B and \$2,260.00 for Part C, HST included.

Carried Unanimously

**PERMITS AND MUNICIPAL PLAN**

**BUCK OR TWO,  
44 QUEEN STREET**

DATA: Request for a permit to renovate space located in the Stephenville Mall, 44 Queen Street, to accommodate a retail store and to install a sign.

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

Motion – Aylward/Oake

No. 14-106 That the recommendation of the Planning and Traffic Committee be accepted and Buck or Two be granted a permit to renovate space located in the Stephenville Mall 44 Queen Street to accommodate a retail store and to install a sign subject to conditions as outlined in the Agenda Data.

Carried Unanimously

**BUSINESS IMPROVEMENT  
ASSOCIATION,  
MAIN STREET CLOSURE**

DATA: Request for permission to close Main Street from its intersection with Queen Street to its intersection with Grove Street as well as Zion Drive from 8:30 a.m. to 4:30 p.m. on July 26<sup>th</sup> for the Joe MacNeil Antique Car Show.

It was the recommendation of the Planning and Traffic Committee that the Business Improvement Area Committee be granted permission to close Main Street from its intersection with Queen Street to its intersection with Grove Street as well as Zion Drive from 8:30 a.m. to 4:30 p.m. on July 26<sup>th</sup> for the Joe MacNeil Antique Car Show. All participants must comply with the requirements of the Highway Traffic Act and the Rules of Registration for the event as set out by the BIA Committee.

Motion – Aylward/Gibbon

No. 14-107 That the recommendation of the Planning and Traffic Committee be accepted and the Business Improvement Area Committee be granted permission to close Main Street from its intersection with Queen Street to its intersection with Grove Street as well as Zion Drive from 8:30 a.m. to 4:30 p.m. on July 26, 2014 for the Joe MacNeil Antique Car Show. All participants must comply with the requirements of the Highway Traffic Act and the Rules of Registration for the event as set out by the BIA Committee.  
Carried Unanimously

**HARTERY'S FAMILY RESTAURANT  
109 MAIN STREET**

DATA: Request for a permit to replace the front exterior door and to construct an accessibility ramp, as per sketch submitted, at property located at 109 Main Street.

It was the recommendation of the Planning and Traffic Committee that this permit be granted subject to the approval of the Government Service Centre and the Business Improvement Area Committee and compliance with all Town Regulations.

Motion – Aylward/House

No. 14-108 That the recommendation of the Planning and Traffic Committee be accepted and Hartery's Family Restaurant be granted a permit to replace the front exterior door and to construct an accessibility ramp, as per sketch submitted, at property located at 109 Main Street subject to conditions as outlined the Agenda Data.

Carried Unanimously

**PROPOSED AMENDMENT,  
COMMERCIAL GENERAL  
ZONE**

DATA: It was the recommendation of the Planning and Traffic Committee that the Commercial General zone be amended to include the following standard: "For existing structures within a Commercial General zone, new residential development will be permitted at Council's discretion."

Motion – Aylward/Tobin

No. 14-109 That the recommendation of the Planning and Traffic Committee be accepted and the Commercial General Zone be amended to include the following standard:

"For existing structures within a Commercial General Zone new residential development will be permitted at Council's discretion."

Carried Unanimously

**BUILDING LINE SETBACK,  
MINNESOTA DRIVE**

DATA: It was the recommendation of the Planning and Traffic Committee that the building line setback on Minnesota Drive be 1.5 meters.

Motion – Aylward/Oake

No. 14-110 That the recommendation of the Planning and Traffic Committee be accepted and the Building Line Setback on Minnesota Drive be 1.5 meters.

Carried Unanimously

**BOYD AND BUNGAY,  
CONNECTICUT DRIVE**

As Councillor House is involved in this project with the applicant, he declared himself in Conflict of Interest and left the Council Table.

DATA: Request for Outline Planning Permission to construct a septic treatment facility on land located on Connecticut Drive.

It was the recommendation of the Planning and Traffic Committee that Outline Planning Permission be granted subject to the approval of the Government Service Centre and compliance with all Town Regulations.

Motion – Aylward/Gibbon

No. 14-111 That the recommendation of the Planning and Traffic Committee be accepted and Boyd and Bungay be granted Outline Planning Permission to construct a septic treatment facility on land located on Connecticut Drive subject to conditions as outlined in the Agenda Data.

Carried

Councillor House abstained from voting.

Councilor House returned to the Council Table at the conclusion of discussion on this item.

**KARL AND ANDREA BRUFF  
21 HILLIER AVENUE**

As the proposed development is part of a recent subdivision concept submitted to Council for which he had declared himself in Conflict of Interest, Councillor House again declared the Conflict of Interest and left the Council Table.

DATA: Request for a permit to construct a single family residence on land located on the west side of Hillier Avenue.

It was the recommendation of the Planning and Traffic Committee that this permit be denied as a single family residence is not a permitted use in a Comprehensive Development Area Residential zone.

Motion – Aylward/Finn

No. 14-112 That the recommendation of the Planning and Traffic Committee be accepted and Karl and Andrea Bruff be denied a permit to construct a single family residence on land located on the west side of Hillier Avenue for reasons as outlined in the Agenda Data.

Carried

Councillor House abstained from voting.

Councillor House returned to the Council Table at the conclusion of discussion on this item.

**BLUE SKY FAMILY CARE,  
8 RUSSELL HEIGHTS**

DATA: Request for Outline Planning Permission to renovate the property located at 8 Russell Heights to accommodate the operation of Level 4 foster Care Residential Home.

It was the recommendation of the Planning and Traffic Committee of the Whole that Outline

Planning Permission be denied to renovate the property located at 8 Russell Heights to accommodate the operation of a Level 4 foster Care Residential Home. Due to the level of care and treatment to be provided in the Home, as outlined by the applicant, Council deems the proposed use to be Institutional, which is not a permitted use in a Residential Medium Density zone.

Motion – Aylward/Tobin

No. 14-113 That the recommendation of the Planning and Traffic Committee of the Whole be accepted and Outline Planning Permission be denied to Blue Sky Family Care to renovate the property located at 8 Russell Heights to accommodate the operation of a Level 4 Foster Care Residential Home for reasons as outlined in the Agenda Data.

Carried Unanimously

Mayor O'Brien stated that even though the request had been denied, Council recognizes the need for a similar facility in the Community and the Bay St. George Region. The Town of Stephenville is committed to work with Blue Sky and the Provincial Government to find a suitable location for the proposed facility.

## **NEW BUSINESS**

### **PORT HARMON INDUSTRIAL FACILITY**

Mayor O'Brien updated Council on the ongoing construction of the Port Harmon Industrial Facility. The contractor is on site; and on any given day, 40 to 45 people are working on the site.

When the project is in full swing, he anticipates 80 to 90 people working there.



## **INDISCRIMINATE AND ILLEGAL DUMPING**

Mayor O'Brien advised the General Public that the Town of Stephenville have reinstalled their surveillance cameras to detect indiscriminate and illegal dumping. Anyone caught on camera will be charged without question.

The two individuals caught on camera last year have been charged by the RCMP. He commented that only a small percentage of the population is involved in this type of activity; and they have to be dealt with.

## **REGIONAL AQUATIC CENTER**

Mayor O'Brien reported that approximately 1.2 million dollars has been spent on upgrades to the Regional Aquatic Center Facility. The commissioning will be carried out between May 20 to 22 with the reopening of the facility tentatively scheduled for the end of May.

## **MNL MUNICIPAL SYMPOSIUM, GANDER, NL**

Deputy Mayor Tobin reported on his recent attendance at the MNL Municipal Symposium in Gander. He summarized items that had been discussed during that three day event; those being: the signing of an Economic Development Accord; Fiscal Framework; Property Tax; Waste Management and Illegal Dumping; and the presentation of the Revised Municipal Councillors Handbook.

## **BEAUTIFICATION AND CLEAN-UP**

Councillor Aylward noted that residents have items for clean-up already placed at the curbside. Any interested groups can come to the Town for garbage bags and disposable gloves if they wish to participate by cleaning up an area of the Community.

The Beautification Committee will be meeting next week to discuss ongoing projects for the summer.

Mayor O'Brien advised that the clean-up crew will be following the same schedule as that followed by the garbage pick-up crew.

In response to a question from Deputy Mayor Tobin regarding the Friday Pick-up Program, the Town Manager reported that this Program will start immediately following the completion of the scheduled Spring Clean-up Period.

Councillor Aylward advised residents to call the Town Office if they had items they wish to have picked up during the Friday Pick-up.

### **UNCOVERED GARBAGE**

Councillor Oake noted that some residents are still not covering their garbage, which is causing it to be strewn around their neighborhood.

The Town Manager stated that the Director of Municipal Services visits each property and speaks with the resident as well as gives them a hand-out outlining the Town's Garbage Pick-up Program and rules.

### **ADJOURNMENT**

Motion – Gibbon/Oake

No. 14-114 That the meeting adjourn at this time,  
12:36 p.m.

Carried Unanimously

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**CHAIRPERSON**

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**DATE CONFIRMED**