

Regular Council Meeting Minutes

Meeting #: 11
Date: July 12, 2022
Time: 7:00 p.m. - 8:25 p.m.
Location: Council Chambers

Members Present **Mayor Bent**
 Deputy Mayor Gosse
 Councillor Tilley
 Councillor Connors
 Councillor Butler
 Councillor Barrett

Staff Present **Gail Pomroy, Town Clerk**
 Liz Davis, Director of Financial Services
 Brian Crawley, Chief Administrative Officer
 Corrie Davis, Director of Planning and Development
 John Heffernan, Fire Chief
 Jennifer Lake, Director of Economic Development and
 Tourism
 Maggie Hynes, Communications Manager
 Mike Downey, Network Manager

1. ADOPTION OF AGENDAS AND MINUTES

1.a Adoption of the Meeting Agenda for July 12, 2022

Resolution #22-232

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved that the agenda of the meeting of July 12, 2022 be adopted as presented.

Motion Carried

1.b Adoption of the Meeting Minutes of June 14, 2022

Resolution #22-233

Moved By Deputy Mayor Gosse

Seconded By Councillor Butler

Be it so resolved that the minutes of the meeting of June 14, 2022 be adopted as presented.

Motion Carried

2. BUSINESS ARISING FROM PREVIOUS MINUTES

3. VISITORS, PRESENTATIONS AND PETITIONS

4. NEW BUSINESS

Deputy Mayor Gosse thanked staff and volunteers of Soiree 2022. She stated that the events have been well attended and successful. She stated that the drive in bingo at the CBS Arena Parking lot is back and organized by the CBS Softball Association. She stated that the Manuels River Bobber Race/50/50 tickets is ongoing with the sale of early bird ending today. Finally she reminded residents that assessments went out in the mail last month. Appeals are due to the Municipal Assessment Agency by the end of July.

Councillor Tilley congratulated two brothers from CBS, Logan and Lindon Power who pitched against each other in the Fast Pitch Softball League. He also congratulated and thanked former Director of Recreation, Dave Tibbo on his recent retirement.

Councillor Connors also congratulated Dave Tibbo on his retirement. He stated that The Shoreline News recently published an article on Norm Simpson who has been a local volunteer for many years.

Councillor Butler congratulated Dave Tibbo on his retirement and commented on the events she has attended for Soiree 2022.

Councillor Barrett congratulated local teachers Mr. Butler and Mr. Locke on receiving the provincial government 2022 Teaching awards. He also congratulated Hailey Lewis, a Holy Spirit student on winning the Lester B. Pearson scholarship.

Mayor Bent made the following statement:

Year after year, Conception Bay South continues to see impressive growth. With our continued growth comes a strong need for more community lifestyle infrastructure.

Further to that point, Conception Bay South's facilities and businesses already service numerous communities across the Avalon Peninsula. Due to our strategic location and size, we are a regional hub for events, sports, and many other activities.

A new community centre in CBS would naturally be regional in nature, therefore benefiting many residents and families beyond those in our own backyard.

In 2021, the Town began developing a Recreation and Cultural Master Plan, which consisted of gathering comprehensive feedback from residents on Conception Bay South's infrastructure needs. During these consultations and through feedback received during the 2021 municipal election, one fact was made very clear – residents want and need a community centre. This necessity was further exposed during the Covid-19 pandemic. Council continues to progress a plan to make this centre a reality. Council's preferred site for a new facility is at the Gateway. We believe this is the perfect site because it's centrally located within the town and its already the location of recreation and tourism facilities like the CBS Arena, Sgt. Ned Nugent's Outdoor Complex, integrated trail network, and nearby Robert French Memorial Stadium. As we continue to advance our Economic Development strategy to bring more businesses to this area, we believe a regional community centre at this location will help bolster desired retail development. The Town has heard residents' desires for amenities like a performing arts space, multi court gymnasium, new swimming pool, more squash courts, social rooms for programming, a curling rink, and a community market space.

Through continued public engagement, our goal is to have a concept plan advanced by the end of this year, which will give us a better idea of exactly what amenities would be included, as well as cost estimates. We understand that we will need funding support from the Provincial and Federal Governments to make this centre a reality. And those conversations and funding applications are well underway.

Council continues to work to make our vision of a regional community centre a reality, and we look forward to updating our residents on this project every step of way.

Mayor Bent also congratulated resident Terry Parsons, (of Parsons Bus and Sons) who recently won the national “Blues Booster of year award,” presented by the Toronto Blues Society. The Canadian National Blues Awards program promotes blues music across Canada and recognizes outstanding achievement in the field. He also commented on the Shoreline New article on Norm Simpson and reminded residents that the 10th Annual Ride for Riley will be held on July 16, 2022.

**5. RECOMMENDATIONS OF PLANNING AND DEVELOPMENT COMMITTEE
(Chair, Councillor Hillier)**

5.a 619-621 Seal Cove Road

Resolution #22-234

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved, that Application No. 1747 dated May 30, 2022 for the subdividing of the property located at 619-621 Seal Cove Road into three lots be approved with a reduced minimum lot frontage of 19.8m for the two new lots that will front onto Seal Cove Road.

Motion Carried

5.b 7 Hickman Place

Resolution #22-235

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved, that in accordance section 5.3.4 and Council's discretionary authority of Section 5.3(3) of the Town's Development Regulations, Application No. 1664 dated May 17, 2022 for a 78m² accessory building at 7 Hickman Place, be approved on condition that the accessory building shall not be used for commercial purposes or human habitation.

Motion Carried

5.c 772 Conception Bay Highway

Councillor Tilley declared a conflict on this item. (He has family who live in close proximity) He vacated the Chamber at 7:26 p.m. and returned at 7:28 p.m.

Resolution #22-236

Moved By Councillor Barrett

Seconded By Councillor Butler

Be it so resolved, that in accordance with Sections 13 and 15 of the Town's Fence Regulations, Application 1732 received on May 31, 2022 be approved for a front yard and flanking street side yard fence at 772 Conception Bay Highway, on condition that the flanking street side yard fence located behind the rear building line of the dwelling not exceed a height of 1.5m, and subject to the approval of the Provincial Department of Transportation and Infrastructure.

Motion Carried

5.d 2372 & 2374 Topsail Road

Resolution #22-237

Moved By Councillor Barrett

Seconded By Deputy Mayor Gosse

Be it so resolved, that in accordance with Council's discretionary authority at Section 15 of the Town's Fence Regulations, Application Nos. 1744 and 1745 dated June 2, 2022 be approved for a front yard fence along the southern boundary of 2372 & 2374 Topsail Road on condition that the fence not exceed a height of 1.2m, and subject to the approval of the Provincial Department of Transportation and Infrastructure.

Motion Carried

5.e 11 Ploughman Place

Resolution #22-238

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved, that in accordance with Council's discretionary authority at Section 12 of the Town's Fence Regulations, Application No. 1793 dated June 1, 2022 be approved for a rear yard fence at 11 Ploughman Place abutting the T'Railway be approved on condition that the fence be a maximum of 2.1m high.

Motion Carried

5.f 10 Chute Place

Councillor Butler declared a conflict on this item. (Her family has a similar business)
She vacated the Chamber at 7:30 p.m. and returned at 7:31 p.m.

Resolution #22-239

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved, that in accordance with Council's authority at Section 10.8 of the Town's Development Regulations, Application No. 1725 received on May 25, 2022 proposing to operate an outdoor firewood processing business at 10 Chute Place, be refused in consideration that the proposed business is not listed as a permitted or discretionary use within the Residential Medium Density zone, and is therefore a prohibited use.

Motion Carried

5.g 786 Conception Bay Highway

Councillor Connors declared a conflict on this item. (He has family in close proximity. Councillor Tilley declared a conflict on this item. (He resides close to this property) They vacated the Chamber at 7:32 p.m. and returned at 7:34 p.m.

Resolution #22-240

Moved By Councillor Barrett

Seconded By Councillor Butler

Be it so resolved that, in accordance with Council's authority at Section 10.8 of the Town's Development Regulations, Application No. 1752 received on June 3, 2022 for a proposed row dwelling development at 786 Conception Bay Highway, be refused in consideration that row dwellings are not listed as a permitted or discretionary use within the Commercial Main Street (C-1) zone, and is therefore a prohibited use.

Motion Carried

5.h 22-24 Cherry Lane

Councillor Tilley asked members if he is in conflict on this item as he has family who reside further down this street. Council determined he was not in a conflict.

Resolution #22-241

Moved By Councillor Barrett

Seconded By Councillor Butler

Be it so resolved that, in accordance with Council's authority at Section 10.8 of the Town's Development Regulations, Application No. 1867 received on June 21, 2022 for a proposed duplex dwelling with subsidiary apartments at 22-24 Cherry Lane, be refused in consideration that neither apartment dwelling , nor duplex dwellings with subsidiary apartments are listed as a permitted or discretionary use within the Residential Low Density (R-1) zone, and is therefore a prohibited use.

Motion Carried

5.i 59 Bayview Heights

Resolution #22-242

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved that Application No. 1865, received on June 20, 2022 for an above ground swimming pool at 59 Bayview Heights, be approved on condition that no portion of the pool, pool deck or security fencing extend forward of the front building line established by the dwelling on the property.

Motion Carried

5.j 2493 Topsail Road

Resolution #22-243

Moved By Councillor Barrett

Seconded By Deputy Mayor Gosse

Be it so resolved, that in accordance with Council's discretionary authority at Section 15 of the Town's Fence Regulations, Application No. 1870 dated June 21, 2022 for a front yard fence at 2493 Topsail Road be approved on condition that the fence be a maximum height of 1.2m from the front boundary line to the rear building line of the dwelling located at 2495 Topsail Road, and that the fence be a maximum height of 1.8m beyond the rear building line of the dwelling located at 2495 Topsail Road and subject to approval of the Department of Transportation and Infrastructure.

Motion Carried

5.k 1621-1627 Conception Bay Highway

Resolution #22-244

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved that, upon payment of the required processing fee and deposit, and in accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, the Town undertake initial stakeholder consultation to consider re-zoning the property at 1621-1627 Conception Bay Highway

from Residential Low Density (R-1) zone to the Residential Mixed Use (R-3) zone.

Motion Carried

5.l 7 Pine Tree Road

Resolution #22-245

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved that, in accordance with Council's authority at Section 4.12 of the Town's Development Regulations, Resolution #22-127 is hereby rescinded and approval of Application No. 1284 is hereby revoked in consideration that the applicant has not signed the Development Approval letter issued on April 20, 2022.

Motion Carried

5.m 1287-1295 Conception Bay Highway

Resolution #22-246

Moved By Councillor Barrett

Seconded By Councillor Butler

Be it so resolved, that under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, Conception Bay South Municipal Plan Amendment No. 24, 2022 and Development Regulations Amendment No. 42, 2022, be adopted.

AND FURTHER:

Be it so resolved that, under authority of Section 19 of the *Urban and Rural Planning Act, 2000*, Mr. Stephen B. Jewczyk be appointed as commissioner to hold a public hearing and complete a report respecting Municipal Plan Municipal Plan Amendment No. 24, 2022 and Development Regulations Amendment No. 42, 2022.

AND FURTHER:

Be it so resolved that, in accordance with a directive from the Department of Municipal and Provincial Affairs, a paper based Public Hearing regarding Conception Bay South Municipal Plan Amendment No. 24, 2022

and Development Regulations Amendment No. 42, 2022 be held with a supplementary public hearing at 7:00pm on August 31, 2022 through the Zoom online meeting platform.

Motion Carried

5.n Committee Report

Councillor Butler declared a conflict on this item. (Similar business as discussed on Chute Place) She vacated the Chamber at 7:46 p.m. and returned at 7:47 p.m.

Resolution #22-247

Moved By Councillor Barrett

Seconded By Councillor Connors

Be it so resolved that the decisions and recommendations made at the Planning and Development Committee meeting on July 4, 2022 be accepted as presented.

- 269-273 Seal Cove Road
- 14 Cables Road
- Minerals Road
- 39 Cables Road
- 10 Minerals Road
- Crown Land Referral
- Notices Published
- 54 Delaneys Road
- Boundary with Paradise
- 139 Middle Bight Road
- 392 Conception Bay Highway
- 67, 69, 71, and 73 Seal Cove Road

Motion Carried

6. RECOMMENDATIONS OF ENGINEERING AND PUBLIC WORKS COMMITTEE (Chair, Councillor Tilley)

6.a Approval to Award - 2022 Street Paving, Upgrading and Sidewalks

Resolution #22-248

Moved By Councillor Tilley

Seconded By Deputy Mayor Gosse

Be it so resolved that approval is given to award 2022 Street Upgrading, Paving and Sidewalk Program to Dexter Construction Company Limited for \$2,595,363.99 hst included.

Motion Carried

6.b Engineering and Public Works Committee Meeting

Resolution #22-249

Moved By Councillor Tilley

Seconded By Councillor Barrett

Be it so resolved that the recommendations and decisions made on July 5, 2022 meeting will be accepted as presented;

- Update on Asphalt Price Increases.
- Capital Project Updates
- Water Statistics
- 764-766 Conception Bay Highway
- Street Lights
- Erosion - Preventative Works

Motion Carried

Resolution #22-250

Moved by Deputy Mayor Gosse

Seconded by Councillor Connors

Be it so resolved that the previous motion be rescinded.

Motion Carried

Councillor Tilley declared a conflict on this item. (764-766 Conception Bay Highway) He vacated the Chamber at 7:53 p.m. and returned at 7:54 p.m.

Resolution #22-251

Moved By Councillor Butler

Seconded By Councillor Barrett

Be it so resolved that the recommendations and decisions made on July 5, 2022 meeting will be accepted as presented;

- Update on Asphalt Price Increases.
- Capital Project Updates
- Water Statistics
- 764-766 Conception Bay Highway
- Street Lights
- Erosion - Preventative Works

Motion Carried

7. RECOMMENDATIONS OF RECREATION AND LEISURE SERVICES COMMITTEE (Chair, Councillor Moores)

7.a Approval to Call a Request for Proposals for an Audio Visual Services Agreement For Special Events

Resolution #22-252

Moved By Councillor Connors

Seconded By Councillor Tilley

Be it so resolved that the Town proceed to call a Request for Proposals for an Audio Visual Services Agreement for Special Events.

Motion Carried

7.b Approval to Award Request for Quotes for Bussing Services for Summer Day Camps - Ratification

Resolution #22-253

Moved By Councillor Connors

Seconded By Councillor Barrett

Be it so resolved that the Request for Quotes for Bussing Services for the Summer Camps be awarded to Parsons and Sons Ltd. at a cost of \$18,955 plus HST.

Motion Carried

7.c Approval to Award Tender 22-08 Supply and Installation of Fiberglass Shingle Roof System Recreation Complex - Ratification

Resolution #22-254

Moved By Councillor Connors

Seconded By Councillor Butler

Be it so resolved to award Tender 22-08, Supply and Installation of Fiberglass Shingle Roof System for the Recreation Complex to Rooftec Systems at a cost of \$305,720.40 plus HST.

Motion Carried

7.d Approval to Award Fencing Community Park - Ratification

Resolution #22-255

Moved By Councillor Connors

Seconded By Councillor Barrett

Be it so resolved that the Town award the purchase and installation of picket fencing for the Community Park to The Grand Concourse Authority for \$28,514.16 taxes included.

Motion Carried

7.e Recreation and Leisure Services Committee Report

Resolution #22-256

Moved By Councillor Connors

Seconded By Councillor Butler

Be it so resolved that the recommendations and decisions of the Recreation and Leisure Services Committee meeting of July 5, 2022 be accepted as presented.

- Safety Netting Richard Parsons Softball Field
- Gates at Worsley Park
- Thomas Amusements at the Conception Bay South Arena - September 21-25, 2022
- Topsail Beach Requests
- Community Better Challenge
- 2022 Kelligrews Soiree Schedule
- Canada Day - Recap
- Swim Program Summer Registration - Update
- Important Dates
- Potential Problems / Concerns
- Worsley Park Rental Donation Request - Ukraine Fundraiser

Motion Carried

8. RECOMMENDATIONS OF FINANCIAL AND ADMINISTRATIVE SERVICES COMMITTEE (Chair, Deputy Mayor Gosse)

8.a Accounts Payable Cheques

Resolution #22-257

Moved By Deputy Mayor Gosse

Seconded By Councillor Tilley

Be it so resolved that approval be given to pay accounts payable cheques totaling \$601,652.87 as per the attached report.

Motion Carried

8.b Manual Cheques

Resolution #22-258

Moved By Deputy Mayor Gosse

Seconded By Councillor Connors

Be it so resolved that approval be given to pay manual cheques totaling \$142,432.26.

Motion Carried

8.c Direct Payments

Resolution #22-259

Moved By Deputy Mayor Gosse

Seconded By Councillor Tilley

Be it so resolved that approval be given to ratify direct payments totaling \$421,300.87.

Motion Carried

8.d Capital Invoice Approval

Resolution #22-260

Moved By Deputy Mayor Gosse

Seconded By Councillor Barrett

Be it so resolved that approval be given to pay capital invoices in the amount of \$974,778.00 as per the attached listing.

Motion Carried

8.e Tax and Other Receivables Accounts

Resolution #22-261

Moved By Deputy Mayor Gosse

Seconded By Councillor Butler

Be it so resolved that approval be given to adjust tax and other receivables accounts as follows:

- THEMU002 \$1,232.37
- TILLE006 \$1,271.37

Motion Carried

8.f Personnel - Public Works Supervisor

Resolution #22-262

Moved By Deputy Mayor Gosse

Seconded By Councillor Barrett

Be it so resolved that approval be given to confirm Des Power in the position of Public Works Supervisor as per the terms and conditions outlined in the employment contract.

Motion Carried

8.g Financial and Administrative Services Committee Report

Resolution #22-263

Moved By Deputy Mayor Gosse

Seconded By Councillor Connors

Be it so resolved that approval be given to accept the decisions/recommendations of the Financial and Administrative Services Committee of July 4, 2022.

The following items were discussed:

- capital change orders
- capital project financial update
- Municipal Assessment Agency - Board of Directors Report
- Collections
- annual financial statements
- tax rate review
- Traffic Fowlers Road
- Regional Economic Development
- Complaint Ledrews Road
- Covid update
- Loud Mufflers/Motorcycles

Motion Carried

9. RECOMMENDATIONS OF ECONOMIC DEVELOPMENT AND TOURISM (Chair, Councillor Butler)

9.a 2570 Topsail Road

Councillor Tilley declared a conflict on this item. (He has a family member in close proximity) Councillor Barrett declared a conflict on this item. (He lives nearby) They vacated the Chambers at 8:11 p.m. and returned at 8:13 p.m.

Resolution #22-264

Moved By Councillor Butler

Seconded By Deputy Mayor Gosse

Be it so resolved that approval be given for the Grand Concourse Authority to complete the site work at 2570 Topsail Road for use of the property as an extension of the adjacent park at a cost of \$4,159.55. Funds are available in account number 01-502-1018-7706.

Motion Carried

9.b Economic Development and Tourism Committee Report

Councillor Tilley declared a conflict on this item. (He has a family member in close proximity of 2570 Topsail Road) Councillor Barrett declared a conflict on this item. (He lives near 2570 Topsail Road) They vacated the Chambers at 8:17 p.m. and returned at 8:19 p.m.

Resolution #22-265

Moved By Councillor Butler

Seconded By Councillor Connors

Be it so resolved that the recommendations/decisions made at the Economic Development and Tourism Committee meeting of July 6, 2022 be accepted as presented:

- Local Food Infrastructure Fund
- MMSB Backyard Composting Program
- National Adaptation Strategy
- 2570 Topsail Road
- Ocean Glen Neighbourhood Garden
- Year of the Garden
- Communities in Bloom
- LPHA Appointments
- ACOA Revitalizing Main Streets
- Geo-Tourism Workshop Report

- T'Railway Phase 4
- Manuels River Request
- Meeting Schedule
- ATV Committee Request
- Departmental Report

Motion Carried

10. OTHER COMMITTEE REPORTS

10.a Naming Committee

Resolution #22-266

Moved By Councillor Tilley

Seconded By Deputy Mayor Gosse

Be it so resolved, that the building under construction at Remembrance Square that will house the Conception Bay South Public Library, be named the "**CLARENCE J. MORGAN BUILDING**".

Motion Carried

10.b Parks Commission

Councillor Barrett commented on the Parks Commission.

11. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Resolution #22-267

Moved By Councillor Tilley

Seconded By Councillor Butler

Be it so resolved that the meeting adjourn.

Motion Carried

Darrin Bent, Mayor

Gail Pomroy, Town Clerk