

Regular Meeting #07 April 18, 2017

A Regular Meeting of Council convened in the Council Chambers at 7:00 p.m. in the presence of Mayor Tessier, Councillors (with the exception of Councillor Murphy), Chief Administrative Officer, Dan Noseworthy, Town Clerk, Gail Pomroy, Director of Finance, Liz Davis, Director of Engineering and Public Works, Jennifer Norris, Fire Chief, John Heffernan, Director of Economic Development, Jennifer Lake and Communications Coordinator, Kristina George.

1. ADOPTION OF AGENDAS AND MINUTES

a. Adoption of the Meeting Agenda for April 18, 2017

Resolution #17-146
Councillor Rowe/Councillor Bursey

Be it so resolved that the agenda of the meeting of April 18, 2017 be adopted as presented.

- carried unanimously

b. Adoption of the Meeting Minutes of April 4, 2017

Resolution #17-147
Councillor Bursey/Councillor Connors

Be it so resolved that the minutes of the meeting of April 4, 2017 be adopted as presented.

- carried unanimously

2. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil

3. VISITORS, PRESENTATIONS AND PETITIONS

a. Proclamation – Organ and Tissue Donation Awareness Week

Mayor Tessier proclaimed the week of April 23rd – 29th, 2017 as Organ and Tissue Donation Awareness Week in the Town of Conception Bay South.

b. Child Abuse Prevention Month

Mayor Tessier proclaimed April as Child Abuse Prevention Month in the Town of Conception Bay South.

**4. RECOMMENDATIONS OF PLANNING AND DEVELOPMENT COMMITTEE
(Chair, Councillor Darrin Bent)**

Presentation of recommendations of meeting held on April 10, 2017

1. Discretionary Use Application – 2392 Topsail Road, Topsail

**Resolution #17-148
Councillor Bursey/Deputy Mayor George**

Be it so resolved that approval be given to defer this matter to the May 8th Planning and Development Committee meeting where the developer may address the Committee members.

- 5 yeas
- 3 nays (Bent, Tilley, Rowe)
- motion carried

**Recommendation:
Councillor Bent/Councillor Rowe**

Be it so resolved that Council exercise its discretion under section 4.6 of the Conception Bay South Development Regulations and refuse an application for a 4 unit town housing development at 2392 Topsail Road, Topsail, on the grounds that the proposed development is out of character with the surrounding neighbourhood and will impact public safety.

- DEFERRED

2. Application – 15 Monument Road, Topsail

Resolution #17-149
Councillor Bent/Councillor Rowe

Be it so resolved that application to operate a business for private guitar lessons as a home occupation at 15 Monument Road, Topsail, be approved.

- carried unanimously

3. Rescind Order – 358 Dunns Hill Road, Foxtrap

Resolution #17-150
Councillor Bent/Councillor Bursey

Be it so resolved that an Order issued on February 24, 2016, under the Urban and Rural Planning Act and the Town of Conception Bay South Development Regulations ordering the removal of a fence that has been constructed on a right away located adjacent to 358 Dunns Hill Road, Foxtrap, without a permit being issued by the Town, be rescinded as compliance has been achieved.

- carried unanimously

4. Planning and Development Committee Meeting Report

Resolution #17-151
Councillor Bent/Councillor Rowe

Be it so resolved that the recommendations/decisions made at the Planning and Development Committee Meeting of April 10, 2017, be accepted as presented.

- carried unanimously

**5. RECOMMENDATIONS OF ENGINEERING AND PUBLIC WORKS COMMITTEE
(Chair, Councillor Paul Connors)**

Presentation of recommendations of meeting held on April 11, 2017

1. Engineering and Public Works Committee Meeting

Resolution #17-152

Councillor Connors/Councillor Youden

Be it so resolved that the recommendations/decisions made at the Engineering and Public Works Committee Meeting of April 11, 2017, be accepted as presented.

- carried unanimously

**6. RECOMMENDATIONS OF RECREATION AND LEISURE SERVICES
COMMITTEE (Chair, Councillor Gerard Tilley)**

Councillor Tilley stated that the Department of Recreation and Leisure Services have a very busy spring filled with events at our Town facilities.

The Conception Bay South Arena & Robert French Memorial Stadium are proud to be Hosting Atom B and Bantam A Hockey NL Provincial Tournaments from April 20 – 22. Each Tournament is comprised of 6 teams from across the Province. Schedules for both tournaments can be found online and residents are encouraged to stop by and see some high level hockey.

Councillor Tilley advised that the Conception Bay South Arena will carry the momentum from the Provincial Tournaments as they host the annual Junior Hockey Tournament from April 24 – May 4. This large tournament will highlight a number of junior high teams from the Avalon and creates a fantastic atmosphere for spectators.

He added that the Conception Bay South Arena continues to expand its horizons as a multi – purpose facility. The Department is pleased to announce that the Arena will host the 2017 Canadian National Ball Hockey Championships from July 20 - 23. This event will feature the top National B, C & D division clubs from across the Country.

He stated that the Conception Bay South Arena will host the 2017 Agrifood & Garden Show. The show will run from September 25 – October 1, 2017 and will

feature petting farms, cooking demonstrations, food sampling and much more. This will be a great family event & free of charge for children ages 12 and under.

Councillor Tilley stated that he and the Department would like to congratulate Team Gushue on their World Curling Championship victory. This is a huge accomplishment for sport in our province. The Department is pleased to announce that residents will have the opportunity to try curling at the Conception Bay South Arena during the week of May 9th – 12th. This program will be free of charge. Be sure to check the Town's website and social media for a detail schedule in the upcoming weeks.

Finally, Councillor Tilley advised that on May 7th the Town will be assisting the local Legion Branch 50 to host a memorial service for Fallen Paratroopers. This event will be hosted at the Monument of Honour at 2:00 p.m. The Service will include a wreath laying and a possible fly over by 103 Search and Rescue. A reception will follow at the Town Hall.

Presentation of recommendations of meeting held on April 12, 2017

1. Recreation and Leisure Services Committee

Resolution #17-153
Councillor Tilley/Councillor Youden

Be it so resolved that the recommendations/decisions made at the Recreation and Leisure Services Meeting of April 12, 2017 be accepted as presented.

- carried unanimously

7. RECOMMENDATIONS OF FINANCIAL AND ADMINISTRATIVE SERVICES COMMITTEE (Chair, Deputy Mayor George)

Presentation of recommendations of meeting held on April 11, 2017

1. Accounts Payable Cheque Register

Resolution #17-154
Deputy Mayor George/Councillor Connors

Be it so resolved that approval be given to pay cheques totaling \$60,703.73 as per the Accounts Payable Cheque Register Report.

- carried unanimously

2. Ratification of Manual Cheques Previously Released

Resolution #17-155
Deputy Mayor George/Councillor Connors

Be it so resolved that approval be given to ratify the payment of manual cheques previously released totaling \$402,016.93 as per the attached report.

- carried unanimously

3. Ratification of Direct Payments Previously Released

Resolution #17-156
Deputy Mayor George/Councillor Connors

Be it so resolved that approval be given to ratify direct payments previously released totaling \$493,688.69 as per the attached report.

- carried unanimously

4. Capital Invoices

Resolution #17-157
Deputy Mayor George/Councillor Connors

Be it so resolved that approval be given to pay capital cheques totaling \$687,608.68 as listed in the Financial Services Committee Minutes of April 11, 2017.

- carried unanimously

5. Tax and Other Receivables Adjustments

Resolution #17-158
Deputy Mayor George/Councillor Bent

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

REMAX002	\$4,309.28
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- carried unanimously

6. Personnel – Fire Captain

Resolution #17-159
Deputy Mayor George/Councillor Youden

Be it so resolved that approval be given to confirm Fred Kennedy in the position of Fire Captain as per the terms and conditions outlined in the contract dated March 10, 2016.

- carried unanimously

7. Manuels River Natural Heritage Society

Resolution #17-160
Deputy Mayor George/Councillor Connors

Be it so resolved that the Town enter into a Memorandum of Understanding with the Manuels River Hibernia Interpretation Centre in relation to its usage and sustainability.

- carried unanimously

8. Financial and Administrative Services Committee Report

Resolution #17-161

Deputy Mayor George/Councillor Bent

Be it so resolved that the recommendations/decisions made at the Financial and Administrative Services Committee Meeting of April 11, 2017 be accepted as presented.

- carried unanimously

8. RECOMMENDATIONS OF ECONOMIC DEVELOPMENT AND TOURISM COMMITTEE (Chair, Councillor Kirk Youden)

No meeting held.

Councillor Youden made the following statement:

Tonight I would like to provide residents with an update on 'the gateway' commercial development, located at the top of Legion Road.

Recognizing that a regional business centre would result in long-term economic stability for the Town of Conception Bay South, the Town has made a strategic investment to acquire and develop approximately 200 acres of land off Legion Road.

The Town's long-term vision for 'the gateway' is to provide an attractive, accessible destination of choice for shopping and services for the region, residents and visitors. Our goal is to have a retail mix of businesses at the location, including big box stores, retail outlets, professional offices, restaurants and other services.

Prior to developing the gateway and in developing a strategic business plan for the Town of Conception Bay South, it became evident that one of the key challenges was the lack of commercially suitable land. The Town was relying heavily on a residential tax base and it was envisioned that 'the gateway' development would complement the existing commercial tax base.

Since 2011, we have invested approximately \$11.7 million in infrastructure and other improvements. That includes:

Land acquisition
Water, sewer, storm water construction
Site preparation work

Road improvements – which includes paving, curb and gutter.

To date the Town has received about \$3.265 million in land sales – that includes our anchor tenant Kent, and, more recently, the sale of 4.9 acres to Baine Johnston Properties Inc. who are currently completing design work to develop several lots purchased from the Town in 2016.

By acquiring land and servicing this area, the Town was also able to develop the new Arena on just over 16 acres of land. The \$21 million multi-functional facility includes an extremely popular Walking Track, which attracts hundreds of patrons daily. The economic spinoffs of a facility that can accommodate conferences, trade shows and sporting events are significant. We have recently completed the development of the T'Railway link from the Arena to the Sgt. Ned Nugent's Recreation area. In 2017 we will be continuing work on the trail from the Arena to the T'Railway via Kiwanis Park, thereby completing this loop.

Through the investment to develop roads and water and sewer services, there is in excess of 52 acres of land available. There is an additional 100 acres of land available for future growth.

'The gateway' is an ideal location for investors who are looking for serviced land for commercial and industrial development. It is conveniently located off Peacekeepers Way, one of the busiest roads in the province, and the potential is there for businesses to serve the Town's 26,000 residents as well as thousands more from surrounding communities.

From day one, Council believed in the success of 'the gateway' retail project and its appeal to major developers and retailers. We believe our community is underserved by major retailers, and are open for proposals for commercial development.

'The gateway' is a long term initiative. We remain committed to this project and continue to receive inquiries. The gateway will continue to be a development asset for the residents of Conception Bay South.

9. RECOMMENDATIONS OF FIRE, ENFORCEMENT AND PUBLIC SAFETY COMMITTEE (Chair, Councillor Richard Murphy)

No meeting held.

10. OTHER COMMITTEE REPORTS

Nil

11. NEW BUSINESS

Deputy Mayor George

reminded residents that the Low Income Reduction is available.

Councillor Youden

stated that he had attended the most recent meeting of the Youth Advisory Committee.

Councillor Burse

reminded residents that the Conception Bay South Boxing Association will hold their annual fundraising dinner on Friday, May 5, 2017. Tickets are available for purchase.

referenced the proposed development at 2392 Topsail Road which was discussed earlier. He stated that the developer had expressed that they had experienced some confusion with the process due to the fact that they are novice developers, not the information provided by the Community Development Department.

Councillor Connors

stated that last week the Town officially ended its winter operating shift and he thanked all staff who participate in snow clearing operations and endeavour to keep the snow at bay. It was a relatively tough winter but with each passing season operations continue to improve. The ending of snow clearing season leads to beginning of road work season. He stated that the Town has started our road work of repairing

pot holes, street sweeping and line painting will follow as soon as the weather allows.

stated that construction projects are beginning to ramp up and we anticipate another busy and successful season. Project details will be announced as they become available over the next few weeks and any major disruption to residents will be communicated through all available media.

Councillor Bent

stated that the Town is working on a Flood Risk Policy. There will be a public meeting on May 3, 2017 (4 p.m. to 8 p.m. at the Town Hall) to discuss the draft policy and Regulations. Mapping will be available to show the flood risk areas.

stated that he is pleased to hear of development to start in the gateway. He stated that it will be positive to increase the commercial tax base.

Councillor Tilley

stated that he will be absent for the next two Council meetings due to vacation and work commitments.

Mayor Tessier

stated that the annual SOAR Food Drive will be held on May 9, 2017 and encouraged all to participate.

stated that Casino Night, held on April 7, 2017, was a success and raised funds for the Conception Bay South/Paradise Food Bank.

stated that he, the Chief Administrative Officer, and the Director of Planning and Economic Development had a tour of the Cougar Helicopter location at the St. John's International Airport. He stated it is a very impressive facility.

12. ADJOURNMENT

The meeting adjourned at 7:42 p.m.

Resolution #17-162
Councillor Youden/Councillor Tilley

Be it so resolved that the meeting adjourn.

- carried unanimously

Steve Tessier
Mayor

Gail Pomroy
Town Clerk