

MINUTES

Members Present:

Mayor Gary Goobie
Deputy Mayor Joy
Councillor George Penney
Councillor Kimberly Ghaney
Councillor Sadie King
Councillor Rosena Norman
Councillor Roger Myette

Staff Present:

Gary Corbett, CAO
Christa Turnbull, Admin. Assistant

1. ADOPTION OF AGENDA

14-14-269

Penney/Ghaney

Adoption of meeting agenda of October 28, 2014.

Motion Carried

2. ADOPTION OF MINUTES

Adoption of minutes of meeting October 14, 2014 as presented.

3. BUSINESS ARISING

N/A

4. CORRESPONDANCE

- a. From Resident re- request of removal of asphalt on Ridge Road- Tabled Provincial jurisdiction. No authority to enforce provincial regulations, but town will investigate further. If no cooperation, we will forward letter to the Department of Environment & Conservation.
- b. From Glenn Blackwood- Tabled Appointment of Kevin Clarke and Randy Gillispie as per Article 3 of the MOU between the Town and Marine Institute.
- c. From MNL- Strong Towns Planning Partnership- Tabled Initiative of MNL in association with TRACT Consulting providing free professional advice to help strengthen planning decisions.
- d. From Resident re- Vandalism on Conception Bay Highway-Tabled Consideration on installation of street light.

5. RECOMMENDATION OF PLANNING & LAND USE COMMITTEE

5.1

14-14-270

Penney/Joy

Location: 7 Woodfords Station
Proposal: 14 Unit Seniors Complex
Zoning: RMD

BE IT RESOLVED that the Town of Holyrood approve the above Discretionary Use application, subject to the Town of Holyrood Development Regulations.

Three pieces of correspondence received.

Penney- as this is a RMD zone, and discretion of council, I will not be supporting this application

Deputy Mayor Joy- Discretionary use in RMD zone

This proposed 55 + units are not regulated.

- No one registered for briefing session but letters of concern received.
- Each unit in this building contains 2 apts . > 1 upper and 1 lower . 7 units on top of building and 7 units on the bottom . Total apt. units 14. This building - 14 apts.- is on a small footprint of land - approx. 300 ft. frontage(approx. 3 res. lots). In my view this is a high density development in a medium density zone. As well in my view this apartment style building with two floors of individual apartments is not complimentary to the existing single dwelling residential homes in the area of this proposed development or future potential homes. For that reason I will not be supporting this application

King- It's is a 55 plus apartment. We have 2 in Holyrood now. 55 plus homes are only regulated for 10 years, no different than 14 houses. Water issue will be resolved by the town. I will be supporting this.

Ghaney- I struggled with the right decision. I spoke to different people. The concerns that residents bring forward- most are valid. Small single family homes in the area. Water issue will be resolved by the town. Traffic will increase anyway. I will not support.

Myette- I've talked to residents. I won't be supporting it. It would be a good thing for residents of Woodfords Station.

Norman- Will not be supporting

Goobie- Council has deliberated for quite some time. Looked at pros and cons. Council wants to ensure that it's in the best interest of area residents. At one point I was leaning towards approving this application. A conversation I had with an area resident- she threw the facts on the table and asked if that was proposed in your area, would you want it. I came to the conclusion that this is an application where it's discretion. What council feels

if it's in the best interest of the neighborhood. All council have received emails expressing concerns. There are many reasons to support, but also many reasons not to support it. I will not be supporting the application. This is an impressive building. But I don't believe Woodford's Station is the proper location for that dwelling. 14 units condensed in a small parcel of land. Council has been open minded.

In Favor-1
Opposed-6
Motion Defeated

5.2

Holyrood Municipal Plan 2014-2024

14-14-271

Penney/Joy

BE IT RESOLVE that the Town of Holyrood approve the 2014-2024 Holyrood Municipal Plan and Development Regulations, with the following amendments, as presented.

- a. To change the Rural Land Use in the area of 154-160 Holyrood Access Road to Industrial General
- b. To add a section of Rural in the Planned Development Land Use Zone approx. 100 meters from Conception Bay Highway in close proximity to Green Acres.
- c. Add INDEPENDANT SENIORS LIVING definition to the Schedule B in the Institutional Use Group.

The Group is Institutional Use, the Division is Special Care Institution Uses, the Class is Medical Treatment and Special Care, and the Example is Seniors Living (assisted and un assisted)
- d. In Residential Medium Density, remove the Discretionary Use option for Apartment Building's.
- e. In Town Center, permitted uses- remove Double Dwelling.
- f. In Watershed, add Mineral Workings (no building).
- g. In Mineral Workings, add Solid Waste as Discretionary Use.
- h. Add Commercial Use Zone to Schedule C
- i. Add Planned Development on the back of the Town Centre Commercial zone from the boundary line of the old Rubber Plant towards Furey's Woodpath.

A commissioners hearing was scheduled and was cancelled as there were no registrants for the hearing. The town has not received any written suggestions or concerns to the draft plan.

Deputy Mayor Joy- I was part of this planning committee. We are glad to see this move, with the only thing remaining is registration and gazetting. There was a lot of good discussion, and in looking ahead. A lot of work and thought was put into this. Great experience working with other members of the committee, past and present council, Gus Hawco, Gary Corbett-CAO, and our town planner, Reg Garland. There was a lot of input put in from past and present council, residents, and businesses. We wanted to do this right for the long term. We wanted to maintain the natural character of the town. New land uses added giving economic and residential boost. This will make our town a better place to live.

Penney- Committee done a great job. This has been in the works since 2008. Many meetings and hope it will showcase the town for the next 30 years.

Mayor Goobie- available for viewing on our website.

Motion Carried

5.3

14-14-272

Penney/Norman

Location: Woodfords Station/Ellen's Lane

Proposal: 55 plus Affordable Housing

Zoning: RMD

BE IT RESOLVED that the Town of Holyrood approve the above Discretionary Use application, subject to the registration of the Town of Holyrood Municipal Town Plan 2014-2024, and publication in the Newfoundland and Labrador Gazette, and subject to the Town of Holyrood Development Regulations.

One piece of correspondence received.

Penney- I will be supporting this application. It is regulated by the Government for 10 years. It's 7 duplex buildings, and on a cul-de-sac. Being built by the people who have a long history of personal care in the town.

Deputy Mayor Joy- These units are Double Dwelling Type or duplexes. Discretionary Use. Only one email received. These are regulated Seniors Independent Living 55 + age group. Each unit is a single unit. No one registered for briefing and no letters of concern received. This development is on a parcel of land on a private type cul de sac with access of

woodfords station road. Duplexes are suitably spaced and will not impact the single residential homes on woodford station road or area. Town has approved funding for a upgraded water supply in north arm but if this is not complete as planned then a artesian well will be required. I will be supporting this application.

King- I will be supporting. The same thing applies as the last one as far as I'm concerned. This is still only regulated for 10 years.

Ghaney- Based on concerns of residents re- traffic, I will not be supporting.

Myette- The government only regulating for 10 years, I'm considering this to be the same as the last one. I won't be supporting.

Norman- I will be supporting.

Goobie- I see this as a little different. It's off Woodfords Station in a secluded area. It's duplexes rather than one large building. The water issue will be addressed to ensure no other residents will be compromised with their water. Looking to correct the problem of water issues by upgrading the waterline to a 8 or 10 inch line from a 2 inch line. Alternate arrangements will be made if no adequate water supply. I will be supporting.

In Favor- 5

King
Norman
Joy
Penney
Goobie

Opposed-2

Ghaney
Myette

Motion Carried

5.4

14-14-273

Penney/Norman

Location: 12 McGraths Road
Proposal: Variance
Zoning: RMD

BE IT RESOLVED that the Town of Holyrood approve the above variance, reducing the rear yard from 12 meters to 10.8, and subject to the Town of Holyrood Development Regulations.

Motion Carried

5.5

14-14-274

Penney/Joy

Location: 27 North Side Road

Proposal: Variance

Zoning: RMD

BE IT RESOLVED that the Town of Holyrood approve the above variance, reducing the rear yard from 12 meters to 11.2, and reducing the lot size from 690 square meters to 670 square meters. Variance will not exceed 10%, and subject to the Town of Holyrood Development Regulations.

Motion Carried

5.6

14-14-275

Penney/Norman

Location: a)3 Harbourview Drive
b)341 Conception Bay Highway
c) 18-20 Comerfords Crescent
d) Sir Albert Walsh Drive

Proposal: Residential

Zoning: RMD

BE IT RESOLVED that the Town of Holyrood approve the above application, and subject to the Town of Holyrood Development Regulations.

Motion Carried

5.7

14-14-276

Penney/Norman

Location: Horizon Drive

Proposal: Approval Extension

Zoning: Mineral Workings

BE IT RESOLVED that the Town of Holyrood approve the above development approval extension which was originally approved on June 21, 2011, and subject to the Town of Holyrood Development Regulations.

Motion Carried

5.8

14-14-277

Penney/Myette

Location: 6 Hazeldale

Proposal: Residential

Zoning: RMD

BE IT RESOLVED that the Town of Holyrood approve the above application, subject to a variance, reducing the frontage from 100 feet to 94 feet, and subject to the Town of Holyrood Development Regulations.

Motion Carried

6. RECOMMENDATION OF INFRASTRUCTURE & PUBLIC WORK

a. George Cove Mountain Cross

As most people are aware, we have been experiencing further issues with the electrical at the George Cove Mountain Cross. Early this summer, the town spent approx. \$2,500 to repair the electrical line and restore power to the cross.

The work completed was

- Splice the neutral and attach conductors to the pole
- Complete a voltage check to determine actual locations of issues
- Climb the tower, recheck all wiring
- Pick up and install new light bulbs and shades
- Cut the trees lying against the main line

The Town has engaged NL Power subcontractor to determine the current issues and develop a cost analysis for the town's consideration. The current problems identified:

- All the new bulbs that were replaced are blown.
- The main line from the start of tank road to the cross is frayed in sections and may need to be replaced.

To complete these repairs, it is outside the scope of town staff capabilities and due to safety concerns, the town must wait until the subcontractor is able to complete the work.

The Town has also requested from a local company to complete a structure analysis of the cross frame itself and several companies who visit the site were not prepared to permit their men to climb the cross until a structure analysis was completed.

We ask everyone's cooperation that council has every intention of getting the cross functioning properly but it's a time sensitive issue and we must wait until subcontractor is prepared to complete the necessary work.

b. MYCW

The town is waiting on direction from MIGA on the letter of approval for the various \$2.2 million work of projects. The town will either be given approval to go to tender or issue a Request for Proposal.

c. Gas Tax

A final recommendation on the project consideration for Gas Tax will be presented at the next Council meeting.

d. Rubber Plant

We are told that we should expect the environmental assessment and remediation on the rubber plant to be signed off soon by the Department of Environment and Conservation.

e. Garden Road

Recently, the town completed contact work with Buckle's to ditch, grade and new top on Garden Road. We are pleased to say in the most recent rain storm, that Garden Road has met the standard that was anticipated.

f. ABYDOZ Pod 1

We have completed the final meeting on the upgrades to the beautification of the Abydoz Pod 1 Country Path and town staff will be commencing the changes prior to the end of this week.

g. Holyrood Town Sign

The new sign for the entrance into Holyrood from Harbour Main-Lakeview-Chapel's Cove has been constructed and staff are waiting on final approval from Department of Transportation and Works before putting it in place.

h. Council Chambers

Now that the roof has been completed on the one story section of the Holyrood Municipal Building, work has commenced on completing the Ocean's Innovative Theatre (Council Chamber). We expect the completions by mid-winter.

i. Skibberean Road

The town has recently upgraded the road from Woodford's Station to Burnt Pond and put a new road top and replaced culverts. There is one small section left that we hope to address before snow clearing.

j. Brophy's Road

Staff recently completed a new road top on Brophy's road and cost shared with the developer a turnaround, as there was no turnaround on this road.

k. Compost Yard

The town is in the process of improving the security in the town's compost yard and Municipal Depot yard.

l. Boardwalk

Within the next two weeks, staff will commence phase 2 of main beach boardwalk replacement to the tune of \$20,000.

m. Building Canada Fund

14-14-278

Joy/Ghaney

BE IT RESOLVED to approve the Building Canada fund application for the following projects:

- i) Upgrades to water line and sewer at Woodfords Station- \$930,000
- ii) Upgrades to water and sewer main line along Conception bay Highway from Woodfords Station intersection through to Holyrood Boundary- \$1.5 million
- iii) Holyrood Marina Park Corporation-Disaster mitigation by installing armour stone and extending the north side to create a breakwater to protect the public marina - \$1 million.

Motion Carried

7. RECOMMENDATION OF RECREATION AND COMMUNITY EVENTS COMMITTEE

Halloween Events

Pumpkin Carving went really well. Spooktrunkular is on Thursday at 7:00 pm at Holy Cross Elementary. We have many business and community groups involved. If anyone can volunteer, that would be great.

November Events

Guy Fawkes Night will be held on November 5 at 6:00 pm at Maloney's Beach. November 7 the Seniors Expo at Manuels Interpretation Centre. Our mayor will be speaking at this event. Remembrance Day at the Star of the Sea on November 11.

Mayor- There is a lady at one of the homes who are organizing an event for November 11 for those who can't get out to the event. If someone from council could attend it would be great.

Deputy Mayor Joy- She would like to have some poppies and a wreath. She has invited residents from the other home.

Playground

Playground on Salmonier Line is now open

8. RECOMMENDATION OF ENVIRONMENT AND CONSERVATION COMMITTEE

a. End of Life Electronics Recycling

Recycling bin will be in place in the front office the first week in December. A list of items that is accepted will be posted via social media and website in the weeks to come.

b. Pilot Project Seniors Home

Director of Infrastructure and Public Works is renewing the tentative agreement we had with the Personal Care Homes for the town to collect, on a weekly basis, compost materials.

c. Bin Bug

Over the coming weeks, the town hopes to launch its first Bin Bug stop. Bin Bug says "I'm watching you- don't be a litter bug". The first Bin Bug will be going at the intersection of CBH and Duff's Road and hopefully this will be a start for people in vehicles to stop throwing garbage out windows.

d. North Arm River Restoration

CAO has a meeting schedule for November with STRACC to discuss the request for the completion of the outdoors classroom.

9. RECOMMENDATION OF CORPORATE SERVICES

a. Transfer

14-14-279

Norman/Ghaney

BE IT RESOLVED to transfer \$200,000 from GIC to General Account

Motion Carried

b. Account Information

14-14-280

Norman/Myette

BE IT RESOLVED that accounts as tabled in the amount of \$188,143.91 (cheque #30844-30951) be approved for payment from the General Account.

Motion Carried

c. BANKBOOK BALANCE- \$ -85,003.39

d. Playground Marina Shores

14-14-281

Norman/King

BE IT RESOLVED to award tender for Marina Shores Playground of \$49,500.00 to Coastline Specialities. 100% covered by developer of Marina Shores.

Motion Carried

10. RECOMMENDATION OF ECONOMIC DEVELOPMENT

a. Small Business Week- Oct 20-24

Youth Entrepreneur Workshop held on October 20. 33 students who attended from St. Catherines and Roncalli. Rewards for students were tremendous. Students had to develop a marketing strategy and present it. They were judged accordingly. Winning team got four \$50 vouchers. The interest was phenomenal.

We hosted 40 people to a breakfast at the Star of the Sea. Businesses and representatives attended. This was a tremendous success. We will be discussing smaller gatherings in the business world in the future. Marjorie Gibbons was a driving force behind this in conjunction with staff, first class event and tip our hats to Marjorie for a job well done.

b. Ghaney/Norman

14-14-282

BE IT RESOLVED that Town of Holyrood approve travel for Economic Development Officer Marjorie Gibbons to attend meetings Nov. 3rd - 7th in Ottawa to discuss several active economic initiatives.

Motion Carried

11. RECOMMENDATION OF PUBLIC SAFETY

a. Hunting zones in close proximity to residential zones

We have had a request from a resident for the town to consider having discussion on addressing hunting zones in residential areas. Public Safety committee will discuss and come back with a recommendation.

b. Holy Cross Park Break and Enter

Last week, the town posted a video of the 5 individuals who completed the break and entry. To date over 28,000 people viewed this video, and 268 people have shared this video. We are unaware if the RCMP or Crime Stoppers have been provided any information.

c. RCMP request for additional resources

Town of Holyrood has been a willing partner in discussion with the RCMP as they prepare their annual report. Hopefully additional resources can be provided to the local detachment to deal with growing regional concerns.

12. RECOMMENDATION OF OCEANS HOLYROOD INITIATIVE

a. MOU Marine Institute

Natacha Fudem, Gary Corbett, Kevin Clarke and Randy Gillespie have been appointed to develop further initiatives pertaining to Marine Institute MOU agreement.

b. OHI Research

Natacha has been researching and doing a comparison study on Acceleration Programs, Technology Parks, Technology Associations, Test Bed Facilities and Country, Province and Municipality financial incentives to lure FDI (foreign direct investment). Research includes: Victoria, BC – Aberdeen, Scotland – Galway, Ireland – Montreal, Quebec – Cork, Ireland.

c. Trade Mission to Ireland

14-14-283

BE IT RESOLVED that the Town of Holyrood approve travel for CAO Gary Corbett and Executive Assistant Christa Turnbull to attend the Ireland Trade Mission Nov. 22-29, 2014 to secure action items identified in the Ireland 2014 report.

Motion Carried

13. RECOMMENDATION OF LEARNING RESOURCE

Scholarships of \$500 was awarded to Kyle Hawco & Patrick O’Leary. Avid volunteers in our community.

JCP for the library to do some internal and exterior work for 12 weeks.

14. NEW BUSINESS

Deputy Mayor Joy

Julia Kieley will be attending a pagent in Toronto. Will ask to have this brought to CSC meeting.

Lady from Telus would like to talk to town about services they provide in cell phones. Will add to CSC meeting.

Councillor Penney

A lot of good work happening in the town with all the development, especially residential. We need to attract more industry and businesses to the town to increase our tax base. How do we apply for armour stone in North Arm?

CAO- we have a project in discussion next week. Trying to find money to deal with the areas that are the worse. Working with Transport Canada on water lot lease. Still waiting on feasibility study for the marina master plan. Can’t get funding under MYCW.

Councillor King

Ida Linehan Young will be at the library at 7:00 pm tomorrow night. She has a book out, and will be reading it. Meeting last week for Operation Santa Claus- will be requesting a donation from the town.

Councillor Ghaney

Received correspondence from mother of Emily on supporting her aspirations. Looking into possibility in creating a book club to the library for younger teens. Will speak to Rosena and Sadie.

Councillor Myette

Looking forward to all the activities over the next month. Especially the Remembrance Day ceremonies. Heritage meeting tomorrow, looking at heritage regulations.

Councillor Norman

Nothing

Mayor Goobie

Our recreation directors grandmother passed away today, sending condolences to his family.

CAO

On Nov 7, John Brestin will be here at the town office.

15. DATE OF NEXT MEETING

November 18, 2014

16. ADJOURNMENT

14-14-284

King/Norman

BE IT RESOLVED that this meeting do now adjourn

Motion Carried