

Minutes
Regular Meeting of Council
Tuesday, July 12, 2022 @ 5:30 pm
Town of Twillingate - Council Chambers

Present:

Justin Blackler	Mayor
Andrew Rowsell	Councillor
Janice Barnes	Councillor
Lloyd Blake	Councillor
Mike Johnson	Councillor
Leanne Hann	CAO

1. CALL TO ORDER

The meeting was called to order by Mayor Blackler at 5:37 pm.

2. VISITORS/PRESENTATIONS

A. DURRELL MUSEUM

Members of the Durrell Museum Corporation (DMC) Board of Directors, including Mark Bulgin, Courtney Bulgin, Robert Stockley, Charles Fendley and Annie Blake presented to Council their concerns about the museum, specifically the parking lot and physical state of the building. The DMC requested the Town of Twillingate partner with them moving forward on grant applications, and consider a yearly grant be extended to the DMC in the future. The DMC read the 1972 minute book which stated the ALB Armory would like to "pass it over" to the Town of Durrell.

The DMC has applied for several grants over the last few years and have been unsuccessful at obtaining adequate funding. The DMC was declined by Heritage NL as the building is no longer considered a heritage building due to additions and renovations completed on the building.

The DMC reported that the perimeter of the land is disputed and noted that a survey is required. The DMC is not certain of who owns the legal title to the land but believes the Town of Twillingate owns the building. CAO to conduct a Title Search on the land and follow-up with the DMC.

3. APPROVAL OF AGENDA

Motion #22-075: Moved by Councillor Johnson and seconded by Councillor Rowsell that the Agenda for the Regular Meeting of Council on July 12, 2022 be adopted as presented. All in Favor (5/0). Motion carried.

4. MINUTES/MOTIONS FOR APPROVAL

Motion #22-076: Moved by Councillor Rowsell and seconded by Councillor Johnson that the Minutes from the Regular Meeting of Council on June 13, 2022, be adopted as presented. All in favor (5/0). Motion carried.

Motion #22-077: Be it resolved that we, the Ultimate Recipient the Town of Twillingate accept cost-shared funding as outlined in the Department of Transportation and Infrastructure project approval letter dated May 24, 2022, Project number 17-MCW-23-00014 Project name Fire Hall Restoration with a total project value of \$1,046,284.00 This council agrees to provide the Ultimate Recipient share value of \$379,523.00 in funding for this project and authorizes the CAO to enter into a funding agreement with the Department of Transportation and Infrastructure on behalf of The Town of Twillingate Council.

Motioned by Councillor Johnson, Seconded by Councillor Rowsell.
All in favor (5/0). Motion carried.

Motion #22-078: Be it resolved that the Town of Twillingate submit its Capital Investment Plan to the Department of Environment, Climate Change and Municipalities for Gas Tax Funding in the amount of \$200,000.00 for the Sewage Pumping System Upgrade, Bottom Arm, Twillingate, NL project.

Moved by Councilor Rowsell, Seconded by Councilor Blake
All in favor (5/0). Motion carried

Motion #22-079: Be it resolved that the Town of Twillingate submit a Special Assistance Grant Application to the Department of Environment, Climate Change and Municipalities for Special Assistance Funding in the amount of \$19,000.00 for the Stadium Mould Investigation and Part 1 Remediation project.

Motioned by Councillor Roswell, Seconded by Councillor Barnes
All in favor (5/0). Motion carried

5. BUSINESS ARISING FROM PREVIOUS MINUTES

- Age Friendly Committee: Councillor Rowsell has connected with Candi Card to move forward with the committee.
- Fish, Fun and Folk Festival: The Town has sent the rental agreement form to the FFF Festival and is awaiting their response including proof of insurance.

- Welcome to Twillingate Sign: CAO to request three quotes on new Town signage.
- Cemetery by Foodland: The Town is applying for a JCP Project to work on the Cemetery.
- Hospital Pond Committee: The Hospital Pond Committee has recruited a few new members. The Town advised Councillor Johnson to erect safety signage around Hospital Pond.
- Come Home Year Town Pancake Breakfast: Pancake Breakfast was served to the community by Town staff, Town students, Green Team, Town Councillors, and several volunteers on July 1st, 2022. The breakfast was well attended by both the public and volunteers. Discussion to continue the breakfast next year, but consider reducing the cost of the breakfast, and decrease the hours served to 9-11am.
- Boat Poker Run: The event is being hosted by the Recreation Committee and is spearheaded by Mayor Blackler. Planning for the event is still underway.
- Lateral Line Policy: Discussion for Council to continue looking into a Policy for lateral lines.
- Physician Retention and Recruitment Committee: Mayor Blackler is chairing this committee and has set an initial meeting time for August 2022.

6. REPORTS – STANDING COMMITTEES:

A. Community Services Committee / Recreation Committee

The recreation report was presented by Councillor Barnes.

June was Recreation Month in Twillingate. All events were well attended and went well.

B. Rock Cut Trail Liaison Update

No updates.

C. Public Works Committee

The Public Works Committee report was presented by Mayor Blackler

The Public Works Committee meeting was held on July 7, 2022. The meeting was chaired by Deputy Mayor Greenham and was attended by Councillor Johnson, Mayor Blackler, Leanne Hann and Robbie Ings (Public Works Foreman).

The following items were discussed:

60-82 Minty's Farm Road (Gravel Request)

Gravel has been requested to repair areas in poor condition. This issue has been attended to and calcium has been applied in that area. No further action required at this time.

31 Main Street (Culvert)

Request to have a rock cage installed at end of a culvert. Council does not feel the work would be beneficial to the area. No further action required at this time.

Minty's Farm Road / Durrell Street (Culvert)

Culvert system at the intersection of Minty's Farm Road and Durrell Street needs replacement. Estimate cost of the project is \$25,000 - \$30,000. Work is to be completed between current time and the Fall of 2022. Council is in agreement the replacement should be completed.

Wood Storage on Public Wharf (Letter)

A letter has been drafted advising anyone who is storing firewood on Manuel's Cove beach that the public beach area should not be used for such purposes.

57 Main Street (Water Line)

New email has been received on the issue with the water line on this property. Council is taking no action at this time and will allow the legal team of the homeowner to follow up with their next request.

Town Conservation Land

A discussion was held on the current status of the Towns conservation areas. Conservation areas are being questioned by several residents and Council will need to review the current zoning for some areas.

D. Protective Services Committee

No updates.

E. Planning and Development Committee

The Planning and Development Committee report was presented by Councillor Rowsell.

The Planning and Development Committee meeting was held on July 6, 2022. The meeting was chaired Councillor Rowsell, and was attended by Councillor Blake, Councillor Johnson and Leanne Hann.

The following items were discussed:

Development Application – 202-210 Main Street (Construct Shed)

The Town Foreman was advised by the applicant to conduct a Site Visit at a later date.

Development Application – 23 Froud's Lane (Water and Sewer Hook-Up)

Applicant has requested to connect to the Town water and sewer to service his personal RV.

Motion #22-080: Moved by Councillor Rowsell and seconded by Councillor Blake to approve in principle the request to connect an RV to Town water and sewer under the following conditions: Up to date registration must be kept on the RV at all times, the RV must remain mobile and can not be taken off the axels, the applicant can not occupy the RV on a full time basis and is limited to occupancy to a maximum of 6 months / year. All in favor (5/0). Motion carried.

Development Application – 54 & 56 Main Street (Construct Wharf and Building)

Development request to construct a rock crib wharf and 1.5 storey building. CAO referred the applicant to Crown Lands as construction of the 1.5 story building would be within 15 meters of the high-water mark.

Development Application – 24A Drong Hill (Construct Residential Home)

Motion #22-081: Moved by Councillor Rowell and seconded by Councillor Johnson to approve in principle the request to construct a residential home at 24A Drong Hill, subject to all applicable regulations. All in favor (5/0). Motion carried.

Development Application – 20 Younge's Lane

Development request to add six modified Long Liners for the purpose of nightly rentals to the property. As only two vacation rentals are permitted per lot, the applicant was advised that subdividing the property would be required. The applicant has submitted a draft survey to Council showing the current lot subdivided into 4 lots (of at least 400 Ft Sq per lot) to satisfy the requirements of the *Town of Twillingate Development Regulations (2021)*. It should be noted the applicant will still be required to legally subdivide the lots.

Public Works conducted a Site Visit with the applicant to discuss the water and sewer. The applicant has been advised that an Engineer will be required to address the water and sewer on the property.

As the area is zoned residential, and the proposed use is discretionary, public notification was completed. Council received four letters of opposition for the development, with two of the four letters deemed to have concerns that should be further addressed. A meeting to discuss the development was held on June 30, 2022 with the said residents, Council and the applicant.

Motion #22-082: Moved by Councillor Rowsell and Seconded by Councillor Blake to approve the development at 20 Younge's Lane under the specifications as follows: The land must be legally sub-divided to satisfy the Town Development Regulations, an engineer must be consulted when installing the water and sewer, boats must face away from the surrounding residents with the patios of each boat facing each other, adequate drainage including weeping tile must be installed around the perimeter of the property, a minimum of a 6.5 ft high fence must be installed and properly maintained around the perimeter of the property, a maximum of 4 boats may be installed and the location of the boats must be moved closer to the existing Bed and Breakfast on the property. The development is subject to all other applicable regulations. All in favor (5/0). Motion carried.

Business Application – Nightly Rental, 13 Hugh Lane

The applicant has requested to operate a vacation rental home at 13 Hugh Lane. As the area is zoned Mixed Use, and the proposed use is Discretionary, public notice was conducted. No objections were received by the Town.

Motion #22-083: Moved by Councillor Rowsell and seconded by Councillor Johnson to approve in principle a vacation rental at 13 Hugh Lane, subject to all applicable regulations and conditions. All in Favor (5/0). Motion Carried

Business Application – Nightly Rental, 15 Slade's Lane

The applicant has requested to operate a vacation rental home at 15 Slade's Lane. As the area is zoned Residential, and the proposed use is Discretionary, public notice was conducted. No objections were received by the Town.

Motion #22-084: Moved by Councillor Rowsell and seconded by Councillor Johnson to approve in principle a vacation rental at 15 Slade's Lane, subject to all applicable regulations and conditions. All in Favor (5/0). Motion Carried

Business Application – Nightly Rental, 1 Path End

The applicant has requested to operate a vacation rental home at 1 Path End. As the area is zoned Residential, and the proposed use is Discretionary, public notice was conducted. No objections were received by the Town.

Motion #22-085: Moved by Councillor Rowsell and seconded by Councillor Johnson to approve in principle a vacation rental at 1 Path End, subject to all applicable regulations and conditions. All in Favor (5/0). Motion Carried

Business Application – Nightly Rental, 29 Howlett's Road

The applicant has requested to operate a vacation rental home at 29 Howlett's Road. As the area is zoned Residential, and the proposed use is Discretionary, public notice was conducted. No objections were received by the Town.

Motion #22-086: Moved by Councillor Rowsell and seconded by Councillor Johnson to approve in principle a vacation rental at 29 Howlett's Road, subject to all applicable regulations and conditions. All in Favor (5/0). Motion Carried

Business Application – Nightly Rental, 244-246 Main Street

The applicant has requested to operate a vacation rental home at 244-246 Main Street. As the area is zoned Residential, and the proposed use is Discretionary, public notice was conducted. No objections were received by the Town.

Motion #22-087: Moved by Councillor Rowsell and seconded by Councillor Johnson to approve in principle a vacation rental at 244-246 Main Street, subject to all applicable regulations and conditions. All in Favor (5/0). Motion Carried

A discussion was held regarding the number of vacation rentals operating in the Town. Council will focus on offering incentives to developers to construct new long-term rentals and consider amending the development regulations.

Business Application – 12 Woods Street, Home Based Business

Mayor Blackler removed himself from the conversation and decision process due to conflict of interest.

Motion #22-088: Moved by Councillor Rowsell and seconded by Councillor Johnson to approve in principle the operation of a home-based business at 12 Woods Street, subject to all applicable regulations and conditions. All in Favor (4/0). Motion Carried

Business Application – Hair Salon, 28 Toulinquet Street

Motion #22-089: Moved by Councillor Rowsell and seconded by Councillor Barnes to approve in principle the operation of a Hair Salon at 28 Toulinquet Street, subject to all applicable regulations and conditions. All in Favor (4/0). Motion Carried

23 Oxford's Lane – Operational Nail Bar without a permit

CAO advised Council the resident informed the Town she is not operating as a business because she does not charge for her services and only offers her services to friends as a hobby. CAO has advised Service NL.

F. Finance Committee

The Finance Committee report was presented by CAO.

The Finance Committee meeting was held on July 12, 2022. The meeting was chaired by Councillor Watkins and was attended by Kathy Roberts and Leanne Hann.

The following items were discussed:

Review of 2022 income and expense reports

No major items presented.

Payment of Bills

Motion #22-090: Moved by Councillor Barnes and seconded by Councillor Rowsell to approve payment of Town bills as presented during the committee meeting on July 12, 2022. All in Favor (5/0). Motion Carried.

Donation – Remembering Robbie

Motion #22-091: Moved by Councillor Rowsell and seconded by Councillor Johnson to donate \$250.00 to Remembering Robbie. All in Favor (5/0). Motion Carried.

Donation – Unscripted Twillingate Digital Arts Festival

Motion #22-092: Moved by Councillor Johnson and seconded by Councillor Rowsell to donate \$500.00 to the Unscripted Twillingate Digital Arts Festival.

In Favor: 4 (Councillor Blake, Councillor Rowsell, Councillor Johnson, Mayor Blackler).

Opposed: 1 (Councillor Barnes)

Motion Carried.

CAO to request the Unscripted Twillingate Digital Arts Festival attend the next Public Council meeting as a delegate.

G. Fisherman’s Committee (Councillor Blake)

Councillor Blake noted that the company previously interested in the Fish Plant in Twillingate are no longer pursuing Twillingate as a location.

7. ADMINISTRATION

MAA June Memo

Presented to Council by CAO.

Facility Rental Agreement

Presented to Council by CAO.

8. NEW BUSINESS

Physician Retention and Recruitment Committee

Mayor Blackler notified Council that a Physician Retention and Recruitment Committee has been stuck. The committee will be comprised of both Town Council, Hospital staff, and public members from Twillingate and New World Island. The first meeting will be conducted in August.

IT Services Integration

CAO updated Council on the Town email system that crashed for 2 weeks in June/July. The Town has brought on a new IT service provider.

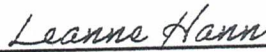
9. ADJOURNMENT

Motion #22-093: Being there no further business, it was moved by Councillor Rowsell and seconded by Councillor Barnes that the meeting be adjourned. All in Favor (5/0). Motion Carried.

The meeting adjourned at 8:15 p.m.



Justin Blackler, Mayor



Leanne Hann, CAO