

Minutes

Regular Meeting of Council
Monday, April 11, 2022 @ 5:00 pm
Town of Twillingate - Council Chambers

Present:

Justin Blackler	Mayor
Wayne Greenham	Deputy Mayor
Andrew Rowsell	Councillor
Janice Barnes	Councillor
Lloyd Blake	Councillor
Mike Johnson	Councillor
Mitchell Watkins	Councillor
Leanne Hann	CAO

1. CALL TO ORDER

The meeting was called to order by Mayor Blackler at 5:04 pm.

2. VISITORS/PRESENTATIONS – N/A

3. APPROVAL OF AGENDA

Motion #22-032: Moved by Deputy Mayor Greenham and seconded by Councillor Johnson that the Agenda for the Regular Meeting of Council on April 11, 2022 be adopted as presented. All in Favor (7/0). Motion carried.

4. MINUTES FOR APPROVAL

Motion #22-033: Moved by Councillor Watkins and seconded by Councillor Rowsell that the Minutes from the Regular Meeting of Council on March 15, 2022 and the Special Meeting of Council on March 16, 2022 be adopted as presented. All in favor (7/0). Motion carried.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

French Drain – Young's Lane

A discussion regarding the French Drain on Youngs Lane was held. It was noted that this drain was installed many years ago, and the drain is not owned, or operated by the Town. Resident flooding in the area has been difficult to address due to complications with the drain.

Hospital Staff Shortages

A discussion was led by Councillor Rowsell regarding shortages of nurses, doctors and other medical professional staff at the hospital in Twillingate. Mayor Blackler recommends the Town invites Derek Bennet (MHA), the Health Minister, Doctors, Nurses, and the Town of Summerford Town Council to have a conversation regarding these shortages. It was noted that the Town should look into ways that we can better service Doctors (for example, snow clearing) that reside in the Town. Councillor Rowsell will work with the CAO to arrange a meeting as recommended by Mayor Blackler.

Stadium – Accessible Parking

It was noted by Councillor Watkins that the accessible parking at the Stadium has not been completed as was requested in previous meetings. The CAO advised Councillor Watkins that the signs have arrived and a follow-up with Public Works and the Stadium Manager will be completed ASAP.

6. REPORTS – STANDING COMMITTEES:

A. Community Services Committee

The Community Services report was presented by Councillor Barnes.

The Community Services meeting was held in March 2022. The meeting was chaired by Councillor Barnes.

The following items were discussed:

Come Home Year Planning

Several festivities were presented to Council including a Pancake Breakfast on July 1st, Boat Poker Run on July 27th, and Dart Tournament with Beer Gardens on August 13th. The Town of Twillingate will plan the Pancake Breakfast, and Council volunteered to run the breakfast on July 1st. Several other discussions regarding dates and volunteers were held. Councillor Barnes requested another meeting be held to discuss Come Home Year asap.

B. Recreation Committee Liaison – N/A

C. Rock Cut Trail Liaison Update

Councillor Rowsell provided an update on Rock Cut Trails noting that Rock Cut has applied for additional funding to finish several areas of the trails, monetary donations will be accepted for the campsites, and the Rock Cut merchandise will be distributed through various business in Town this year.

D. Public Works Committee

The Public Works Committee report was presented by Deputy Mayor Greenham.

The Public Works Committee meeting was held on March 10, 2022. The meeting was chaired by Deputy Mayor Greenham and was attended by Mayor Blackler and Leanne Hann (CAO).

The following items were discussed:

Lift stations

The CAO noted that Wilf Maloney has submitted the consultant engagement for the Lift Stations. The Town is currently waiting on the Prime Consultant Agreement from government.

Sweeper

The CAO notified Council that a new sweeper for the Town will be purchased, and this is within budget.

Water line leaks

Council was notified that the Town is experiencing water line breaks and leaks on a regular basis now. The Public Works team is working hard to address all the leaks on a priority basis.

Resident Concern, Public Works, Snow Clearing

Mayor Blacker advised Council that the CAO and Mayor have been requested to meet in person with a resident to discuss on-going issues with snow clearing in front of his home. Other snow clearing complaints sent to the Town will be addressed by Public Works and the CAO.

E. Protective Services Committee – N/A

F. Planning and Development Committee

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

The Planning and Development Committee meeting was held on March 08, 2022. The meeting was chaired Councillor Rowsell, and was attended by Councillor Blake and Leanne Hann (CAO).

The following items were discussed:

Development Request – Boathouse, 52 Main Street (Iceberg Quest)

A request has been made to add a boat house/storage unit to the property located at 52 Main Street. A Section 48 permit will be required as the development is within 15 m of the high-water

mark. As the application does not meet the current development regulations, the resident will be advised by the CAO to submit a new application.

Development Request – Vacation Rentals, 20 Youngs Lane (Admirals Fleet)

The applicant had previously requested to add six modified Long Liners for the purpose of nightly rentals. 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 has been requested to conduct 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 before a development permit can be granted.

As the area is zoned residential, and the proposed use is discretionary, public notice is also required.

Motion #22-034: Moved by Councillor Watkins and seconded by Councillor Rowsell to approve in principle the development application for 20 Youngs Lane, subject to all applicable regulations, including the conditions noted above. All in Favor (7/0). Motion Carried.

Development Request – Residential (Addition), 184 Main Street

The applicant has requested to build an extension on his current home. He has been advised that for this work to be approved he will be required to relocate lateral water and sewer lines. This would be completely the applicant's expense. Applicant is accepting of that condition.

Motion #22-035: Moved by Councillor Watkins and seconded by Councillor Rowsell to approve the development application at 184 Main Street subject to all applicable regulations and conditions. All in Favor (7/0). Motion Carried.

Development Request – Accessory Building, 140 Main Street

The proposed accessory building will be very close to the minimum distance of 15 m from the high-water mark. A Section 48 permit will not be required for this approval, but the applicant has been advised that any further construction outside of this new building footprint would require a Section 48 permit.

Motion #22-036: Moved by Councillor Watkins and seconded by Councillor Rowsell to approve the development application at 140 Main Street subject to all applicable regulations and conditions. All in Favor (7/0). Motion Carried.

Development Request – Residential (Renovation), 267 Main Street

The application is for a complete rebuild of the current home. The renovation will be using the exact footprint as current. If this were to change the application would need to be resubmitted.

Motion #22-037: Moved by Councillor Watkins and seconded by Councillor Rowsell to approve the development application at 267 Main Street subject to all applicable regulations and conditions. All in Favor (7/0). Motion Carried.

Development Request – Summer Cabin, 117 Main Street

Applicant purchased the current wharf and stage from previous owner and now intends to add a personal cabin to the lot. Additional information regarding the development application is required before Council can make a decision on the application.

Business Application – Nightly Rental, 15 Gillesport Road

The applicant has requested to operate a vacation rental home at 15 Gillesport Road. As the area is zoned Mixed Use, and the proposed use is discretionary, public notice is required before an occupancy permit can be issued.

This will now go for public consultation as required.

Motion #22-038: Moved by Councillor Watkins and seconded by Councillor Rowsell to approve in principle a vacation rental at 15 Gillesport Road, subject to all applicable regulations and conditions. All in Favor (7/0). Motion Carried

Moratorium on Vacation Rental Permits

A discussion was held regarding the number of vacation rentals in Twillingate. Concerns have been raised by residents and business owners regarding saturation of the vacation rental market, the in-ability of the Towns infrastructure to support the increased demand over the summer months, and the increase in home prices due to foreign investments for the purposes of operating a vacation rental. It was proposed that Town Council should have a meeting with the STEP Committee asap to discuss a potential moratorium on vacation rental permits. This item was tabled for discussion purposes only at this time. Council advised the CAO to research moratoriums for municipalities further.

Engineer Approval for Water and Sewer on Business Applications

A discussion was held to determine if the Town should require Engineer approval of the water and sewer plans on all new business / development applications moving forward. This item was tabled for discussion purposes only at this time.

G. Corporate Services Committee

The CAO presented the March Income and Expense Report to Council.

Motion #22-039: It was moved by Councillor Barnes and seconded by Councillor Rowsell to approve payment of NL Power, Bell Aliant, Bell Mobility, Scotiabank Visa, Eastlink & Pitneyworks invoices prior to Council meetings to avoid late payment fees. All in Favor (7/0). Motion Carried

H. Fisherman's Committee

Fish Plant

The CAO provided a brief update pertaining to the fish plant noting there is a group in Town that is interested in operating the fish plant again. Given the matter is confidential at this time, limited information was provided.

7. ADMINISTRATION

Longest Day of Smiles

The Longest Day of SMILES® Proclamation request was tabled for Council for review. Mayor Blackler indicated he will bring the request to the School Board for further consideration. Councillor Rowsell offered to help facilitate the hospital and the school board partnering together on this initiative.

8. CORRESPONDENCE – N/A

9. NEW BUSINESS

Electric Vehicle Charges

The CAO advised Council that the Town has submitted an expression of interest to Take Charge for the installation of two electric vehicle (EV) charges at Town Hall. The EV chargers are free to the Town under the Take Charge program. The application is still under review with Take Charge.

Councillor Emails

Mayor Blackler advised Council that all Councillors will be provided Town email addresses. It will be expected that all correspondence between council, staff, public, etc. is communicated through Town emails moving forward.


10. ADJOURNMENT

Motion #22-040: Being there no further business, it was moved by Deputy Mayor Greenham and seconded by Councillor Johnson that the meeting be adjourned. All in Favor (7/0). Motion Carried

The meeting adjourned at 6:50 p.m.



Justin Blackler, Mayor



Leanne Hann, CAO