

**Town of Channel – Port aux Basques
1811th Regular Meeting
August 18th, 2020**

The 1811th Regular Meeting of Council convened at 4:00 pm Tuesday, August 18th, 2020 Mayor Spencer presiding. Present were Deputy Mayor Strickland, Councillors Battiste, Coffin, Keeping and Lane. Also present was the Town Manager and Town Clerk.

Hockeyville Town of Twillingate: Mayor Spencer said he wished to extend congratulations to the Town of Twillingate for winning the Hockeyville Contest they recently took part in. Great news to hear.

Lynn Jamieson Overnight Parking at Grand Bay West Beach: Ms. Jamieson was present to list her concerns about overnight parking by tourists at Grand Bay West Beach. Ms. Jamieson said there were six questionnaires that the Town sent out bought back to the Town along with a petition with 80 signatures on it from the residents of Grand Bay West however the Town Manager said there were only 3 which was a lie. Ms. Jamieson said the Town is allowing tourist to camp there for free which doesn't benefit residents or businesses. Ms. Jamieson said they want the "No Overnight Camping" sign put back as was there before. She said this issue has been ongoing for over a year and nothing is being done about it.

Councillor Lane said he respectfully disagrees that people don't spend money. If so they are few and far between. Mostly what is there are people coming off the boat looking for an overnight parking spot. Councillor Lane said in a recent letter it was stated that we were giving a local entrepreneur a hard time but we are not, we are just trying to fill the gap until he is up and running. Councillor Lane said personally he looked at the land we own in Grand Bay West as an option.

Hiram Billard who was in the audience tried to Intervene but Mayor Spencer said he was out of order and if he wanted to speak he can attend the next meeting. Mr. Billard said he will be at the next meeting.

Councillor Lane said he is just trying to give you our perspective. Ms. Jamieson said they shouldn't have to put up with this. We pay our taxes to live here tourists don't.

The Town Manager said 6 questionnaires were sent in but only 3 were signed and we don't deal with unsigned correspondence. Mr. MacIsaac said with regards to the petition he advised we wouldn't entertain it and it was signed by a lot of people that don't even live in the area therefore it doesn't affect them.

Councillor Keeping said just before the private individual came in Council had asked the Economic Development Officer to locate a camping area in town. Councillor Keeping said we are in the process of putting plans in place for the 14 acres we own at Grand Bay West or possibly where the town garage is at now but if we have a private individual looking to do this we will work with him on it. Right now just to have them go in on the parking lot is not an issue.

Deputy Mayor Strickland said to Ms. Jamieson if you are talking about trespassing and things call the RCMP. This is what we have to do when we have issues. If you have repeated issues call the RCMP.

Mayor Spencer asked Ms. Jamieson about the signs on her property stating "No Overnight Parking". Ms. Jamieson said she did not put them there. Danny Leonard who was in the audience spoke up and said he did. Mayor Spencer noted they will be removed tomorrow as this is not an order of Council to have these installed. The Town Manager said as well under the development regulations you have to have a permit before putting up signs.

Adoption of Minutes: It was moved by Councillor Battiste and seconded by Deputy Mayor Strickland the 1810th Regular Minutes of July 20th, 2018 be adopted as circulated and discussed. MC Unanimously

It was moved by Councillor Battiste and seconded by Deputy Mayor Strickland the Special Minutes of July 21st, 2020 be adopted as circulated and discussed. MC Unanimously

New Town Plan: The Town Manager advised the item has been clarified with the planner and Municipal Affairs. The motions to adopt have been sent back to the planner. With regard to the complaint about the new development the Department of Environment was called to investigate.

RCMP: Mayor Spencer said there is a traffic report on the agenda. The Mayor said 60% of speeding is on old Grand Bay Road. He noted there have been speeds of up to 85 km per hour in 30 km zones.

Bruce II Roof: The Town Manager advised that roof has not leaked in the last heavy rains. The leak in the window was because the caulking was gone. Councillor Keeping asked about the leaks in the referees' room and the pool. Mr. MacIsaac said they are all good so far.

ATV Trail: The Town Manager advised he hasn't received any response back from the Deputy Minister as of today. Councillor Lane said this is not acceptable. Councillor Lane said they told us in the beginning it would cost \$1 million and now that it's down to \$50,000.00 they were going to okay it so we really need to push this.

It was agreed that the Town Manager write the Minister of Transportation and Works and express our concerns.

New Municipal Depot: Mayor Spencer said he'd like to make a suggestion they walk around and clean up the area.

The Town Manager said only one member of Council contacted him about going over to do a tour of the building. If any other member of Council wants to go over for a tour please let him know and he'll arrange it.

Road Repairs: The Town Manager advised the bad pothole people are complaining about is on Canada Post property. It was agreed Canada Post be written to repair this.

In Memory of Shadow Rescue: Mayor Spencer said we'll have to get the two groups together and see if we can come up with some sort of solution on them working together.

The Town Clerk advised that she has spoken to the person at Shadow Rescue and was advised that any cat currently in the shelter that is not adopted by October 31st will be fostered in private homes. The Town Clerk also advised that the group said they are continuing their fundraising in hopes of finding land or a dwelling in a permitted area even if it's outside of town.

Intersection to Grand Bay West from Grand Bay Road & LeGrow Street: Councillor Keeping said we can get our own work crews to paint over these lines and take the yield signs down. Councillor Lane said he thinks once this change has taken place we should put an item in the paper explaining this so people are aware.

Grand Bay West Beach: Councillor Lane asked if we looked at the possibility of a side trail at the end of Hopedale Avenue. Councillor Keeping said the Economic Development Officer is looking after this as part of the grant application she's working on.

Wharf Road Removal of Shed for Snow Push Off: Councillor Lane asked if any arrangements have been made for the storage of this person's stuff that is currently in the shed we will be removing. The Town Manager said it will be stored at our Grand Bay West garage and the gentleman is fine with this.

Correspondence: It was moved by Deputy Mayor Strickland and seconded Councillor Lane the correspondence be accepted and dealt with where necessary: MC Unanimously

Resident of 10 Carson Crescent Request for Variance on Height of Garage: Correspondence was received from the owner of 10 Carson Crescent asking for a variance on the height of the garage he is currently building from 16' to 20'.

It was noted this has been dealt with in the Public Works Committee Report.

38 Main Street Speeding: Correspondence was received from the resident of 38 Main Street about the amount of speeding that is happening on Main Street in her area. The resident provided several suggestions that might help alleviate this problem.

It was noted this has been dealt with in the Public Works Committee Report.

21 Bay Street Request to Purchase Backland: A letter was received from the owners of 21 Bay Street requesting to purchase land on the back of their property for their children's recreational use.

It was noted land in that area was discussed in the Public Works Committee Report.

Valley Pharmacy Request to Purchase Land: A letter was received from Valley Pharmacy requesting to purchase another one third acre of land to the south of 193-195 Hardy's Arterial to meet parking requirements for their development.

It was noted land in that area was discussed in the Public Works Committee Report.

11 Lillington Avenue Water Runoff: An email was received from the owners of 11 Lillington Avenue asking Council to look at the issues they have been having with water runoff from the road and to do something so the water can be rerouted towards the manhole.

It was noted this has been dealt with in the Public Works Committee Report.

15 Kyle Lane Overnight Camping at Grand Bay West Beach: An email was received from a resident of 15 Kyle Lane complaining about the overnight camping at the Grand Bay West Beach.

This was dealt with earlier in the meeting by the delegate who attended on behalf of the residents. The resident of 15 Kyle Lane was asked to come in to the next Council meeting to give his concerns.

Mayor's Meeting with R.C.M.P.: The Town Clerk read an email Mayor Spencer sent to Cpl. Helm regarding speeding in various areas of town.

Peaceful Communities Block the Bus: Correspondence was received from Peaceful Communities advising that they were doing their annual Block the Bus campaign and requesting Council's consideration of making a donation.

It was moved by Councillor Battiste and seconded by Councillor Lane the Town of Channel – Port aux Basques donate \$100.00 to this year's Block the Bus Campaign. MC Unanimously

13 Bay Street Request to Purchase Land: Correspondence was received from the resident of 13 Bay Street requesting to purchase 25 ft of land as an extension to his back yard. The resident asked if paragraph 4.23 of the Town's Development Regulations will be enforced on this development. If so, this would solve his concerns with respect to keeping the trees he has planted over the past number of years.

This will be discussed along with the other two requests for land in this area.

Public Works Committee Report: Councillor Keeping presented the Public Works Committee Report of August 11th, 2020.

The Committee met on August 11th, 2020 at 1:00 p.m. Present at the meeting were the Town Manager, Councillor Keeping, Councillor Coffin and Councillor Lane. The following items were discussed and sites visited.

- 1) **Issues raised by resident of Lomond's Lane regarding the deterioration of the asphalt, gutter and drainage system on the street.** The committee visited the site and confirmed that there is a need for immediate repairs and upgrades. We recommend this work be undertaken as soon as possible. Also, while in this area we discussed the dilapidated property, civic address 17 Lomond's Lane which may be going up on tax sale. We strongly recommend that the Town acquire the property which would be very beneficial as a location for sewer infrastructure related to the Town's initiative to cleanup Grand Bay Bottom and related areas.
- 2) **Issues raised by resident of Lillington Avenue regarding water runoff from the Town's street that washed out his driveway.** The committee visited the site and there was clear evidence that this driveway is being damaged. The committee recommended that an asphalt gutter be installed along the street in this area to direct the water away from his driveway. Also, while in the area, it was brought to our attention that during recent construction by the property owner, that a number of Town storm sewers, catch basin covers and manhole covers were covered over. The Town Manager will check this out and take steps to have them uncovered. Also, given the fact the Town uses a portion of their area for snow clearing, the Town Manager will contact the owners to amicably discuss continuation of this practice
- 3) **#10 Carson Crescent - Request for variance to the height of the two storey garage that the owner plans to construct.** The committee recommends we approve the variance as per the Town's land use zoning regulation.
- 4) **#38 Main Street – Issues and concerns regarding excessive vehicle speeding and pedestrian safety in this very busy area (Bank of Montreal, Shoppers Drug Mart, Paint Shop, Jim Crewe Ltd, and the Seniors Club)**

The committee discussed the concerns raised and agree with some of the suggestions;

- a) Setup the Town's speed warning sign somewhere in the area.
- b) R.C.M.P increase surveillance in this area.

Also the committee suggests that we investigate and again consider placing two crosswalks in this area, as they did not pose any issues in the past.

- 5) **Industrial Building on Pleasant Street –** Given the recent announcement by Minister Gerry Byrne regarding funding to conduct a feasibility study for a cold storage unit for Port aux Basques and Gander, the committee felt that we would visit our facility to assure that it would be in good condition, if and when officials visit it for the viewing and assessment. Currently the facility is in good shape, but it will require the removal of some items that have been stored over there. Also, Shauna advised that Cimco Refrigeration have been contacted to check the equipment to assure it is in proper operating conditions.

- 6) **Other** – The committee discussed our concerns regarding the possibility that the paving and reconstruction work on Carson Crescent and Cox Avenue may not happen given the time it is taking to complete the tender process. The committee again discussed projects that were not completed last year and questioned when they will start – Le Grand Bay Causeway armour stone placement; Osmond's Lane armour stone and catch basin/outfall and a number of damaged outfalls.
- 7) The committee also reviewed and discussed a number of pieces of correspondence that will require the Town Manager to seek legal advice from Municipal Affairs. Once we have their response it will be presented at a future meeting.
- 8) **Matthews Lane** – Residents request for Town to assume ownership of this Lane and have it paved. The committee visited Matthews Lane, met with the residents and discussed their proposal. After discussion there were some questions about the right of way. The Town Manager will check the legal surveys to confirm and clarify any issues. We did not make a recommendation at that time and will discuss it at our next regular meeting.

#10 Carson Crescent – Deputy Mayor Strickland asked what additional height will a 10% variance give them. The Town Manager advised another 1.6 ft.

#38 Main Street – The Town Manager said with reference to crosswalks the Transportation Association of Canada sets guidelines for this. Failure to follow guidelines can put us in a liability situation. Mr. MacIsaac said he wanted to make Council aware of this but if it's Council's decision on the number of crosswalks they need to be assessed for site safety.

Councillor Coffin suggested we put one back and feels it should be the one by the 50+ Club. Mayor Spencer said he agrees we work on that one.

Matthew's Lane – Councillor Keeping questioned if this was a right-of-way. The Town Manager said it's a private right-of-way in common. Mr. MacIsaac said the original owner sold the properties and gave them a right-of-way. The Town Manager noted that the majority of the right-of-way is 10.5' wide. Mr. MacIsaac said if we were to take this over we would have to have all new surveys.

Councillor Lane asked didn't Fred Cox sign accepting the road at the time. Claude Matthews who was present in the audience replied yes. The Town Manager noted what Mr. Cox signed was an affidavit of value. The Town Manager noted that it was a decision of the previous Council not to take over right-of-way's.

Mr. Matthews said he got the deed from his father giving the Town the right-of-way forty three (43) years ago. Mr. Matthews passed over the deeds to the Town Manager for review.

Councillor Keeping said we've done this in the past for other streets. Personally he doesn't have an issue with it.

Mr. Matthews said he showed Mr. MacIsaac his deed which also shows other neighbouring properties up to Payne's Lane. Mr. Matthews said one is showing a driveway that's private, the other shows the right-of-way that was given to the town.

It was moved by Councillor Lane and seconded by Councillor Keeping we take over the right-of-way providing clarification shows the Town accepted this 43 years ago. MC Unanimously Councillor Coffin said we are opening up a new can of worms.

Councillor Lane said once the agreement is in place we need to write the people there and advise them of Council's decision.

It was moved by Councillor Battiste and seconded by Councillor Lane the Public Works Committee Report of August 11th, 2020 be accepted as presented and discussed. MC Unanimously

Sidewalks Dennis Road: Councillor Lane advised he received a call from a resident wondering if and when we'll be putting sidewalks in the subdivision.

The Town Manager said the development is for twenty four (24) lots. Currently six (6) lots that have been sold have been developed. Mr. MacIsaac said typically sidewalks don't go ahead until the majority are sold. To put them in now they will be damaged once more development goes ahead.

Councillor Keeping said he sees no reason why we can't put sidewalks in now.

Councillor Coffin said we haven't got all the lots sold. To put in sidewalks now and then another house goes up, the heavy equipment will beat them up. This will be a continuous thing.

Quiet Time: Deputy Mayor Strickland said even though the information is on our website he's been told it's wrong. The Town Clerk said it's from 10:00 pm to 6:00 am which is noted on our adopted regulations on our website regardless of what anyone else says.

Protocol for Complaints & Enforcement: Deputy Mayor Strickland said he was upset to see an issue on facebook that to his knowledge wasn't brought to Council's attention but the post clearly stated "Town Council". He feels Council should have been advised.

The Town Manager said that anything that goes out on Town letterhead is on behalf of Council. Mr. MacIsaac said we don't have to advise Council when we send out orders.

The Town Clerk advised she sent out the order after conferring with the Town Manager on a number of complaints received about the individual. The order did not state a specific violation despite what was in the social media post. This is not the first complaints we've received concerning this individual and no one knew he received it until his father posted it on social media. The reason the order went out is because the activities were taking place on land we infilled which is public property, not private.

Councillor Lane said we should put bullets out in the media giving the public information, i.e. quiet times. The Town Clerk said we can also put this on PAB Council News Page.

Farmers Market: Deputy Mayor Strickland said he is wondering why we don't set up some type of development for a farmers market. We have Scott's Cove and the area in front of the community garden. He said seeing people set up as roadside vendors create so much traffic congestion. Deputy Mayor Strickland said there has to be some other areas where they can set up and we can set up a kiosk of some type for them to sell their products.

The Town Clerk said this was bought up before by the Economic Development Officer in one of her reports. She said the Train Site lot could be an area as well. We can direct people there that are coming in to get their Sales from Vehicles permits.

Councillor Lane said he'd like to make a recommendation to talk to the Economic Development Officer and bring it up at the next meeting.

The Mayor vacated the Chair and Deputy Mayor Strickland took over.

Garbage Boxes & Rodent Issues: Mayor Spencer said there is a major problem in town with rodents. He said he is going to ask Councillor Lane to chair a committee of Council to come up with some ideas of how we can proceed to correct this issue.

Councillor Lane agreed to Chair the committee but he only wants those on it that he doesn't have to go look for. Councillor Keeping volunteered the Public Works Committee to deal with this and come up with some viable suggestions. The Town Manager said he has some information that can be used for this as well.

The Mayor resumed as Chair of the meeting.

NL Power: Councillor Keeping said he guess everyone noticed the big development at NL Power site. Last year in a meeting with CEO Peter Alteen we asked that the mobile generator be put on a foundation to be housed here permanently and he was agreeable to this. Councillor Keeping asked can we get a letter off to the CEO confirming this commitment and thank them for the current development.

The Town Manager said the current scope of work at the site does not include this.

Affordable Housing: Councillor Keeping said in early 2018 the Gateway Village Corporation, in conjunction with Council, applied for funding through CMHC for a grant to construct eight (8) units for Port aux Basques and the surrounding area. In June of 2018 funding in the amount of \$1,000,000.00 was approved. I want to thank our MHA Andrew Parsons and our MP in their efforts to secure these funds.

Tenders were called for construction resulting in three (3) companies submitting bids. Can-Am Platforms and Construction Limited was the lowest bid at \$1,798,277.00. The other bidders were well over \$2,000,000.00. We could not award the tender because of the significant shortfall.

It was decided to seek additional funding sources which have continued up to this present day. However, there is a possibility of securing an additional \$250,000.00 through CMHC which still left us with a \$560,000.00 shortfall. We had until March 31st, 2020 to complete the project and a further extension up to July 31st, 2020. We have been unsuccessful.

We have had many meetings and discussions between Gateway Village and Council to try and find ways and means to financially support the project but given the amount it would place a financial burden on the taxpayers of Channel – Port aux Basques. Also, given the unknown impact on the COVID 19 on the Town's finances and the deadline which has since passed, we find ourselves in a situation where we have no other alternative but to cancel the project.

My personal thoughts on this project is I am saddened that we could not find the financial means to move this project forward. I know that there are many seniors within the town and surrounding area who feel the same. I feel if it were not for the bureaucratic red tape and regulations there was a possibility that we could have achieved it.

Again, it is a sad day because this project would have been the first step by Gateway Village and council to address senior housing shortages in the town and surrounding area. This is a problem that won't go away.

Mayor Spencer thanked Councillor Keeping for his report. He said he is disappointed and disillusioned as well but for us to go out and borrow \$600,000.00 we can't afford is not possible. It is indeed a sad day but we must move on.

Councillor Lane said he feels we need to hang on until we get official notice the project is pulled.

Traffic Control Report: The Town Manager presented copies of reports taken from our radar sign. The Town Manager said the town has a mobile radar unit that has been put out the last two years which calculates speeds in the various areas where we locate it. He has sent these reports to Cpl. Helm as well. The last two weeks shows minimum and maximum speeds. These reports help the RCMP monitor times of day when speeding occurs. He will meet again with Cpl. Helm when he has more reports to go over with him.

Councillor Lane asked if cameras can go on our sign. The Town Manager said no but the new unit the RCMP are getting will.

Mr. Macisaac said these reports help municipalities in areas of traffic problems.

Deputy Mayor Strickland asked if legislation allows us as a municipality to put out traffic radar cameras. The Town Manager no not under the Act.


Councillor Lane said we only have one of these traffic signs is there a possibility we can get a camera for ours. The Town Manager will check it out.

Alcohol and Drug Policy: The Town Manager said there is a draft of the Alcohol and Drug Policy for all councillors to review. This is in draft form which we got permission from the Town of Paradise to use with changes. The policy outlines the roles and responsibilities of both the employer and employees. It also has a section on substance and alcohol abuse and help for same. We are currently working with an agency to provide a fee for service and they would be available 24/7 for testing.

Councillor Lane said if we adopt this our legal obligation is to provide education.

The Town Manager asked Councillors if they have any suggestions, changes or additions to please let him know.

Adjournment: With no further business it was moved by Councillor Battiste and seconded by Deputy Mayor Strickland the meeting be adjourned at 6:05 pm.


John Spencer
Mayor


Julia Ingram
Town Clerk