

**Town of Bay Roberts  
Minutes of Regular Council Meeting  
Tuesday, June 28, 2011**

Thirty-Seventh Meeting of the Sixteenth Town Council  
Town Hall, 321 Water Street, Bay Roberts, NL

In Attendance:

Council	Mayor Glenn Littlejohn Deputy Mayor Philip Wood Councillor Gerald Greenland Councillor Walter Yetman Councillor Melvin Walsh Councillor Bill Seymour
Staff	Nigel Black, Chief Administrative Officer Shirley Hawe, Town Clerk Ron Delaney, Director of Economic Development & Tourism
Public	Terry Roberts, Compass Correspondent

Absent: Councillor Clarence G. Mercer

<b>Call to Order</b>
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Mayor Littlejohn called the meeting to order at 7:00 p.m.

<b>1.0 Agenda</b>
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**1.1 Additions to Agenda**

**Motion 2011 – 892 – Greenland/Walsh**

Resolved that the New World Theatre and CLB donation requests and Public Works minutes be added to the agenda.

Carried unanimously

**1.2 Approval of Agenda**

**Motion 2011 – 893 – Seymour/Walsh**

Resolved, that regular meeting agenda for June 28, 2011, be accepted with additions.

Carried unanimously

<b>2.0 Minutes</b>
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**2.1 Approval of Minutes**

**Motion 2011 – 894 – Yetman/Wood**

Resolved, that regular meeting minutes for June 14, 2011, be adopted as presented.

Carried unanimously

### 3.0 New Business / Staff Reports

#### 3.1 Municipal Plan & Development Regulations, 2010-2020 – Commissioner’s Report

##### Motion 2011 – 895 – Wood/Walsh

Be it so resolved, that under the Authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council, after having considered the recommendations of the Commissioner appointed to conduct a Public Hearing held March 1, 2011, approved the *Bay Roberts Municipal Plan and Development Regulations, 2010-2020* with the following changes:

1. Regulation 59, Watercourse Protection Buffers in Part III of the Development Regulations is revised to reduce the minimum required buffer along the coastline, ponds, streams and wetlands to 15m as follows:

Type of Waterbody	Required Buffer
Marine coastline	15m measured from the top of the bank or high water mark whichever is greater <b>See Regulation 59 (1)</b>
Stream, pond or wetland visible on a 1:50,000 scale topographic map	15m from the high watermark <b>See Regulation 59 (1)</b>
Minor streams or drainage channels not showing on a 1:50,000 topographic map	15m unless approved by the Department of Environment and Conservation under Section 48 of the <i>Water Resources Act</i> .

2. Changing a small portion of the Environment Protection Land Use Designation and Use Zone to the Residential Land Use Designation and Residential 2 Use Zone on the Future Land Use and Zoning Map 2A to include the developed residential properties at Civic Numbers 2-8 Mercer’s Cove.

*And furthermore:*

3. That Regulation 49 Satellite Dish Antenna, be deleted from Part III of the Development Regulations and sections be renumbered accordingly.
4. That standards for the size and height of accessory buildings set out in Regulation 1 in the General Provisions for all use zones in Schedule C of the Development Regulations be changed to permit accessory buildings to a height of 4.3m and to permit at Council’s discretion, accessory building greater than 4.3m provided the building is no higher than the building to which it is accessory.
5. The Condition 8 of the Residential 1 Use Zone and Condition 2 of the Residential 2 Use Zone be revised to permit accessory buildings to occupy up to 7% of the lot area up to a maximum size of 110sq m (whichever is less), and provide for larger accessory buildings to be considered at Council discretion, on lots in excess of one acre.

Opposed: Councillor Yetman  
Motion Carried

### **3.0 New Business / Staff Reports**

#### **3.2 Residential Building Application – 98A Shearstown Road**

##### **Motion 2011 – 896 – Seymour/Walsh**

Resolved, that approval be given applicant, as per submitted application, to construct a dwelling at 98A Shearstown Road, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments and further, subject to receipt of approval of a septic system by Government Services.

Carried unanimously

#### **3.3 Residential Building Application – 10 Reid's Road**

##### **Motion 2011 – 897 – Yetman/Greenland**

Resolved, that approval be given applicant, as per submitted application, to construct a dwelling at 10 Reid's Road, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments.

Carried unanimously

#### **3.4 Residential Building Application – 86 Badcock Boulevard**

##### **Motion 2011 – 898 – Yetman/Seymour**

Resolved, that approval be given applicant, as per submitted application, to construct a dwelling at 86 Badcock Boulevard, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments and further that the Town has yet to offer final approval to the subdivision and liability rests with the developer until such time as formal approval is given to said subdivision.

Carried unanimously

#### **3.5 Residential Building Application – 80 Badcock Boulevard**

##### **Motion 2011 – 899 – Yetman/Walsh**

Resolved, that approval be given applicant, as per submitted application, to construct a dwelling at 80 Badcock Boulevard, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments and further that the Town has yet to offer final approval to the subdivision and liability rests with the developer until such time as formal approval is given to said subdivision.

Carried unanimously

#### **3.6 Residential Building Request – Green's Road Extension**

##### **Motion 2011 – 900 – Seymour/Yetman**

Resolved, that approval in principle be given developer for residential construction at Green's Road Extension, subject to submission of a residential building application, confirmation of legal access to the property and acceptable water and sewer services.

Carried unanimously

### **3.0 New Business / Staff Reports**

#### **3.7 Residential Building Application – 21 Duncan Road**

##### **Motion 2011 – 901 – Yetman/Walsh**

Resolved, that approval be given applicant, as per submitted application, to construct a dwelling at 21 Duncan Road, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments.

Carried unanimously

#### **3.8 Subdivision Application – 210 Central Street**

##### **Motion 2011 – 902 – Yetman/Walsh**

Resolved, that approval in principle be given applicant, as per submitted application, to develop a three (3) lot residential subdivision at 210 Central Street, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments.

Carried unanimously

### **4.0 Correspondence for Action**

#### **4.1 Subdivision Application – 8 Adler Place**

##### **Motion 2011 – 903 – Yetman/Seymour**

Resolved, that approval in principle be given applicant, as per submitted application, to develop a two (2) lot residential subdivision at 8 Adler Place, subject to the Town's Municipal Development Regulations and those required by all other regulatory departments.

Carried unanimously

#### **4.2 New World Theatre Project – Donation Request**

##### **Motion 2011 – 904 – Wood/Yetman**

Resolved, that the New World Theatre Project request for a donation be placed on file.

Carried unanimously

#### **4.3 CLB Summer Camp Program – Donation Request**

##### **Motion 2011 – 905 – Wood/Greenland**

Resolved, that CLB's request for a donation be placed on file.

Carried unanimously

## **5.0 Correspondence for Information**

### **5.1 Municipal Assessment Agency – Clar Simmons Scholarship Award**

#### **Motion 2011 – 906 – Wood/Walsh**

Resolved, that MAA correspondence regarding the Clar Simmons Scholarship Award be placed on file.

Carried unanimously

### **5.2 MNL Annual Convention Registration Package**

#### **Motion 2011 – 907 – Yetman/Wood**

Resolved, that MNL's convention registration be referred to the Town Clerk for action.

Carried unanimously

## **6.0 New Business / Staff Reports**

### **6.1 Director's Report – Conception Bay North Sport Tourism Alliance MOU**

#### **Motion 2011 – 908 – Seymour/Yetman**

Resolved, that the Town of Bay Roberts enter into a Memorandum of Understanding with the towns' of Carbonear and Harbour Grace and Mariner Resource Opportunities Network Inc., to form the Conception Bay North Sport Tourism Alliance for promotion of its sport facilities as a tool for enticing resident and non-resident visitors to the Conception Bay North Region.

Carried unanimously

### **6.2 Public Works Committee**

#### **Motion 2011 – 909 – Greenland/Walsh**

Resolved, that Public Works Committee minutes for June 23<sup>rd</sup> be accepted.

Carried unanimously

### **6.3 Planning & Development Committee**

#### **Motion 2011 – 910 – Yetman/Wood**

Resolved, that the Planning & Development Committee report for June 20<sup>th</sup> be accepted.

Carried unanimously

### **6.4 Urban Municipalities Committee Liaison**

Councillor Walsh gave an update relating to waste management/gas tax allowance calculation error, electronic council meetings, municipal ticketing, and an urban economic development proposal to ACOA.

**6.0 New Business / Committee Reports**

**6.5 Wetlands Liaison**

**Motion 2011 – 911 – Seymour/Yetman**

Resolved, that SAM Fall meeting minutes for November 6, 2010, be accepted.

Carried unanimously

**7.0 Notice of Motion**

**7.1 Emergency Management Plan**

**Motion 2011 – 912 – Walsh/Wood**

Resolved, that the new Town of Bay Roberts Emergency Management Plan be adopted.

Carried unanimously

**8.0 Adjournment**

**8.1 Motion to Adjourn**

**Motion 2011 – 913 – Seymour/Walsh**

Resolved, that Council now adjourn the regular meeting at 8:00 p.m.

Carried unanimously

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Glenn Littlejohn, Mayor

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Shirley Hawe, Town Clerk