

Council Meeting Minutes
March 13, 2023
Town Hall

IN ATTENDANCE

Elaine Nash, Kevin McDonald, Brenda Young, F. David Power, Ian Goudie, Stacey Dean

REGRETS

Doug Dean

MEETING CHAIR

Elaine Nash

CALL TO ORDER

Meeting called to order at 7:04 p.m.

ADOPTION OF AGENDA

Motion # 2023-03-13-393: Brenda Young; F. David Power

Adopt the agenda for March 13, 2023.

All in favor; none opposed

Motion Carried

ADOPTION OF MINUTES

Councillor Goudie felt that the statement on page 3 of the minutes which read "the Commissioner recommended the 50m buffer" was not an accurate reflection of the recommendation. Mayor Nash read the recommendation from the Commissioner's report and Council agreed that it was accurate, while noting that the minutes are a reflection of the meeting discussions and that the point was recorded as it was noted by Councillor Power at the time.

Motion # 2023-03-13-394: Brenda Young; Ian Goudie

Adopt the minutes of the February 13, 2023 meeting with the addition of "Councillor Power noted that" before the statement "the Commissioner recommended the 50m buffer" on page 3.

All in favor; none opposed

Motion Carried

FINANCES

a) Monthly Financial Report: The Town Clerk presented the financial report for February 2023.

Motion # 2023-03-13-395: Ian Goudie; Brenda Young

Adopt the financial report for the month ending February 28, 2023.

All in favor; none opposed

Motion Carried

NEW BUSINESS

a) Reports:

1) **Policy and Procedures Committee:** Nothing to report.

2) Infrastructure Committee: The streetlight upgrades by the church have been reported to Newfoundland Power. A truck was spotted in the area recently, but they could not gain access as the driveway was not plowed. The Town Clerk was instructed to contact Newfoundland Power to see if they have a timeline for completion. Council also requested for a streetlight to be added on the turn by Gordon Dinn's. In addition, there were a couple of outages and tree trimmings requested. The Town Clerk was instructed to contact Service NL to schedule a meeting to inspect the septic field and help Council determine a plan to mitigate the water run-off. Once a meeting with Service NL is set, Deputy Mayor McDonald will contact the Septic Designer, Mike Barry, to be in attendance. It was noted that work on the septic field should be covered under gas tax funds.

3) Recreation Trails Committee: The Committee will be meeting on March 24th. Council will meet with the Trails Committee thereafter.

4) Come Home Year Committee: The Committee met to discuss preliminary plans. Mayor Nash advised that some of the event ideas include providing a lunch at the school, a kitchen party, a dance, brunch, family day, and a card game. It was noted that some Council volunteers were unavailable to help the weekend of August 4-6. Council changed the event date to the weekend of July 28-30. Council agreed that the ideas are a great starting point and that we need to start getting things booked as the event date is fast approaching.

5) Fire Department Report: Dave Parrott has advised Council that he will be returning as a regular member of the Fire Department. Council advised that the Fire Department will have to meet to elect a new Fire Chief and Deputy Fire Chief to present to Council during their meeting. Council approved the Fire Department's prior request for shirts and hats noting that 2023 is the 50 year anniversary for the Fire Department and suggesting that the clothing items acknowledge the 50th anniversary. Council instructed the Town Clerk to get three quotes for long sleeved shirts and hats, approximately 30 of each. Council also suggested getting t-shirts for councillors and staff to wear for the anniversary celebration events, depending on cost.

6) Town Clerk Report: The Town Clerk has not yet heard back from the Minister's office regarding the councillor appointment of Roy Lewis. An update will be provided once the information is received. The insurance has been renewed with Cal LeGrow, as discussed in the previous meeting. The information is available for councillor review.

Virtual Orientation Training is booked for councillors and staff on March 31st 9-5 at the Town Hall. The Town Clerk instructed councillors to advise if they are unable to attend or would prefer to be registered for the April 29th session.

Byron Smith is confirmed for auditing services for the 2022 audit. The 2021 information has been forwarded to begin the process.

The 2023 tax structure is posted locally, on Facebook and the webpage, and also in the Shoreline. The 2023 newsletter has been sent by flyer in the mail. It is also posted on Facebook and the webpage. Mr. Rooter conducted maintenance on February 21st. The Technician replaced the UV bulb and recommended replacing the hot water tank as it is 8 years old (they recommend replacing after 6 years). A quote was provided. Council was not interested in replacing the hot water tank at this time. The Technician also noted that the toilet in the staff washroom in the clinic needs the flapper replaced.

Council is due to renew the annual Home Advantage Plan at a cost of \$1199.45 which covers 2 visits. The Technician also quoted \$1855 for the replacement of the copper piping in the basement which they had previously identified as a potential issue. Councillor Young will look to see if we can get this work covered under a grant.

Motion # 2023-03-13-396: Brenda Young; F. David Power

Renew the Home Advantage Plan with Mr. Rooter at a cost of \$1199.45.

All in favor; none opposed

Motion Carried

The Eastern Regional Service Board did not receive the automatic payment for January. The automatic withdrawal paperwork needed to be re-submitted. The January payment will be withdrawn at the end of March, and the next quarterly payment will be withdrawn in April.

The Town of New-Wes-Valley's submitted a petition support request to Council for MNL to advocate on their behalf to ensure that volunteer fire departments who perform non-traditional duties are compensated. Mayor Nash signed the petition.

b) Town Plan: Council received the Commissioner's Report as follows: "Commissioners Report to Town of Mount Carmel – Mitchell's Brook – St. Catherine's Re: Public Hearing Municipal Plan 2022-2032 and Development Regulations 2022-2032" as submitted by Dan Noseworthy, LW Consulting on January 24, 2023.

Council has reviewed the Commissioner's recommendations as per Section 23 of the *Urban and Rural Planning Act, 2000*, and makes the following resolutions in relation to the Commissioner's Report:

RESOLUTION 1:

Resolution # 2023-03-13-397: Brenda Young; F. David Power

The Town Council of Mount Carmel – Mitchell's Brook – St. Catherine's accepts the following recommendations in the Commissioner's Report: # 1, 4, 5, 6, 7, 8, and 9.

All in favor; none opposed

Resolution Carried

RESOLUTION 2:

Resolution # 2023-03-13-398: F. David Power; Kevin McDonald

The Town Council of Mount Carmel – Mitchell's Brook – St. Catherine's amends the **Recommendation # 2** regarding the Objective in 2.1.3 (3) 3.as follows [new language in **bold font**]:

3. To maintain a minimum 15 metre buffer of land from the highwater mark of ponds, lakes, and streams, to be kept generally free from development; **and incorporate the buffer-required along the scheduled salmon river, Salmonier River as part of the Conservation zone on the Future Land Use Map and Land Use Zoning map established according to the requirements of the Department of Fisheries and Oceans.**

For consistency, another edit will be required for Policy 2.3.2 (25) as follows [deleted text shown in ~~strikeout~~]:

"Provide a ~~50-metre~~ buffer along Salmonier River which is a scheduled salmon river by designating the shoreline as 'Conservation'."

For consistency, regulation 4.2 (28) of the Development Regulations are amended as follows:

Scheduled Salmon River

Council shall provide a ~~50-metre~~ buffer along Salmonier River which is a scheduled salmon river by designating the shoreline as 'Conservation'.

All in favor; none opposed

Resolution Carried

RESOLUTION 3:

Resolution # 2023-03-13-399: Brenda Young; Kevin McDonald

The Town Council of Mount Carmel – Mitchell's Brook – St. Catherine's amends the **Recommendation # 3** as regarding Policy 3.13.2 (a) as follows [new text in **bold font**]:

- “ a. Permitted Uses include: Commercial Agriculture, Forestry Activities (**subject to Policy 2.3.2 (23)**), Cottage, Cemetery, and”

Furthermore, to ensure that the appropriate protections are considered in the development of the Forestry Management Plans that affect the Town, the Town provides further clarification by adding the following text [in **bold font**] to Policy 2.3.2 (23) as follows:

Forestry

23. Ensure that forestry activities including harvesting, road building and silviculture, are not restricted within the Municipal Planning area and that they are conducted according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town; **this will be accomplished as follows:**
- a. **Council shall ensure forestry activities proposed are compatible with the town plan, and that municipal interests are incorporated into the 5-Year plan as prepared by the Forest Service in consultation with the town. Furthermore, the town requires that annual operating plans be approved by council by permit (with conditions) as defined under the *Urban and Rural Planning Act, 2000*;**
 - b. **Ensure that forestry activities including harvesting, road building and silviculture, are guided by the zoning and policies defined in the Municipal Plan. Forestry activities will be guided according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town, and further conditions may be applied for the annual operations and defined by the town in order to issue a permit for development (includes forestry);**

Council adopts a parallel amendment to the regulation 4.1 (26) of the Development Regulations, 2022-2032 as follows:

26. Ensure that forestry activities including harvesting, road building and silviculture, are not restricted within the Municipal Planning area and that they are conducted according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town; **this will be accomplished as follows:**
- a. **Council shall ensure forestry activities proposed are compatible with the town plan, and that municipal interests are incorporated into the 5-Year plan as prepared by the Forest Service in consultation with the town. Furthermore, the town requires that annual operating plans be approved by council by permit (with conditions) as defined under the *Urban and Rural Planning Act, 2000*;**

- b. **Ensure that forestry activities including harvesting, road building and silviculture, are guided by the zoning and policies defined in the Municipal Plan. Forestry activities will be guided according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town, and further conditions may be applied for the annual operations and defined by the town in order to issue a permit for development (includes forestry);**

All in favor; none opposed

Resolution Carried

RESOLUTION 4:

Resolution # 2023-03-13-400: F. David Power; Ian Goudie

The Town Council of Mount Carmel – Mitchell’s Brook – St. Catherine’s approves the Municipal Plan, 2022-2032 amended as follows [deleted text shown in ~~strikeout~~ and new language in **bold font**:

In 1.2 Authority:

The Municipal Plan (2022-2032) that comes into legal effect upon publication of the notice of registration in the Newfoundland and Labrador Gazette., ~~and at that point the 2008 Municipal Plan is repealed and replaced by the new plan.~~

In Objective in 2.1.3 (3) as follows:

3. To maintain a minimum 15 metre buffer of land from the highwater mark of ponds, lakes, and streams, to be kept generally free from development; **and incorporate the buffer-required along the scheduled salmon river, Salmonier River as part of the Conservation zone on the Future Land Use Map and Land Use Zoning map established according to the requirements of the Department of Fisheries and Oceans.**

In Policy 2.3.2 (25) as follows:

“Provide a ~~50-metre~~ buffer along Salmonier River which is a scheduled salmon river by designating the shoreline as ‘Conservation’.”

In Policy 3.13.2 (a) as follows:

“a. Permitted Uses include: Commercial Agriculture, Forestry Activities (**subject to Policy 2.3.2 (23)**), Cottage, Cemetery, and”

In Policy 2.3.2 (23) as follows:

Forestry

23. Ensure that forestry activities including harvesting, road building and silviculture, are not restricted within the Municipal Planning area and that they are conducted according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town; **this will be accomplished as follows:**

- a. **Council shall ensure forestry activities proposed are compatible with the town plan, and that municipal interests are incorporated into the 5-Year plan as prepared by the Forest Service in consultation with the town. Furthermore, the town requires that annual operating plans be approved by council by permit (with conditions) as defined under the *Urban and Rural Planning Act, 2000*;**
- b. **Ensure that forestry activities including harvesting, road building and silviculture, are guided by the zoning and policies defined in the Municipal Plan. Forestry activities will be guided according with the 5-Year Forest Management Plan as prepared by the Forest Service in**

consultation with the Town, and further conditions may be applied for the annual operations and defined by the town in order to issue a permit for development (includes forestry);

All in favor; none opposed

Resolution Carried

RESOLUTION 5:

Resolution # 2023-03-13-401: Ian Goudie; Kevin McDonald

The Town Council of Mount Carmel – Mitchell’s Brook – St. Catherine’s approves the Development Regulations 2022-2032, amended as follows:

In regulation 4.2 (28) of the Development Regulations are amended as follows:

Scheduled Salmon River

1. Council shall provide a ~~50-metre~~ buffer along Salmonier River which is a scheduled salmon river by designating the shoreline as ‘Conservation’.

In 4.2 Provincial Interests

26. Ensure that forestry activities including harvesting, road building and silviculture, are not restricted within the Municipal Planning area and that they are conducted according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town; **this will be accomplished as follows:**
 - a. **Council shall ensure forestry activities proposed are compatible with the town plan, and that municipal interests are incorporated into the 5-Year plan as prepared by the Forest Service in consultation with the town. Furthermore, the town requires that annual operating plans be approved by council by permit (with conditions) as defined under the *Urban and Rural Planning Act, 2000*;**
 - b. **Ensure that forestry activities including harvesting, road building and silviculture, are guided by the zoning and policies defined in the Municipal Plan. Forestry activities will be guided according with the 5-Year Forest Management Plan as prepared by the Forest Service in consultation with the Town, and further conditions may be applied for the annual operations and defined by the town in order to issue a permit for development (includes forestry);**

In 4.2 Federal Interests

Council shall provide a ~~50-metre~~ buffer along Salmonier River which is a scheduled salmon river by designating the shoreline as ‘Conservation’.

All in favor; none opposed

Resolution Carried

c) Assessment Review Commissioner: The Town Clerk presented Council with three quotes for Assessment Review Commissioner services. Council reviewed the quotes and approved the appointment of LW Consulting.

Motion # 2023-03-13-402: F. David Power; Brenda Young

Council approves the proposal from LW Consulting for Assessment Review Commissioner Services, as proposed.

All in favor; none opposed

Motion Carried

d) Volunteer Week April 16-22: Council acknowledged that volunteer week is approaching in April. The Town Clerk was instructed to make a Facebook post thanking community volunteers. Council is hoping the shirts and hats will be ready for the Fire Department members in time for volunteer week and will brainstorm a way to recognize other volunteers in the community.

Council entered into a privileged meeting at 8:56 pm to discuss Human Resources matters.
Council resumed the meeting at 9:01 pm.

ROUND TABLE

Councillor Young confirmed that the new AED for the Town Hall is on hold. The Town Clerk will call out to make payment and the AED will be picked up later in the week. The AED is Zol brand and the cost was \$1699 + HST. The battery is guaranteed for 5 years, unless CPR is performed, in which case the battery will need to be replaced.

Felicia Power was wondering about her Community Clean-Up poster. Council instructed the Town Clerk to have the poster framed and displayed in the Town Hall.

Councillors discussed the issue of roaming dogs in the community after a Facebook post where a resident claimed that her chicken was killed by a neighbor's dog. The Town Clerk was instructed to poll other towns to see what can be done about roaming dogs.

Councillor Goudie advised Council that he will miss the April meeting.

NEXT MEETING

The next meeting will be held on Monday, April 10th at 7:00 p.m. at the Town Hall.

ADJOURNMENT

Motion # 2023-03-13-403: Kevin McDonald; Ian Goudie

The meeting is adjourned.

All in favor; none opposed

Motion Carried

The meeting adjourned at 9:22 p.m.