

Minutes of the regular meeting of council held Monday, January 12th, 2015 No. 1285 held in Council Chambers, 6 Crescent Street, Deer Lake, NL.

In attendance: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young
Councilor Amanda Freake

Also in attendance: Town Manager, Maxine Hayden
Town Clerk, Lori Humphrey

Gallery: Bill Hayden, Carl Goudie, John Wellon, Myra Spence Corey
Hurley (Western Star)

Regular meeting of council called to order at 7:30pm by Mayor Dean Ball.

2015-0112-01, Minutes No. 1284

Councillor Amanda Freake/Deputy Mayor Sandra Pinksen
Resolved that the minutes of regular meeting of council, No. 1284 held Monday, December 15st, 2014 be adopted as presented.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young
Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

2015-0112-02, Development Regulations

Councillor Elmo Bingle /Councillor Sheila Mercer
Resolved that the Town of Deer Lake adopt Development Regulations Amendment #12 and Municipal Plan Amendment #10. A Public Hearing to consider objections and representations on the Municipal Plan amendment and Development Regulations amendment will be held at 7:00 p.m. on the 4th day of February, 2015 at the Town Office, Deer Lake with Gerald Martin acting as commissioner.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen

Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young
Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

**URBAN AND RURAL PLANNING ACT
PUBLIC HEARING
TOWN OF DEER LAKE
MUNICIPAL PLAN AMENDMENT NO. 10, 2014
and
DEVELOPMENT REGULATIONS AMENDMENT NO. 12, 2014**

**WEST END DEER LAKE
SPILLWAY BROOK/ST. JUDES AREA**

RURAL AND FORESTRY TO RESIDENTIAL

**FEBRUARY 4, 2015 AT 7:00 P.M.
DEER LAKE TOWN OFFICE**

The Town Council of Deer Lake has adopted Municipal Plan Amendment No. 10, 2014 and Development Regulations Amendment No. 12, 2014.

The Town of Deer Lake is proposing amendments to the Deer Lake Municipal Plan Future Land Use Map 4 and the Development Regulations Zoning Map 4 that would change the designation and zone of a certain block of land at the west end of Deer Lake and adjacent Spillway Brook and St. Judes from Rural and Forestry to Residential in order to accommodate a major residential development. The proponent of this development is V&J Tectonic Inc.

A Public Hearing to consider objections and representations on the Municipal Plan amendment and Development Regulations amendment will be held at 7:00 p.m. on the 4th day of February, 2015 at the Town Office, Deer Lake.

Anyone wishing to make an objection or representation at the Public Hearing shall, at least 2 days before the date set for the Public Hearing, deposit with the Town Clerk of Deer Lake two copies of a signed written statement outlining the objection or representation. **If no written objection or representation with respect to the Municipal Plan or Development Regulations amendment is received by 12 noon February 2, 2015, the Public Hearing may be cancelled.**

The amendments can be viewed at the Deer Lake Town Office during normal

working hours.

For more information regarding Municipal Plan Amendment No. 10, 2014 and Development Regulations Amendment No. 12, 2014 please contact Damon Clarke, Development Officer/Town Planner at 635-0165, email: deerlakeedo@nf.aibn.com.

**TOWN OF DEER LAKE
MUNICIPAL PLAN AMENDMENT NO. 10, 2014
DEVELOPMENT REGULATIONS AMENDMENT NO. 12, 2014**

**WEST END DEER LAKE
SPILLWAY BROOK/ST. JUDES AREA
RURAL AND FORESTRY TO RESIDENTIAL**

**TOWN OF DEER LAKE
MUNICIPAL PLAN AMENDMENT NO. 10, 2014**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF DEER LAKE
MUNICIPAL PLAN AMENDMENT NO. 10, 2014**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake

- a) adopted the Deer Lake Municipal Plan Amendment No. 10, 2014 on the 12th day of January, 2015
- b) gave notice of the adoption of the Deer Lake Municipal Plan Amendment No. 10, 2014 by advertisement inserted on the 17th day of January, 2015 and the 24th day of January, 2015 in the Western Star newspaper.
- c) set the 4th day of February, 2015 at 7:00 p.m. at the Town Hall, Deer Lake for the holding of a public hearing to consider objections and submissions.

Now under Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake approves the Deer Lake Municipal Plan Amendment No. 10, 2014 on the ___ day of _____, 2015.

SIGNED AND SEALED this ____ day of _____, 2015

Mayor: _____
Dean Ball

Clerk: _____
Lori Humphrey

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF DEER LAKE MUNICIPAL PLAN AMENDMENT NO. 10, 2014**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake adopts the Deer Lake Municipal Plan Amendment No.10, 2014.

Adopted by the Town Council of Deer Lake on the 12th day of January, 2015.

Signed and sealed this ____ day of _____, 2015.

Mayor: _____
Dean Ball

Clerk: _____
Lori Humphrey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan Amendment No. 10, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Arvo McMillan

**TOWN OF DEER LAKE
MUNICIPAL PLAN AMENDMENT NO. 10, 2014**

BACKGROUND

The purpose of this amendment is to accommodate a large scale residential development in the area situated between Spillway Brook and the community of St. Jude's.

This development is subject to a successful Crown Land application by the proponent.

The proponent of this development is V & J Tectonic Inc.

PUBLIC CONSULTATION

The June 24th, 2014 public consultation as advertised in the June 14th and 18th 2014 editions of the Western Star did take place because of a concern expressed by Corner Brook Pulp and Paper.

MUNICIPAL PLAN AMENDMENT

Future Land Use Map 4 is amended as shown on the attached plan.

**TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT NO. 12, 2014**

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT NO. 12, 2014**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake

- a) adopted the Deer Lake Development Regulations Amendment No. 12, 2014 on the 12th day of January, 2015.
- b) gave notice of the adoption of the Deer Lake Development Regulations Amendment No. 12, 2014 by advertisement inserted on the 17th day of January, 2015 and the 24th day of January, 2015 in the Western Star newspaper.
- c) set the 4th day of February, 2015 at 7:00 p.m. at the Town Hall, Deer Lake for the holding of a public hearing to consider objections and submissions.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake approves the Deer Lake Development Regulations Amendment No. 12, 2014 on the ___ day of _____, 2015.

SIGNED AND SEALED this ___ day of _____, 2015

Mayor: _____
Dean Ball

Clerk: _____
Lori Humphrey

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT NO. 12, 2014**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Deer Lake adopts the Deer Lake Development Regulations Amendment No. 12, 2014.

Adopted by the Town Council of Deer Lake on the 12th day of January, 2015.

Signed and sealed this ___ day of _____, 2015.

Mayor: _____
Dean Ball

Clerk: _____
Lori Humphrey

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 12, 2014 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP: Arvo McMillan

**TOWN OF DEER LAKE
DEVELOPMENT REGULATIONS AMENDMENT NO. 12, 2014**

BACKGROUND

This amendment is designed to comply with Municipal Plan Amendment No. 10, 2014

PUBLIC CONSULTATION

The public consultation process was the same as that for Municipal Plan Amendment No. 10, 2014.

DEVELOPMENT REGULATIONS AMENDMENT

Zoning Map 4 is amended as shown on the attached plan.

Correspondence

Meeting No. 1285

Date: Monday, January 12th, 2015

No	NAME	REGARDING	CORRESPONDENCE
01	Hospitality NL & Lab	2015 Conf & Tradeshow	Number attending
02	Dwight Ball, MHA	Humber Canal Issues Meeting Jan 13 th	Number attending

03	Derek Simmons, Fire Services	Application Process for Fire Protection Vehicles	FYI
04	Service NL	Approval to operate Reg Waste Mgt Site	FYI
05	Brian N. Hillier, CA	Audit Planning	FYI
06	Municipalities NL	Fiscal Framework makes CBC's Top Ten to watch For in 2015	FYI
07	Dwight Ball, MHA	Copy of letter sent to Richard Tull, CBPP	FYI
08	Municipal & Intgov Affairs	Municipal Capital Works Project 11161 - Middle Road	FYI
09	Canada Post	Direct Mail flyer	FYI
10	Municipal Assessment Agency	Update	FYI

Reports

(a) OH & S Meeting

Town of Deer Lake
OH&S Minutes
OH & S Program



Date: Dec 17, 2014 2:00 pm

Minutes

In Attendance:

Management Representatives:

Site 3 (Office): Lori Humphrey
Site 7 (Depot): David Thomas
Site 9 (Hodder): Glynn Wiseman

Employee Representatives:

Site 3 (Office): Leslie O'Neill
Site 9 (Depot): Jamie Pinksen
Site 7 (Depot): Jerry Langdon
Site 9 (Hodder): Eva Anderson

Absent:

Junior Pinksen, Maxine Hayden, Ira Rideout

1. Minutes of Prior Meeting
Reviewed with no errors or omissions
2. Business Arising from Minutes
No business arising
3. Review of OH&S Program Elements:
 - 1) Leadership & Administration**
 - With regards to OH&S incentive program we will look at sending out activities regarding safety awareness and will offer rewards to Department for fastest participation.
 - All policies and procedures reviewed and approved.
 - Reprint of OH&S Committee members to be printed and signed.
 - 2) OH&S Committee**
 - 3) Education & Training**
 - **Training-NLCSA**
 - Confined Space-Sept 29, 2014
 - Stephen Spence & Jamie Pinksen
 - Fall Protection-Oct 2, 2014
 - Shawn Anderson & Ryan Lush
 - Traffic Control-Oct 29, 2014
 - Jerry Landgon & Tony Giles
 - Fall Protection – Nov 18, 2014

- Eric Hayden
- **WHSCC**
 - Conducting Effective Safety, Leslie O'Neill-July 8, 2014
 - Supporting the OH&S Program, Leslie O'Neill-Sept 26, 2014
 - Preventing MSI's in the workplace, Leslie O'Neill-Oct 21, 2014
 - Preparing for Safety Audit, Leslie O'Neill & Lori Humprey-Nov 25, 2014
- **Upcoming Training-NLCSA Tentative Dates**
 - Powerline Hazard-Jan 30, 2015
 - Stephen Spence & Wayne Rumbolt
 - Traffic Control- Feb 2, 2015
 - Jerry Langdon & Randell Woodford
 - Trenching & Excavation- Feb 3, 2015
 - Colin Pittman & Wayne Rumbolt
 - Trenching & Excavation- Mar 31, 2015
 - Jerry Langdon & Randell Woodford

(b) Economic Development Committee

2015-0112-03 Economic Development

Councillor Sheila Mercer / Deputy Mayor Sandra Pinksen

Resolved that the minutes/recommendations of the Economic Development Committee Meeting January 12th, 2015 be adopted as presented.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young
Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

Economic Development Committee Minutes

Meeting of Wednesday, January 7, 2015

In Attendance	Regrets
Chairperson Sheila Mercer, Town Councilor	Roseann White, committee member
Sandra Pinksen, Deputy-Mayor	
Terrilynn Robbins, Deer Lake Chamber of Commerce	
Terri Gilbert, committee member	
Walter Dominie, committee member	
Damon Clarke, Economic Development Officer	
Cyril Kirby, committee member	

I. Call to Order

The meeting was called to order at 9:05 am.

II. Old Business

a. JCP Project

The JCP project concluded on Christmas Eve. The trail has been cleaned of brush, old logs and blowdowns. The EDO is concluding the paperwork associated with the conclusion of the project.

b. Snowmobile Tourism Workshop

The steering committee met on Jan. 8 to continue fine tuning the event. Invitations will be sent in the coming weeks and details will be ironed out regarding specific aspects of the workshop.

c. Revitalizing the DLTDC

The EDO and Terrilynn Robbins of the Deer Lake and Area Chamber of Commerce will meet next week to create by-laws for the Deer Lake Tourism Development Corporation using an existing template. Once this has been completed and adopted by the committee, the EDO will submit the necessary forms to the Registry of Companies and Deeds to have the organization revitalized.

III. New Business

a. Gateway Marketing

The EDO shared with the committee a call for proposals from Transport Canada to establish and promote the development of an Atlantic Gateway and Trade Corridor. There have been preliminary discussions between the Corner Brook Port Corporation, the Deer Lake Airport Authority and the town. This may be an initial step in the efforts to establish a Humber Valley

Region. Representatives of the three organizations may get together soon to discuss the value of developing a funding application to establish a trade corridor.

IV. Land Issues

a. V&J Tectonics application

The amendments to the town development regulations allowing for the re-zoning of land on behalf of V&J Tectonics in the area south of Spillway has been released. The amendments must now be advertised, along with a meeting to allow for public input. Council is expected to formalize this part of the process at its January 12 meeting.

b. Industrial Park Study

Atlantic Engineering Consultants have prepared another draft of the site plan for the industrial park. The next step is for the engineers to have some test pits dug. It is hoped this can be done next week.

V. Other Issues for Discussion

a. Presentation on Job Grants program

There will be a presentation from representatives of the Department of Advanced Education and Skills (AES) regarding the Newfoundland job grants program. This session is planned for the Grand Lake Centre of Economic Development on January 14 at 10 am.

b. Fracking Presentation

A presentation on fracking is set for Jan. 22 at the Deer Lake Motel. This session is aimed at the town's business sector and is by invitation only.

Next Meeting

January 21, 2015, 9 am.

VI. Adjournment

The meeting was adjourned at 10:15 am.

(c) Public Works

2015-0112-04, Public Works

Councillor Elmo Bingle / Councillor Amanda Freake

Resolved that the minutes/recommendations of the Public Works Committee Meeting January 8th, 2015 be adopted as presented.

In Favor: Mayor Dean Ball

Deputy Mayor Sandra Pinksen
 Councillor Kerry Jones
 Councillor Elmo Bingle
 Councillor Sheila Mercer
 Councillor Jean Young
 Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

Public Works
 January 8th, 2015

Councillor Elmo Bingle
 Councillor Shelia Mercer
 Councillor Amanda Freake
 Lori Humphrey
 Dave Thomas

Date	Description	Recommendation
01	Tender Closing	Three tenders received: <ul style="list-style-type: none"> • Harvey and Company \$263,013.15 • Toront CAT \$276,454.50 • John Deere \$266,623.50 Recommend John Deere lowest bidder that meet all specs.
02	Gordon Larson on Goose Arm Road	<ul style="list-style-type: none"> - Ask Environment and Housing to review regulations regarding septic - Ask Finance to review taxes for properties that cannot get sewer.
03	Kenny – ditch, Brush and trees	Email NCL and Nobles regarding equipment
04	Mike Ball Ditching	Send letter to inform him that we are looking into what can be done and will be in touch. Still trying to get reports on all ditching
05	Land Fill Site	Send letter regarding coverage at the site
06	Gas Tax Allocation	Speak to Town Manager for List
07	Bio Max water meter	Defer for more information
08	Shift Schedule	Winter shift starting Monday

(d) Finance

2015-0112-05 Finance

Deputy Mayor Sandra Pinksen/ Councillor Elmo Bingle

Resolved that the minutes/recommendations of the Finance Committee Meeting December 10th, 2015 be adopted as presented.

In Favor: Mayor Dean Ball
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer
Councillor Jean Young
Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

Finance
January 8th, 2015

Deputy Mayor Sandra Pinksen
Councillor Elmo Bingle
Councillor Jean Young
Maxine Hayden

NO	Description	Recommendation
1	Western Star add Minor Hockey week \$68.00 plus HST	Recommend approval
2	Tract – Deer Lake Fire Station assessment and schematic design \$8,985.00 plus HST and expenses (estimated at approximately \$700.00)	Defer
3	Scrubber \$2,595.00 plus HST	Recommend approval
4	MAXXAM –compressed breathing air test every 6 months \$290.00 plus shipping	Recommend approval
5	SNC Lavlin Middle Road Water/Sewer \$19,798.49	Recommend approval
6	West Coast excavating Middle Road \$10,953.27	Recommend approval
7	Accounts payable \$73,504.72	Recommend approval
8	John Dinney Glasses \$342.75	Recommend approval

(e) Environment and Housing

2015-0112-06 Environment and Housing

Councillor Kerry Jones / Councillor Sheila Mercer

Resolved that the minutes/recommendations of the Environment and Housing Meeting, excluding item # 9, January 9th, 2015 be adopted as presented.

In Favor: Mayor Dean B
 Deputy Mayor Sandra Pinksen
 Councillor Kerry Jones
 Councillor Elmo Bingle
 Councillor Sheila Mercer
 Councillor Jean Young
 Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

Mayor Ball leaves the meeting due to conflict of interest with Item # 9.

2015-0112-07 Environment and Housing

Councillor Kerry Jones / Councillor Sheila Mercer

Resolved that the minutes/recommendations of the Environment and Housing Meeting item # 9, January 9th, 2014 be adopted as presented.

In Favor: Mayor Dean B
 Deputy Mayor Sandra Pinksen
 Councillor Kerry Jones
 Councillor Elmo Bingle
 Councillor Sheila Mercer
 Councillor Jean Young
 Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

Mayor Ball returns to the meeting.

**Environment & Housing Minutes
 January 9, 2015, 10:00 am**

No permits issued so far in 2015

No	Name	Address	Description	Action
General Repairs				
1.		8 Pennell's Lane	Windows and siding	Approved, permit issued
New Residential				

Accessory Buildings				
2.		8 Willow Place	New garage	Variance notice published; no comments received; approved, permit issued
3.		26 Humberview Drive	New garage	Variance notice published; no comments received; approved, permit issued
Commercial Construction				
4.	H&R Block	6 Pennell's Lane	Windows and siding	Approved, permit issued
New Business Permits				
Other Issues				
5.	Laurie Winsor	Response to town letter regarding walking trail		For information purposes
6.	Nichol's Landing	Phase 4 drawing		For information purposes; EDO to contact Mr. Nichols to set up meeting to discuss future plans
7.	Quarry permits			For information purposes; all approved except one, which is located in the industrial park area; EDO to contact operator to explain town's plans
8.	Regency Mgt. Ltd.	Seeking town approval for Crown Lands application		For information purposes; EDO, public works superintendent and proponent to meet to discuss concerns regarding sewage disposal
9.	Darren Brake	Seeking approval for his changes to Murdoch Drive development		EH recommendations to council contained in separate document
10.	Bird's Nest B&B	Problems with excessive parking		EDO to check with Department of Tourism and Service NL to see if this violates any of their regulations; EDO will also

				consult colleagues nationally to see if issue has come up and if so, how it was dealt with
11.	Industrial Park	Latest plan		EDO shared latest site plan from engineers
12.	Lush's Lane	Property owner wishes to purchase land that is owned by town		It appears land is of no use to town; EDO to check this out and come back to E&H Committee

(f) Town Manager Report

Town Manager Action Report for
Meeting No. 1285
January 12, 2015

No	item	Dept.	Person responsible	Task/request
1	Farron Knott	Admin	TM/TC	Advised that Carl Goudie will serve on the CBPLL board
2	Carl May	Admin	TM	Copy of survey question sent to Council for reply
3	Waste Disposal	Admin	TM	Public Works superintendent will do inspection of Waste disposal site
4	Evergreen	Admin	TM	Notified they will be required to replace pavement on Commerce Street
5	Cimco	Admin	TM/TC	Payment approved
6	Dog Regulations	Admin	TM	Amended regulation sent to Royal K9
7	Brendan Lush	Admin	TM/Christa	Letter sent re connection
8	Karason	Admin	TM/Christa	Letter sent re taxes
9	AVL	Admin	TM/PW	AVL on order for Town vehicles
10	Deer Lake Power	Admin	TM	Request sent for copy of report.

(g) Public Works Superintendent Report

Report From: Public Works Superintendent David Thomas

Prepared For: Council & Management Team
Date Prepared: January 9, 2015
Timeframe: December 15, 2014-January 9, 2015

Road:

- Patching
- Repaired and paved two sections of Gatehouse Road
- Repaired and installed street signs
- Filled in ditch and reinstalled culvert for snowmobile trail
- Installed catch basins on Lush's Lane and Cross's road

Water:

- Clean filters
- Repairs to MTD filter

Sewer:

- Fixed sewer plugs on Olivia Lane, Main Dam road and Old Bonne Bay Road
-

Snow:

- Plowing snow
- Clearing sidewalks
- Cleaning out hydrants
- Widening roads

Building Maintenance:

- Electrical Repairs in Recreation complex, fire hall depot and liftstations

Misc :

- Put markers on Hydrants and benches

Adjournment

2015-0112-08, Adjournment

Deputy Mayor Sandra Pinksen

Resolved that since there is no further business that the meeting adjourns at 8:10 pm with the next regularly scheduled meeting set for Monday, January 26th, 2015 at 7:30 pm.

In Favor: Mayor Dean B
Deputy Mayor Sandra Pinksen
Councillor Kerry Jones
Councillor Elmo Bingle
Councillor Sheila Mercer

Councillor Jean Young
Councilor Amanda Freake

In favor 7; opposed 0; abstained 0. Carried

A handwritten signature in black ink that reads "Dean Ball". The signature is written in a cursive style with a large initial "D".

Mayor Dean Ball

A handwritten signature in black ink that reads "Lori Humphrey". The signature is written in a cursive style.

Lori Humphrey, Town Clerk