

***Town of Long Harbour - Mount Arlington Heights  
Minutes of Regular Meeting  
August 15, 2019***

**In Attendance**

Mayor Gary Keating

Councillor Patricia Burke

Deputy Mayor Isadore Gambin

Councillor Kevin McDonald

Councillor Merrill Norman

*Absent: Councillor John Turner - 7:35  
Councillor Kathleen Griffiths*

Also, in attendance: Juanita Gosse, Town Clerk/ Manager

**CALL TO ORDER**

Mayor Keating called the regular meeting to order at 7:00 p.m.

**ADOPTION OF AGENDA**

**MOTION 08-15-19-01 Adopt Agenda**

Moved by Councillor Kevin McDonald, seconded by Deputy Mayor Isadore Gambin;

**BE IT RESOLVED THAT** the agenda be adopted as presented.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Isadore Gambin  
Councillors: K. McDonald, P. Burke, M. Norman

**MOTION CARRIED**

**ADOPTION OF MINUTES**

**MOTION 08-15-19-02 Adoption of Minutes of July 25, 2019**

Moved by Councillor Patricia Burke seconded by Councillor Merrill Norman;

**BE IT RESOLVED THAT** the minutes of July 25, 2019, Regular Meeting, be adopted as presented.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Isadore Gambin  
Councillors: K. McDonald, P. Burke, M. Norman

**MOTION CARRIED**

## **BUSINESS FROM THE MINUTES**

Letter from Resident regarding LHDC was forwarded to the Long Harbour Development Corporation Board for their consideration.

Letter was forwarded to LHDC requesting them to restructure their policies to allow LHDC members to be voted to the Board.

Response letter was forwarded to resident outlining the action Council has taken regarding his inquiries about LHDC.

## **Town Managers Report**

**Property Flooding at Newtown Road:** SNC Lavalin requested the survey of property at 12 Newtown Road including the area around the ditch. The survey was forwarded yesterday. Steve Lundrigan indicated that he would have a report to us by August 23<sup>rd</sup>.

**JCP Project:** This project is going well. Work on the walking trail is continuing. One section of boardwalk is complete, and another is near completion. There are several areas where we will install drainage ditching alongside the trail instead of boardwalk. We need an additional \$5000.00 to complete the section that's being worked on now and the drainage. That funding will include the mini excavator, piping, crushed stone etc. for drainage. The final section of Boardwalk is estimated to cost \$5000.00. This will complete the boardwalk.

## **MOTION 08-15-19-03 Funding for Walking Trail**

Moved by Councillor Patricia Burke seconded by Deputy Mayor Isadore Gambin;

**BE IT RESOLVED THAT** the Town Council approves an additional \$10,000 for Trail Upgrade.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Isadore Gambin  
Councillors: K. McDonald, P. Burke, M. Norman

**MOTION CARRIED**

**Summer Students:** Students participated in a Respectful Workplace Behavior workshop with Lisa Birmingham this week. Students reported the session as being very informative.

**Community Enhancement Employment Project:** Application has been made for a CEEP. There has been no response yet.

**Trout Pond ATV Bridge Project:** Spoke with Wilf Thorne at Thorne's Surveying Ltd. about ownership of the property route to the proposed location of the ATV Bridge. The property is currently owned by RJG Development Inc., however, LHDC are negotiating with RJG for ownership of the subdivision

property. I recommend Council wait for the conclusion of these negotiations between LHDC and RJG before proceeding with a request for transfer of title to the town.

**Resubmitting the Municipal Capital Works Applications:** At our last meeting, Council made a motion to resubmit our Capital Works Applications for Waterline Replacement Phase II and Waterline Replacement Phase III. Work is continuing on this. The resubmission requires the submission of an Aboriginal Consultation and Environment Assessment form as well as a Green Infrastructure Environmental Quality Application. The information for these forms will be gathered through this office and SNC Lavalin. I am confident that we will meet the September 30<sup>th</sup> deadline for resubmission.

## **DELEGATIONS**

## **NEW BUSINESS**

### **Meeting with Vale Agenda**

Council has added the following to an agenda for the meeting with Vale:

1. Operations
2. Employment Issues
  - Follow up on Resumes Received
  - On-site Contractors
3. Environment
4. Long Harbour – Mr. Arlington Heights Day's

Council to request a meeting date for mid-September.

### **Placentia Chamber of Commerce – Business Excellence Awards**

The document was copied to all councillors.

The Placentia Chamber of Commerce Business Excellence Awards were created to recognize member businesses and organizations, whose achievements or community involvement, have made a significant contribution to the economic and social well-being of the region served by the Placentia Chamber of Commerce.

The document outlines the categories of the Business Excellence Awards and the criteria for nomination. Nominations will be accepted until 4:30 p.m. on August 30, 2019.

Anyone wishing to nominate a business/organization is to call the Town Manager before the August 30<sup>th</sup> date.

## **DEVELOPMENT**

### **Medical Marijuana Production Site – 1-23 Church Road**

Met with the developer Tuesday, August 13, 2019 to discuss the proposed rezoning of 1-23 Church Road.

Before this meeting, Council were provided with the following:

1. Submissions from Residents regarding the proposed cannabis production site
2. The notes from the Information Briefing
3. Recommendation from Town Planner Mary Bishop
4. The letter to Mrs. Courage based on Mary Bishop's recommendation to request additional information.
5. Response from the developer to Council's request for additional information
6. Additional information taken from the EA for Canopy Cannabis Production relating to potential for odor.
7. Input from Town Planner Mary Bishop based on the information provided by the developer

Notes from the meeting were presented.

### **Meeting with Mrs. Winnie Courage - August 13, 2019**

#### **Briefing Notes: Proposed Cannabis Production Development at 1-23 Church Road**

Mayor Keating welcomed everyone to the meeting. As Mrs. Courage requested the meeting with Council, Mayor Keating asked her to outline the issues she wished to discuss.

Mrs. Courage stated that the rezoning was deferred for additional information. She received a letter from the Town Manager outlining ten questions. She stated that she has provided the information as requested and is asking Council to move forward with the rezoning.

It was determined that the information Council requested was not provided. It was debated whether Mrs. Courage was able to provide the information.

Council considered the questions outlined in the letter and amended the request to the following:

1. Wastewater – How will the proponent deal with wastewater from the site?
2. Odor and Air Filtering – How will the proponent deal with odor outside the building? What type of air filtering will be used at the site?
3. Mrs. Courage was also requested to submit a business plan.

In response to the information outlined in the Municipal Affairs and Environment Circular dated May 2, 2018, the Town Manager was asked to call the Department of Municipal Affairs and Environment to ask if council would have regulatory authority after rezoning is complete.

- The Town Manager spoke with Municipal Affairs today and reported the following: Once the site is rezoned to allow a cannabis production development, Council cannot refuse to accept a development application, as cannabis production would be a permitted use, in a properly zoned area. Council's authority would then be to ensure the application meets the development regulations as outlined in the zone requirements.
- An outline of the new zone requirements was copied to all councillors for review.

Municipal Affairs Planning Department recommended that before rezoning, Council should consider the impact this development may have on residents in the area. To make an informed decision, council will need to know what exactly will happen at the cannabis production site, basically what that facility will look like on that site. As well, Council should know what the Health Canada regulations are for the particular development.

To ensure transparency, the developer should provide all information requested by Council, including the Health Canada Regulations as they pertain to her development.

Town Manager presented a draft letter to the developer seeking additional information as outlined by Council in the August 13<sup>th</sup> meeting.

The letter was approved by Council requesting the following information:

1. A detailed plan of how the developer will manage odor from the cannabis production site. Include the type of air filtering system that will be used to control odor;
2. Provide a detailed plan of how the developer proposes to dispose of wastewater from the site; and
3. Submit a Development Plan for the proposed business.

## **FINANCE**

### **Cheque List**

The cheque list was presented for the period from July 26, 2019 – August 15, 2019, in the amount of \$ .

### **MOTION 08-15-19-04 Cheque List**

Moved by Councillor Kevin McDonald, seconded by Councillor Merrill Norman;

**BE IT RESOLVED THAT** the cheque log for period of July 26, 2019 to August 15, 2019, in the amount of \$39,837.67 has been approved as presented.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Gambin  
Councillors: K. McDonald, P. Burke, M. Norman

**MOTION CARRIED**

## **Cash Analysis**

Cash analysis was distributed to all councillors.

## **CORRESPONDENCE**

### **Municipal Affairs and Environment – Coastal Erosion**

This letter is in response to Council's letter dated June 14, 2019, whereby Council expressed concerns with Coastal Erosion within the Community of Long Harbour-Mt. Arlington Heights.

The province has been seeing considerable impacts related to climate change in recent history, especially along our coastlines where flooding, sea levels rise, and coastal erosion often put municipal infrastructure at risk.

The Department of Municipal Affairs and Environment will soon be issuing a Call for Applications to invite municipalities to submit prospective projects under Capital Works, to the Department for consideration. Council is invited to make such application in relation to Coastal Erosion.

Council's Municipal Capital Works application are currently focused on waterline replacement.

- It was agreed to defer the issue of Coastal Erosion.

### **Invitation to attend the 25<sup>th</sup> Ordination Anniversary of Rev. Father Jose**

Mayor Keating is invited to represent Council. The event is planned for Friday, September 6, 2019 at 5:00 p.m., at the Sacred Heart Church, 40 Patterson Dr. Placentia. Cocktails will be served at 3:00 p.m. followed by dinner at 3:30 p.m. at the Senior's Room, Star of the Sea Hall.

It was determined that Mayor Keating will not be available to attend and Deputy Mayor Gambin may be available to attend.

### **MOTION 08-15-19-05 Gift to Father Jose**

Moved by Councillor Patricia Burke, seconded by Councillor Kevin McDonald;

**BE IT RESOLVED THAT** Council approves gifting Father Jose, \$100.00 and a copy Listen 'til I tells ye.

**In Favor:** Mayor Gary Keating  
Deputy Mayor Gambin  
Councillors: K. McDonald, P. Burke, M. Norman

**MOTION CARRIED**

## **Letter from Long Harbour Development Corporation**

The letter is in response to Council request that LHDC restructure to allow members to be voted to their Board.

The Board of LHDC will give due consideration to this request at their forthcoming Board meeting and will respond appropriately at that time.

## **COMMITTEE REPORTS**

*Councillor Turner joined the meeting at 7:35 p.m.*

### **Councillor Kevin McDonald:**

**Vale** – Awaiting meeting minutes from our last liaison meeting in June.

### **Fire Department –**

**ERSB** – Attended a monthly board meeting July 29<sup>th</sup> to discuss ERSB workers vote to become ununionized, also discuss the situation regarding seasonal charges for waste pick up. The board has given the government 3 options and they have agreed to one option that would eliminate the collection of 18 previous service areas. This was all initiated by the COATTS movement and has generated a lot of controversy from owners that will not be serviced. This move will likely result in garbage discarded in ditches and the woods. This will also result in huge amounts to be paid out for disruption and cancellation of existing contracts. This issue is far from being resolved at this time

**HR** – Nothing to report

**Audit/Finance & Economic Development** – Nothing further to report.

**Public Works/Roads** – nothing to report

**Strategic Planning** – Nothing further to report

**Community Affairs/Recreation** – A proposal was submitted for the construction of a stage at the ball diamond to host outdoor events during the summer and fall months.

The stage could be positioned behind the ball field fence and a design that would allow for a roof and walls. The size would be approximately 10ft x 20ft and 2ft off the ground.

The cost would be minimal, approximately 4k for material.

- It was agreed to present a design and a cost estimate to the next regular meeting.

**Councillor Patricia Burke:** Thanked all volunteers for their efforts during Long Harbour Days. It was a very special event this year. Thanked the cooks, as well as Bev and Kevin, and all who participated in the Open Mic Night.

Regarding Open Mic Night: Next year, performers should be scheduled for three numbers, giving everyone an opportunity to perform before people must leave for the night.

**Councillor Merrill Norman:** There were two incidents for the Fire Department in the past week or so. On Friday evening of Long Harbour Weekend, Long Harbour Fire Department responded to an accident on the TCH.

This past Sunday our Fire Department responded to a camper fire on the access road. Norman's Cove Fire Department were on scene when our fire department arrived. This fire was in a heavily treed area. Our fire department tried to use foam and found there was an issue with spray foam system. The foam was clogging. This may be due to non-use. Our Fire Department will evaluate the issue.

**Deputy Mayor Isadore Gambin:** Everything is going along the best kind. No HR issues.

**Councillor Kathleen Griffiths:**

**Councillor John Turner:** Questioned if our outside staff take before and after photos of their work site.

- Outside staff will be asked to do this in future.

Also reported that Council owes a load of crush stone to the government wharf.

- This will be added to the outside staff's worklist.

**Mayor Gary Keating:** Nothing to report

## ADJOURNMENT

### **MOTION 08-15-19-06 Adjournment**


Moved by Councillor Kevin McDonald, seconded by Councillor Patricia Burke;

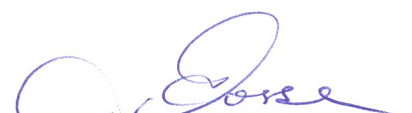
**BE IT RESOLVED THAT** the meeting be adjourned at 7:45 p.m.

**In Favor:** Mayor Keating  
Deputy Mayor Isadore Gambin  
Councillors: K. McDonald, P. Burke, M. Norman, J. Turner

**MOTION CARRIED**

**Date of the Next Meeting:** September 19, 2019

  
Gary Keating  
Mayor

  
Juanita Gosse  
Town Clerk/Manager