



MINUTES
PUBLIC COUNCIL MEETING
May 31, 2010

Minutes of the Regular Meeting of Council held in the Council Chambers, Town Hall on May 31, 2010 at 7:35 p.m.

Members Present

Mayor Bob Codner
Deputy Mayor Geoff Gallant
Councillor Mike Byrne
Councillor Peggy Roche
Councillor Carol Ann Smith
Councillor Ralph Tapper
Councillor Brian Whitty

Staff Present

Ken Anthony, Director of Programs and Services
Ann Picco, Executive Clerk
Brian Winter, Development & Planning Officer

Regrets

Dawn Chaplin, CAO/Town Clerk

Gallery

Total of 25 in attendance.

Meeting was chaired by Mayor Codner

207-10 **Motion** – Councillor Byrne / Councillor Smith

RESOLVED THAT in the absence of the Chief Administrative Officer/Town Clerk for the period of May 30-June 2, 2010, that the Executive Clerk, Ann Picco, be appointed the Acting Town Clerk.

Question called. Motion carried unanimously.

208-10 **Adoption of Agenda**

Motion – Councillor Byrne / Councillor Smith

RESOLVED THAT the Agenda be adopted, as presented.

Question called. Motion carried unanimously.

209-10 **Adoption of Minutes**

Motion – Councillor Roche / Councillor Tapper

RESOLVED THAT the Minutes of the May 17, 2010, Public Council Meeting be adopted, with the following change:

Page 3, Item No. 5, second last sentence ***SHOULD READ, “The section from the bridge to Marine Drive may not be done.”***

Question called. Motion carried unanimously.

PROCLAMATIONS / PRESENTATIONS

- 1) Petition from Residents and Land Owners in Byrne’s Lane area.

Mr. Traverse asked permission to read the petition; and, Mayor Codner granted permission. Mr. Traverse read aloud the petition regarding the proposed upgrading of Byrne’s Lane for a proposed subdivision. Mr. Traverse presented the petition to Mayor Codner, which included 27 names. Mayor accepted the petition on behalf of Council; and, he advised that this document will become part of the record.

CORRESPONDENCE

- 1) Correspondence from resident of Whitty’s Lane concerning New Development in Torbay. ***Deferred to Planning and Land Use Development Committee. B/F.***
- 2) Northeast Avalon Regional Economic Development Board – Invitation to attend Annual General Meeting on Thursday, June 24, 2010 at 12:00 p.m. at the Capital Hotel, Kenmount Road. ***Mayor Codner asked if anyone was interested in attending – Councillor Roche advised that she will attend. COMPLETE.***
- 3) Municipalities Newfoundland and Labrador – The Regional Government Papers. ***Councillor Byrne advised that there is a lot of information to read, and he has not gotten through it yet. Councillor Smith advised that this information be put on the agenda for the meeting of June 10th. B/F.***
- 4) Correspondence from resident concerning Whitty’s Ridge Development. ***Deferred to Planning and Land Use Development Committee. B/F***
- 5) Correspondence from resident concerning Municipal Plan Amendment No. 16 and Development Regulations Amendment No. 33 (Forest Landing Subdivision – Phase 7). ***Deferred to Planning and Land Use Development Committee. B/F***
- 6) Correspondence from resident concerning Forest Landing Phase 7. ***Deferred to Planning and Land Use Development Committee. B/F***

- 7) Correspondence from resident concerning current development applications. *Deferred to Planning and Land Use Development Committee. B/F. Mayor advised he can speak to the resident after the meeting. Councillor Smith advised to acknowledge letter and respond to resident. B/F.*

BUSINESS OUTSTANDING

- 1) Department of Environment and Conservation, Water Resources Management Division – Feasibility Study and Conceptual Cost for a Water Treatment Facility for Torbay. *Mayor Codner advised that he and CAO met with the Department of Municipal Affairs concerning the leak in the sewer outfall; and, emphasized the fact that money already received was to evaluate the existing sewer outfall to see what was damaged. He advised that luckily the only damage was a hole in pipe. The Town’s engineers are working on a design, and should have it completed by the end of June, early July. The Town’s plans are to repeat flushing, get rock out of the pipe and repair it – this is the short term fix. The long term plan is the eventual construction of a sewage treatment plant. Mayor Codner explained that the Department of Municipal Affairs requires six alternate treatment remedies/technologies from the Town’s engineers for their review. The Town will submit these six remedies/technologies and the Department will pick the one that’s the most suitable. Councillor Byrne suggested that the Town contact the consultants to ask them to move their completion dates ahead, so that work can get started as soon as possible. Councillor Smith advised that in order to take advantage of government funding, the Town needs to be prepared and to get moving with plans for the treatment plant – the Town could miss calls for proposals; therefore, the Town requires a deadline from Newfoundland Design Associates Limited. CAO to touch base with Newfoundland Design Associates Limited as to when studies will be completed. B/F. Mayor advised that the Town did request money from the Department of Municipal Affairs, and is now waiting for a response. B/F.*
- 2) Dumping of topsoil on Beach / Correspondence from the Department of Environment and Conservation, Water Resources Management Division – Infilling and Stabilization of Property Adjacent to Torbay Bight, Torbay, NL – *CAO to check if a fine was issued or can be issued to resident. B/F. As per Motion 180-10, from the Minutes of the Public Council Meeting of May 17, 2010, letter to be written to resident concerning permits and approvals from the Town before any further work is commenced other than clean up of property. B/F. The Department of Environment and Conservation had issued a letter to the resident, with a copy to the Town, advising to clean up property by May 31st – and if not completed by then, Council agreed to issue a stop-work order to the individual responsible for dumping of topsoil on the beach. Mayor Codner advised that it’s his understanding that the Department moved the deadline to June 30th for clean up, not the end of May, as the resident requested an extension. The resident has agreed to clean up and the Town cannot issue stop work order until after the end of June. B/F.*
- 3) Correspondence from resident and Mr. Kevin Parsons, MHA, concerning dangerous road conditions on Piper Stock Hill. *As per Motion 181-10, Minutes of Public Council Meeting, dated May 17, 2010, letter to be written to Mr. Kevin Parsons, MHA, concerning the dangerous conditions of Torbay Road, in particular safety concerns with regards to the ruts*

in the road in the area of Piper Stock Hill. This letter is also to be copied to the Department of Transportation and Works and the Department of Municipal Affairs. B/F. As per Mayor Codner, the Town was advised by the Department of Transportation and Works that they're considering paving from Middle Cove Road to Marine Drive, which is approximately 2.4 kms, with the possible exception of road from the area of the bridge to the area of the Irving store. Mayor advised that he's trying to arrange a meeting with the Department of Transportation and Works to discuss the repairs to Torbay Road and to discuss the issue of having that small portion of road paved from the bridge to the Irving store completed, as well. It was discussed by Council that if there is no favorable response from the Department, a public meeting is required with residents to make everyone aware that the Town is fighting for repairs to Torbay Road and to make residents aware of what's happening. Councillor Whitty suggested that the Town go to the media. Councillor Tapper advised that Torbay Road and Bauline Line need to be discussed at this meeting, as Bauline Line is also in need of repair, as well. Councillor Roche asked if the Provincial Government can make the Town take over Torbay Road. Mayor Codner advised no to this question – we are looking at a strategy that is good for the Town, for the long term. He advised that if the Town is not satisfied with the terms and conditions of an agreement with the Provincial Government, the Town does not have to take over Torbay Road. It was agreed that Council should have a public meeting to make residents aware of what's going on. Councillor Byrne suggested that the MHA, Mr. Kevin Parsons, attend the meeting with the Provincial Government, as well. B/F.

- 4) Department of Tourism, Culture and Recreation – Grant for financial assistance to host the 2010 Killick Coast Regional Games. *CAO to write letter to Mr. Terry French, MHA, Conception Bay South, in response to his letter, and advise him that the Town of Torbay already have a smoke free policy in place. B/F.*
- 5) Correspondence from resident concerning Spring Clean Up – Bulk Garbage. *Mayor Codner advised that Technical Services Committee are meeting this week for item in newsletter on the waste management strategy and to advise residents of the Robin Hood Bay Facility and the fact that they can bring their items there at any time at no cost. Councillor Tapper advised that he and the Economic Development Officer toured the Robin Hood Bay Facility and it was a real eye opener – it looked great. He advised that it's a great facility and anyone can tour it – environment groups, high school students, etc. Town bulk garbage collection was discussed and it was advised that the amount of items collected is down from last year – as anyone can bring their items now to Robin Hood Bay, at any time and there is no charge. It costs the Town approx. \$51.00 / tonne for the spring bulk garbage clean up, and it would be nice to cut this cost in half. COMPLETE.*
- 6) Department of Municipal Affairs, Office of the Minister – Town's Request of Additional Funding to Undertake a Cleanout and Inspection of the Sewer Outfall. *Discussed above, under Item No. 1. B/F.*
- 7) Request for Update on Torbay Road Signage from Deputy Mayor Gallant. *The Development and Planning Officer and the Municipal Enforcement Officer are working on a signage policy. B/F. Mayor Codner suggested that the Town write a letter to the Department of Transportation and Works concerning the number of business signage on Torbay Road, as well as the danger of moose walking out into traffic from behind the signs. B/F. The Municipal Enforcement Officer has talked to the City of St. John's concerning the signs;*

- and, some signs were removed. Signs will have to be removed, as well, with the bypass road going through and work being done on Torbay Road.*
- 8) Town Council meeting with the Town's solicitor, Mr. Pittman, to discuss Town issues/matters. *Council advised that they have no further questions for Mr. Pittman; and, the CAO can now refer these questions to him and arrange for a meeting date. B/F.*
 - 9) Correspondence from resident concerning Accessibility to future building lot. *Development and Planning Officer advised that this has been dealt with at Committee level. COMPLETE.*
 - 10) Correspondence from resident concerning South Pond. *Conference call with consultant took place on May 6th; and, the Town is now waiting for a report from them which is expected to be received mid to late June. Mayor Codner advised that he attended the conference call and no report has been received as of yet. B/F.*
 - 11) Skateboard Park - Motion No. 128-10, from Minutes of Public Council Meeting of April 5, 2010, and Council's discussion on Motion 250 – 09, from Minutes of Public Council Meeting of September 8, 2009 – *Surrounding area and Shea's Lane residents to be notified that the skateboarding equipment was returned. Director of Programs and Services and the Supervisor of Recreation and Healthy Living to write a letter to these residents. Deputy Mayor Gallant advised that with regards to arranging a meeting with surrounding area and Shea's Lane area residents, he's waiting on one last piece of information to be finalized and he will advise in another two weeks. B/F. He reported that the skateboarders are using the park; and, the rest of the equipment will be going back early next week or the week after. B/F.*
 - 12) Correspondence from resident concerning water run-off on Ned's Place. *Deferred to Public Works Committee. Director of Programs and Services advised that he spoke to Newfoundland Design and a report will be coming forth from them. This will be discussed at Wednesday evening's Public Works Committee Meeting. B/F.*
 - 13) Department of Environment and Conservation concerning Torbay Habitat Conservation Plan. *A meeting is scheduled for July 5th at 7:00 p.m. with Jonathan Sharpe and Heather Chaffey, Eastern Habitat Joint Venture. B/F.*
 - 14) Motion 036-10, Minutes of January 25, 2010, Public Council Meeting – Director of Programs and Services to contact Mr. Paul Porter of Newfoundland Design Associates Limited to request written confirmation that when culverts were installed in Phase 1 of the Pine Creek Development, the culverts were undersized. *Deferred to Public Works Committee. Director of Programs and Services advised that he and Councillor Smith looked at the area and have new information to bring back to the Public Works Committee Meeting on Wednesday evening. B/F.*
 - 15) Community Policing – Speeding – *Director of Programs and Services advised that Committee is checking on speed bumps. Committee is still reviewing this option and will be discussed at the Public Works Committee Meeting on Wednesday evening. Councillor Roche suggested that the Town should also look at any legal issues with regards to vehicle damage that may occur with regards to these portable speed bumps. Director of Programs and Services advised that signs will be posted. Councillor Smith suggested that we check with the Town of Logy Bay-Middle Cove-Outer Cove on their use of portable speed bumps. Deferred to Public Works Committee. B/F.*

- 16) Keith Yeo – 1 Yeo’s Lane - request for reimbursement of installation of sewage services. *Councillor Whitty advised that they met with resident. Referred to Public Works Committee and will have a motion later on the issue. B/F.*
- 17) Thorne’s Lane Pump House – upgrading. *Deferred to Public Works Committee. B/F.*
- 18) Revisions to snow clearing policy – *Director of Programs and Services advised that this is with the Town’s Solicitor, Mr. Pittman, to put together a snow clearing policy in proper legal format and language to ensure that the text is legally sound. Councillor Smith advised that they should discuss with Mr. Pittman at meeting, which is to be arranged by CAO, as per Item No. 8. B/F.*
- 19) Torbay Volunteer Fire Department – Public Works snow clearing policy – *a meeting is to be arranged with the Mayor, CAO, Director of Programs and Services, and Supervisor of Outside Operations when he starts work with the Town – no tentative date set yet. B/F.*

COMMITTEE REPORTS

Economic Development

210-10 Motion – Councillor Roche / Councillor Tapper

RESOLVED THAT the Town of Torbay approve the 2010 Hillside Festival Committee Meeting Minutes, dated May 11, 2010, as presented.

Question called. Motion carried unanimously.

Finance

211-10 Motion – Councillor Tapper / Councillor Roche

RESOLVED THAT the Town of Torbay approve the Financial Report, dated May 17-28, 2010, as presented.

Question called. Motion carried unanimously.

Human Resources and Administration – no report

Planning and Land Use

Councillor Whitty and Councillor Tapper leave the Council Chambers at 8:24 p.m. as it was determined that they were in a conflict of interest.

212-10 Motion – Councillor Smith / Councillor Byrne

RESOLVED THAT the Town of Torbay approve the Minutes of the Planning and Land Use Development Committee Meeting, dated May 25, 2010.

Question called. Motion carried unanimously.

Whitty's Ridge

Proposal for development – 30 plus lots on Whitty's Ridge with a connection between Byrne's Lane and Whitty's Lane

213-10 Motion – Councillor Smith / Councillor Byrne

RESOLVED THAT the Town of Torbay Rezone the Parcel of Land as described on the proposal drawing from Mae Design Limited, titled Ronald Reddy Property Gully Road Concept Plan, dated March 2009, drawing number C-1, Project No. 2009.0031. This land is to be rezoned from Residential Subdivision Area (RSA) to Residential Large Lot (RLL). The applicant will pay for the cost of the amendment up front before any work is started by the Town's Planning Consultant.

Question called. Motion carried unanimously.

Whitty's Ridge

Proposal for development – 30 plus lots on Whitty's Ridge with a connection between Byrne's Lane and Whitty's Lane

214-10 Motion – Councillor Smith / Councillor Roche

RESOLVED THAT the Town of Torbay hold a public meeting with residents on or before June 18, 2010, in relation to the proposed 30 lot subdivision on Whitty's Ridge. Notification of meeting to be mailed or delivered to residents of Camp Carey Road to Byrne's Lane, Whitty's Lane, and surrounding area Torbay Road residents. Anyone who may have an interest, including the developer and vacant land owners, are to be invited as well.

Question called. Motion carried unanimously.

Mayor Codner to Chair the public meeting. CAO to check on a date for the public meeting. B/F.

Councillor Whitty and Councillor Tapper returned to the Council Chambers at 8:43 p.m.

Request from applicant for letter of intent so that he can proceed in obtaining Government Approvals while the amendment process is proceeding.

Proposal for Day Care Centre

215-10 Motion – Councillor Smith / Councillor Roche

RESOLVED THAT the Town of Torbay write a letter stating that Council is in support of Mr. Manning's application to construct and operated a Child Care Center on his property at

2 Doyles & Quigley's Lane. It will be clearly stated in the letter that council cannot formally approve the application until such a time that the rezoning process is completed and a formal application is submitted to the Town. The intent of the letter is to allow the applicant to seek approvals from other government agencies prior to the rezoning being completed.

Question called. Motion carried unanimously.

216-10 Motion – Councillor Smith / Deputy Mayor Gallant

RESOLVED THAT the Town of Torbay approve Captain Matthew Davis Drive, Edgewater Lane, and Cedarwood Lane as the street names for the three new streets in phase six of the Forest Landing Subdivision. These names have been approved through the 911 system.

Question called. Motion carried unanimously.

It was discussed that Captain Matthew Davis was a resident in the Town who lost his life in the Cougar Helicopter crash offshore Newfoundland in March, 2009. Councillor Smith asked if there are any plans for a ceremony to unveil the sign. Councillor Byrne advised that there are new road signs coming; and, as this is the first one, the Town could have an unveiling.

217-10 Motion – Councillor Smith / Councillor Byrne

RESOLVED THAT the Town of Torbay approve the Building Application Report, dated May 21, 2010, as presented.

Question called. Motion carried unanimously.

Councillor Tapper advised that with regards to Application 9249-10, there was an issue with the developer last year concerning old pipe culverts being used and then these pipes being buried at the back of the property. *Defer to Planning and Land Use Development Committee. Staff to check area to make sure everything is ok and acceptable. Staff to also check area of Nathaniel Drive, as well, concerning similar issues. B/F.*

218-10 Motion – Councillor Smith / Councillor Roche

RESOLVED THAT the Town of Torbay approve the Business Application Report, dated May 28, 2010, as presented.

Question called. Motion carried unanimously.

With regards to Application B1028-09, Council agreed that application to be approved with the condition that the applicant advises the Town in writing that there will be no

lab/dark room and the use of chemicals that are harmful/dangerous to the environment will not be used.

Public Works

219-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay approve the Minutes of the Public Works Committee Meeting, dated May 26, 2010, with the following change:

Under Departmental Issues, Item No. 3 – Clean Up and Removal Orders – ***ADD: It's the Town's policy that Clean Up/Removal be completed within 30 days or the Town will carry out the work after that time and bill back to resident.***

Question called. Motion carried unanimously.

220-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay award the tender for Spring/Summer Security to Night Owl Security for the period of Friday, May 21st – Sunday, October 3rd.

Question called. Motion carried unanimously.

221-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay, as per “Occupancy and Maintenance Regulations,” serve a Clean Up/Removal Order to the resident at #1327 Torbay Road.

Question called. Motion carried unanimously.

222-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay, as per “Occupancy and Maintenance Regulations,” serve a Clean Up/Removal Order to the resident at #1157 Torbay Road.

Question called. Motion carried unanimously.

223-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay, as per “Occupancy and Maintenance Regulations,” serve a Clean Up/Removal Order to the resident at #9 Howlett's Avenue.

Question called. Motion carried unanimously.

224-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay, as per “Occupancy and Maintenance Regulations,” serve a Clean Up/Removal Order to the resident at #10 Howlett’s Avenue.

Question called. Motion carried unanimously.

225-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay, as per “Occupancy and Maintenance Regulations,” serve a Clean Up/Removal Order to the resident at # 1 Ellard Place.

Question called. Motion carried unanimously.

226-10 Motion – Councillor Whitty / Councillor Smith

RESOLVED THAT the Town of Torbay, as per “Occupancy and Maintenance Regulations,” serve a Clean Up/Removal Order to the resident at #13 Ellard Place.

Question called. Motion carried unanimously.

It was discussed by Council that Staff revisit the Town’s list of delinquent properties and review again. **Referred to Public Works Committee. B/F.**

Parks, Recreation and Community Services

227-10 Motion – Deputy Mayor / Councillor Byrne

RESOLVED THAT the Town of Torbay approve the Minutes of the Parks, Recreation and Community Services Committee Meeting, held on May 26, 2010, as presented.

Question called. Motion carried unanimously.

Deputy Mayor Gallant advised that they have received a fantastic update from the Supervisor of Recreation and Healthy Living. There are a lot of really good recreation things in motion. Torbay Environment and Trails have been very successful since moving back to the Town of Torbay. Two Thousand Five Hundred (2,500) trees /seedlings were given out on their Torbay Tree Day. It’s a fantastic good news story and hopefully will do again next year. Deputy Mayor Gallant extended a thank you to Council and Staff for putting items on the Town sign and supporting it and thank you to all Volunteers.

The Mayors March and Shades of Fun are events in happening in June. Mayor Codner advised that he hopes everyone is taking part in the Mayor’s March.

Technical Services – no report or motions

Mayor Codner advised that he's trying to arrange a meeting with the Department of Transportation and Works and will brief Council fully.

The information on the Town's waste management strategy is coming out next week in the Town's newsletter.

Mayor Codner advised that the next meeting will take place after the meeting with the Department of Transportation and Works.

SPECIAL COMMITTEES OF COUNCIL

2012 Celebrations

228-10 Motion – Councillor Roche / Councillor Byrne

RESOLVED THAT the Town of Torbay approve the Minutes of the 2010 Commemoration Special Committee Meeting Minutes, dated April 6, 2010, as presented.

Question called. Motion carried unanimously.

By Pass Road - no report

LIAISON COMMITTEES

Heritage/Museum

229-10 Motion – Councillor Byrne / Councillor Smith

RESOLVED THAT the Town of Torbay approve the Minutes of the Torbay Heritage Meeting, dated April 22, 2010, as presented.

Question called. Motion carried unanimously.

Jack Byrne Arena

Deputy Mayor Gallant advised that the Annual General Meeting is scheduled for Thursday, June 3rd. Contract negotiations will be discussed concerning the Hillside Festival and how to utilize the Jack Byrne Arena.

Councillor Tapper advised that Paul Thomey is running for Chairperson in the elections of officers. This is a privileged meeting.

Northeast Avalon Joint Council – no report

Northeast Avalon Regional Plan – no report

Torbay Volunteer Fire Department

Councillor Byrne gave a verbal report. He thanked the Town for sending out the mail-outs and complimented the Town for doing that and providing residents with information on the Torbay Volunteer Fire Department's 36th year annual highlights - training and hours that fire fighters put in.

The Open Air Burning Regulations are now being reviewed and will forward their recommendation to Council.

With regards to a new pumper – CAO is meeting with government officials next week.

The Department has had 11 calls since the last Council meeting.

With regards to the information flyer on Forest Fire Season, Councillor Byrne extended a thank you to the Town staff for sending it out. It's very informative to all residents – great job.

Urban Municipalities Committee – no report

Councillor Smith advised that there's nothing to report. She advised that there is a meeting upcoming in Stephenville, but will have to confirm the date. She also advised that she will not be available to attend this meeting. She advised that it is a public meeting and anyone can attend.

NEW BUSINESS

Mayor Codner

Mayor Codner advised that Torbay's Pathfinders will be coming by the Town Office to meet with him and visit the Council Chambers next Monday night, June 7th – they're getting their badge.

A meeting date was confirmed by all Council – Thursday, June 10th at 7:00 p.m. to discuss Committee structure and procedures. Councillor Smith advised that she will confirm at the end of the week.

Deputy Mayor Gallant

Deputy Mayor Gallant discussed work permits – there are some work/development activities taking place in the Town and proceeding without permits; therefore, he will be asking about developments and permits issued at future Council meetings. It was discussed that the Municipal Enforcement Officer is taking a pro-active role in keeping an eye on development in the Town. Councillor Byrne suggested calling the Municipal Enforcement Officer if there are any concerns of development taking place without permits. Councillor Smith advised that she also takes the

Building Application Report and drives through the community to check development, as per the report. This way, she can also check on or see any development taking place that may not have a permit.

Deputy Mayor asked about Western Island Pond – Phase 7 – Forest Landng – and asked where walking trails are going to be located. He asked if the Town has any plans for the trails that are disappearing. The Development and Planning Officer advised that Phase 7 is only a concept plan – at a later stage, it will be determined where the trails will be located. This stage will also take a lot longer as a public hearing will have to be had by the Town. Development and Planning Officer advised that it will be on the agenda for the Planning and Land Use Development Committee meeting this Monday coming, June 7th. Councillor Tapper discussed his meeting with Doug Ballam of NCC, and the possibility of the trails being taken over by them. TETC are also looking at replacement trails, putting a trail around the pond – developer could possibly contribute trails as green-space. Mayor asked if a trail should even be there, as it is mostly bog land – a very sensitive area – maybe a viewing stand or gazebo would be more appropriate. It was also discussed that maybe trails should not be close to the pond. Councillor Tapper advised that this should be looked at as well in the Eastern Habitats Joint Venture Stewardship Plan.

Deputy Mayor Gallant discussed the possibility of having public meetings that residents can participate in – quarterly / bi-annually – a public event for questions and answers. He asked Council members to give this some thought as it would be a positive thing for the community. Mayor Codner advised that the Towns provides its residents with information through brochures, newsletters, etc. on a constant basis.

Deputy Mayor Gallant extended a thank you to Director of Programs and Services and Public Works Staff – they did a great job with the baseball field for the Baseball Day in Torbay event. He advised that he’s very impressed with all staff interaction with events. He also extended a thank you to Councillor Byrne and Councillor Smith for providing him with answers to all his questions.

Councillor Byrne

Councillor Byrne discussed “The Great Torbay Pick-Me-Up,” which took place on Saturday, May 29th. He advised that it shows community pride; and, he extended a thank you to all staff that came out on Saturday and helped with the clean up. He advised that everyone was cordial and very willing to help out. He also extended a thank you to the outside workers for their great work. He advised there were 17 people/volunteers who helped out and he very much appreciated their help.

Councillor Byrne also advised that this event is put off every year, but unfortunately, only 17 people showed up – out of approximately 7,000 residents; and, therefore, he was a little disappointment with the turn-out and felt that the number of volunteers should be higher. We need to instill pride in the Town.

Councillor Byrne thanked Public Works Staff for putting the two new signs on Torbay Road - it’s a welcomed addition.

Councillor Roche – Pass

Councillor Smith

Councillor Smith advised that it's time now for the official transition to one preferred e-mail account. **CAO to look at transition plan for one e-mail account for all council members. B/F.**

Deputy Mayor Gallant advised that it is possible to connect two e-mail accounts together. E-mails from one account and automatically get forwarded to another. **CAO to check if possible and get technical support person to do that. B/F.**

Councillor Roche agreed – she doesn't want two or three email accounts; and for simplicity, one account is preferred.

Councillor Tapper

Councillor Tapper discussed large lot development. There is a lot of debate on large lot development as there is a very serious water resource problem for smaller lot development. At some point, Council will need to sit down and decide/debate/discuss where the Town is going and how long it will take to get there with regards to development. South Pond and Great Pond water resources are questionable – it will take years/decades to get the Town to another source. Yet, in the meantime, we're discussing large lot development, which will definitely have an impact on Torbay's population. Will smaller lots be converted to larger lots? This needs to be discussed. As a Council, we need to sit down and review approving large subdivisions. Where is the Town going in relation to development? A comprehensive plan needs to be developed – do residents know what the Town will look like, with regards to development plans? People want to see a plan/map – is it possible to have information/maps displayed here at the Town Hall on the walls/hallways so people can have a look to see how their land will be impacted? The Development and Planning Officer advised that he identifies all potential development in an area to surrounding area land owners and invites them to come in and view it. This is the normal process. Councillor Tapper advised that proposed developments should be open for public viewing.

Councillor Tapper discussed water table issues within subdivisions and the issue of development amendments for Western Island Pond. Can water tables sustain large lot development? Development and Planning Officer advised that there are regulations in place and developments are monitored by the Department of Government Services. There's provincial legislation/rules/procedures in place.

Councillor Tapper discussed a shallow well replacement policy – contamination of shallow wells surfaced when bypass road went through. The Town is not looking to expand water service to homes but if there's a danger with shallow wells becoming contaminated, that is due to development, maybe the Town should do a survey to see how many residents use shallow wells, where located, and the possibility of a policy where the Town can supplement from shallow to deep. Mayor Codner advised that if development is occurring where there are shallow wells, its monitored for about a year or so, there's a record, by Government Services Department. Developers are required to go and take sample of water for testing and test again in 5 years.

Councillor Tapper asked after 5 years, if well is contaminated, then who will replace well? Development and Planning Officer asked how do you prove development caused contamination of well? Councillor Tapper asked that as no Town water services will be expanded – why can't the Town supplement resident for deeper well? Councillor Smith advised that Councillor Tapper's comments to be discussed at the next Planning and Land Use Development Committee meeting. She suggested that the Town should see how other Towns are handling this situation. Development and Planning Officer advised that maybe a policy could be put in place by the Town on shallow wells, which can also be applied to drilled wells.

Councillor Tapper asked about the Wildberry Lane – storm sewer easement and if this is something the Town should revisit. Director of Programs and Services advised that this issue has been reviewed with Newfoundland Design Associates Limited – resident to go ahead and landscape – as long as no change to their property slope. Development and Planning Officer advised that the river in back of resident's property will be investigated – Director of Programs and Services advised that the property owner dug a trench which drew more water into the property.

With regards to the commercial garage at Civic 402 Pine Line, Development and Planning Officer advised that no application has been received. The new owner is appealing a stop work order. The applicant/ owner's argument is that he's grandfathered in. Councillor Smith advised that the resident has cleaned up the yard substantially.

Councillor Whitty

Councillor Whitty advised that the Town needs to proceed with caution on any developments in the Town of Torbay. If you don't learn from past mistakes, you're bound to repeat them.

ADJOURNMENT

230-10 Motion – Councillor Smith / Deputy Mayor Gallant

RESOLVED THAT the meeting be adjourned at 9:55 p.m., as there was no further business.

Question called. Motion carried unanimously.

Mayor

CAO/Town Clerk