

The 37th meeting of the Town Council of the Town of Happy Valley-Goose Bay was held on June 26, 2008 at 5:00 p.m. and called to order by Mayor Leo Abbass.

Present:

Mayor Leo Abbass
Deputy Mayor Stan Oliver
Councillor James H. Saunders
Councillor Bill MacKey
Councillor Madelyn Kelly
Town Manager Al Durno
Town Clerk V. Sheppard
Director of Economic Development Karen Wheeler
Recording Secretary Donna Jones

Absent: Councillor Dean Clarke - other commitment
Councillor Paul Tsibidis -out of town

1 PRESENTATION

Mayor Abbass presented Ken Anthony with a plaque on behalf of the town on his 16 years of service to the town. Ken is leaving his employment with the town and relocating to St. John's, Newfoundland and Labrador.

Before the regular agenda started Mayor Abbass asked for a minute of silence in memory of those who perished in the house fire on June 22.

2a) DELEGATION, George Morris

Mr. Morris addressed the Council and queried the policy on town vehicles and personal use by employees in picking up their children from baby sitters and going to stores, etc. He doesn't appreciate them using town gas for these purposes.

Mr. Morris also commented on the code of conduct that taxi drivers have to provide the town – he felt that there also should be a code of conduct for town employees.

Mr. Morris advised the Council that Hydro is planning a second diesel generating station on the boat club road and the cost for this will be put on to the taxpayers here.

b) DELEGATION, Gary Dove

Mr. Dove addressed the Council with questions about the community playground at the Queen of Peace Middle School. He queried whether it was possible to get this playground under the umbrella of the town for maintenance, security, etc. Councillor MacKey will arrange a meeting with Mr. Dove to discuss this request.

c) **DELEGATION, Paul Hall**

Mr. Hall addressed the Council regarding a clean up order on his property

Mr. Hall also addressed the Council concerning the town's Noise Regulations and the number of complaints concerning excessive noise from a business in his area that he has put to the town, the RCMP and the Community Constable Cliff Sampson. He noted in the Noise Regulations it states there is to be no loud noise after 9:00 p.m. and queried why these regulations are not being enforced.

Mr. Hall asked who enforces the Taxi Regulations and questioned the number of seat belts for taxis. Mr. Hall also questioned the change in the maximum 10 year age of taxi cars. He felt this was causing more problems than solving problems.

Mr. Hall commented on snow removal last winter when town crews created a blockage in his driveway restricting exit from his driveway.

d) **DELEGATION, Fred Loxton**

Mr. Loxton addressed Council concerning the flow of the river behind his property on Hamilton River Road and how this is affecting the flow of the sewer into the river. Town staff will check out and report back to council.

Mr. Loxton addressed Council concerning the base as it is presently a diversion base for the space shuttle. He queried what will happen in 2-3 years time when the shuttle is phased out. The USAF will then no longer have any use for the large hangar on base they presently avail of. He queried, will they still need our base as a diversion site after this?

e) **DELEGATION, Gerald Dyson**

Mr. Dyson queried the status with the proposed sewer treatment plant. He also expressed concern that boaters and children go into the water at Buck's Landing and there is sewer in this water. He queried is there anyway that users of the area can be informed of the condition of the water.

Mr. Dyson queried the status of the barge that sank in the Churchill River. Mayor Abbass requested staff to check with Hydro for a report on the barge.

Mr. Dyson queried the Trans Labrador Highway.

3 ADOPTION OF AGENDA OF THE 37th MEETING

It was moved by Deputy Mayor S. Oliver seconded by Councillor J. Saunders to adopt the agenda of the 37th meeting of the Town Council of the Town of Happy Valley-Goose Bay. Motion Carried unanimously.

4 ADOPTION OF MINUTES OF THE 36th MEETING

It was moved by Councillor M. Kelly seconded by Councillor B. MacKey to approve the adoption of the minutes of the 36th meeting of the Town Council of the Town of Happy Valley-Goose Bay as amended. Motion Carried unanimously.

Item 9 under Finance and Administration should read "*Councillor M. Kelly*" not Councillor B. Kelly.

Item 11 (c) should read *Tex Arsenault* and not Buzz Thevenet.

5 ACTION REPORT

- a) 36th minutes 9(k) meeting is set for July 10 at 7:00 p.m.
- b) 36th minutes 8(g) this letter is now ready for signature.
- c) 36th minutes 12(m) The Town Manager will get Superintendent Nippard to check whether barriers could be installed.
- d) 36th minutes 12(s) Councillor MacKey remarked that the signs are in place and the people in the area are pleased.

6 CORRESPONDENCE

There were 7 Incoming Letters and 15 Outgoing Letters in the Council Package.

Letter #1 from the Hon. Peter MacKay – the Mayor will draft a letter of response. In another letter it will be asked that strategic disposal procedures be put in place to allow use of surplus buildings for the community

Letter #2 from NL Hydro concerning the Methylmercury Technical Workshop was discussed. A letter will be sent requesting a copy of this workshop report.

The Mayor requested the Town Manager book a suitable time for a meeting with the staff of Labrador Affairs for their presentation on the role of their department.

7 MUNICIPAL SERVICES COMMITTEE – Councillor James H. Saunders

It was moved by Councillor J. Saunders seconded by Councillor B. MacKey to adopt the Municipal Services Report with the additional letter received from Kirk Harahan and with the exception of items a, b, and c, which will be referred back to Committee. Motion Carried unanimously.

Mr. Rick Fradsham attended the Municipal Services Committee on June 19, 2008 and presented a petition to the town reference to the green space on McLean Street, Blake Crescent, asking that the area remain green space and that the area be top soiled and grassed.

a) Land Application (Beverly Webber)

A request made by Beverly Webber for Crown Land located on Trans Labrador Highway to be used for a cottage. This item referred back to Municipal Services Committee.

b) Land Application (Curtis Webber)

A request made by Curtis Webber for Crown Land located on Trans Labrador Highway to be used for a cottage. This item referred back to Municipal Services Committee.

c) Land Application (NL Hydro)

A request made by NL Hydro for Crown Land located on Trans Labrador Highway to be used for a pole line easement. This item referred back to Municipal Services Committee.

d) Home Based Business – 53 MacDonald Drive

Request from Ryan Coombs to operate a home based business at his father's property at 53 MacDonald Drive. The area is zoned Residential Medium Density and Home Based Businesses are discretionary uses. Committee recommends approval of the request subject to a) no negative feedback from the general public, and b) vehicle traffic to be kept to a minimal.

e) Request to Subdivide Property – 1 Laurier Drive

Request received from Mealy Mountain Realty to subdivide 1 Laurier Drive to allow for an additional building lot to allow for construction of a duplex. Committee recommends approval of the request to

subdivide property subject to no negative feedback from the general public.

f) Request to Purchase Parcel B on North Side

Request from Chiasson Construction Ltd. to purchase the property identified as parcel "B" on the north side for the sum of \$38,000.00. Committee recommends approval of the request for the sale of Parcel "B" on the North Side for \$38,000.00 plus HST in which the Town would collect \$14,405 and the remainder \$23,595 to be paid to Newfoundland and Labrador Housing.

g) Open Space – McLean Crescent and Blake Drive

It is recommended that the area designated as open space between Blake Drive and Mclean Crescent to remain as open space and furthermore to be top soiled and seeded during the summer months.

h) Request to subdivide Property 70 Montagnais

Committee recommends approval to subdivide 70 Montagnais Road to accommodate the building of a single family dwelling, subject to no negative feedback from the general public.

i) Request to Construct Two Apartments

Request from Buck Burden to construct an additional two apartments onto his existing four unit apartment building located next to the Hong Kong Restaurant on Hamilton River Road. Committee recommends approving the request to the following: a) no negative feedback from the general public and b) approvals from GSC for fire, life safety and accessibility.

j) Labrador Investments - Waterline - Hamilton River Road

The Town has received a request from Amec on behalf of Labrador Investments (Katrina Oxford) to evaluate the possibility of extending municipal water infrastructure to the site of the proposed Save Easy store on Hamilton River Road. Committee recommends approving the request subject to the following conditions: a) a complete set of engineered drawings with consideration being given to future development to be submitted and approved by the Town, b) a legal agreement to be drafted and agreed upon by both the Town and Labrador Investments stating that no reimbursements are required to be paid to Labrador Investments if and when future development is tied into the proposed waterline.

k) Disposal of Vaccum Truck and 1992 SJE 600 Sewer Jet

Committee recommends: 1) offering this system to the Town of North West River for \$6,000 and giving them until August 1, 2008 at 4:00 p.m. to pick up the system; and 2) if the Town of North West River declines this offer, Council can advertise through the MNL Info Note as an item for tender with a reserved bid of \$6,000.

l) Skyview Pet Boarding

Committee recommends advising Keith Small of Skyview Pet Boarding that his application to relocate his business must be in a Rural zone.

m) Land Application (James Shouse)

A request received from James Shouse for Crown Land located on the North West River Highway to be used for agriculture. Committee recommends approval of the request.

n) Home Base Business – 28 McLean

Committee recommends approving an application from Kirk Hanrahan for a phone/fax home based business at 28 McLean as a liaison for a construction company. Approval is dependent on the application being advertised and no adverse comments being received. No vehicles, equipment or materials to be stored at the site.

8 TOURISM, PARKS AND RECREATION COMMITTEE – Councillor B. MacKey

It was moved by Councillor B. MacKey seconded by Councillor M. Kelly to approve the Tourism Parks and Recreation Committee Report as presented. Motion Carried unanimously.

Tourism, Parks and Recreation Report

- a) Enclosed in Council's package for review was the Tourism, Parks and Recreation Report for the period of May 23, 2008 to June 19, 2008.

9 ECONOMIC DEVELOPMENT COMMITTEE – Councillor M. Kelly

It was moved by Councillor M. Kelly seconded by Councillor J. Saunders to approve the Economic

Development Committee Report as presented. Motion Carried unanimously.

a) Clean Green Guide Advertising

Committee recommends contributing \$750.00 for a full page ad in their guide advertising banners and web site.

b) DEFSEC Atlantic 2008

Committee recommends that the Director of Economic Development and the Mayor attend the DEFSEC Atlantic 2008 taking place September 3-5 at the Cunard Center in Halifax.

c) UVS Canada Conference

Committee recommends that the Director of Economic Development and a member of Council attend the UVS Canada Conference being held November 3-7 in Ottawa.

d) IEMR Board Meeting

Committee recommends that the Director of Economic Development attend the Institute of Environmental Monitoring board meeting on October 22-23, 2008 in Ottawa.

e) Information Item – Ambassador Wilkins visit

Ambassador David Wilkins will pay a courtesy visit to the Town Hall on Tuesday, June 24.

f) Information Item – NL Hydro Meeting, June 3, 2008

g) Information Item – NL Multicultural Council

h) Information Item – Expo Labrador Schedule of Events

i) Information Item – Greenland Market Information Session

j) Information Item – CLEDB Monthly Meeting

k) Information Item – Doors Open Information and Guidelines

l) Lower Churchill Agreement – Joint Review Panel for the Environmental Assessment of the Lower Churchill Hydroelectric Generation Project

Committee recommends that Secretariat Office joint panel be set up in Happy Valley-Goose Bay. A letter requesting this to be sent.

m) EAS Public Hearings on Lower Churchill

Committee recommends that Hydro be written requesting hearings in Happy Valley-Goose Bay.

**10 FINANCE AND ADMINISTRATION COMMITTEE
– Deputy Mayor S. Oliver**

It was moved by Deputy Mayor S. Oliver seconded by Councillor B. MacKey to approve the Finance and Administration Committee Report with the exception of (r) which will be voted on separately. Motion Carried unanimously.

a) Request from Trapline Marathon for the town to provide (a) services, supplies, water and Gator-ade, and (b) sponsor the event to the amount of \$5,000

Committee recommends that Council be an active member in this Trapline Marathon, and further that the Mayor and Constable Sampson have agreed to sit on the Committee.

b) Information Item -Stakeholder feedback session on Provincial Housing Strategy – Monday, June 30, 2008 from 9 am – 11 am at the Capital Hotel, St. John's, NL

c) Info On Debit Machine For Town Office

Committee recommends installing services for a debit machine at the Town Office for one year and then review.

d) Request from League Mortgage and Savings

Request from League Mortgage and Savings for town to allow discount on 53 accounts paid after date (\$2,597.85). Committee recommends denying this request.

e) Youth Ventures – Invitation

The Mayor will be attending this function on June 26 from 11 am to 1pm which will kick off the Youth Ventures summer program.

f) Complaints Report for May 2008 – Information Item

-
- g) Fines Report for May 2008 (\$2,802.50) – Information Item**
- h) Fines Report March 2008 (\$1,191.00) – Information Item**
- i) Request from Happy Valley-Goose Bay Minor Soccer**
Request from the Happy Valley-Goose Bay Minor Soccer for the town to reimburse \$7,500.00 paid to purchase goals and nets for the new soccer field. Committee recommends denying this request.
- j) Request from Happy Valley-Goose Bay Early Childhood Development**
A request received from the Happy Valley-Goose Bay Early Childhood Development Association for the town to forgive the annual property tax on their property tax bill for their building on Strathcona Street. Committee recommends approval conditioned upon receiving their not for profit and charity status
- k) Fuel pricing updates for May 22, May 29, June 5, and June 12, 2008 – Information Item**
- l) Date for public meeting re tax on cabins, etc.**
A date of July 10, 2008 at 7:00 p.m. is scheduled for this meeting.
- m) Letter re Gas Tax allocation – Information Item**
- n) Letter from Urban Municipalities Committee of the Municipalities of NL**
A letter received from Urban Municipalities requesting that the town contribute .50¢ per capita in the 2009 budget for Daffodil Place, as per their resolution. Committee recommends advising them of the town's donation to Daffodil Place.
- o) Information on Solvency Funding Relief Regulations**
Committee recommends writing the NLMEB Inc. requesting to have them come and review our pension plan with Council as per the attached notes.
- p) Multicultural Youth Gathering Aug 8-10**
A request received from Multicultural Youth Gathering for support. Committee recommends contributing \$150 towards this event.

q) **Date for a meeting with Department of Natural Resources re their possible insect spray program (Lopper and Spruce Bud Worm)**

Committee recommends meeting June 27 with the Department of Natural Resources.

r) **Town Plan and Development Regulations**

It was moved by Deputy Mayor S. Oliver seconded by Councillor J. Saunders to adopt the following Town of Happy Valley-Goose Bay Development Regulations 2008 - 2018:

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HAPPY VALLEY - GOOSE BAY DEVELOPMENT
REGULATIONS**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley - Goose Bay adopts the Town of Happy Valley - Goose Bay Development Regulations.

Adopted by the Town Council of Happy Valley - Goose Bay on the 13th day of May 2008.

Signed and sealed this 26th day of June, 2008.

Mayor: Leo Abbass Town Clerk: Valerie Sheppard

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations have been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: Arvo McMillan, MCIP

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HAPPY VALLEY - GOOSE BAY DEVELOPMENT
REGULATIONS**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley - Goose Bay

- a) Adopted the Town of Happy Valley - Goose Bay Development Regulations on the 13th day of May, 2008.
- b) Gave notice of the adoption of the Town of Happy Valley - Goose Bay Development Regulations by advertisement inserted on the 19th day of May 2008 and the 26th day of May 2008 in the Labradorian newspaper.

- c) Set the 4th day of June at 7:30 p.m. at the Town Hall, Happy Valley - Goose Bay 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*, on the 26th Day of June 2008 the Town Council of Happy Valley - Goose Bay approves the Town of Happy Valley - Goose Bay Development Regulations as adopted.

SIGNED AND SEALED this 26th of June 2008

Mayor: Leo Abbass Town Clerk: Valerie Sheppard

It was moved by Deputy Mayor S. Oliver seconded by Councillor J. Saunders to adopt the following Town of Happy Valley-Goose Bay Municipal Plan 2008 - 2018:

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HAPPY VALLEY - GOOSE BAY MUNICIPAL
PLAN**

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Happy Valley - Goose Bay

- a) Adopted the Town of Happy Valley - Goose Bay Municipal Plan on the 13th day of May, 2008.
- b) Gave notice of the adoption of the Town of Happy Valley - Goose Bay Municipal Plan by advertisement inserted on the 19th day of May 2008 and the 26th day of May 2008 in the Labradorian newspaper.
- c) Set the 4th day of June at 7:30 p.m. at the Town Hall, Happy Valley - Goose Bay 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*, on the 26th day of June 2008 the Town Council of Happy Valley - Goose Bay approves the Town of Happy Valley - Goose Bay Municipal Plan as adopted.

SIGNED AND SEALED this 26th day of June 2007

Mayor: Leo Abbass Town Clerk: Valerie Sheppard

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HAPPY VALLEY - GOOSE BAY MUNICIPAL
PLAN**

Under the authority of Section 16 of the *Urban and Rural*

Planning Act 2000, the Town Council of Happy Valley - Goose Bay adopts the Town of Happy Valley- Goose Bay Municipal Plan.

Adopted by the Town Council of Happy Valley - Goose Bay on the 13th day May of 2008.

Signed and sealed this 26th day of June 2008.
Mayor: Leo Abbass Town Clerk: Valerie Sheppard

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

MCIP: Arvo McMillan, MCIP

s) Labrador Lake Melville Tourism Association

Committee recommends contributing \$150 to the Labrador Lake Melville Tourism Association for computer assistance.

11 APPROVAL OF CHEQUES

It was moved by Deputy Mayor S. Oliver seconded by Councillor J. Saunders to approve cheques in the amount of \$336,886.57. Motion Carried unanimously.

Cheque Number	Pay to the order of:	Cheque Amount
60018752	Atlantic Purifications	\$ 1,116.31
60018783	Personal Touch Engraving	569.75
60018786	Sports-Inter Plus	575.85
60018835	Arvo McMillan	875.00
60018839	Expo Labrador	2,536.85
60018840	Flotech Enterprises Ltd.	10,586.63
60018842	Gerald Penny Associates Ltd.	13,477.00
60018845	Goose Bay Wholesalers	1,449.66
60018847	Goose Sales & Services	1,225.93

60018849	Green Leaf Limited	783.43
60018853	Jet Ice	746.48
60018855	Labrador Motors Ltd.	617.03
60018857	Moktech 2000 Limited	621.50
60018860	Saunders Equipment Ltd.	230,870.30
60018866	Mishkuss Electric Ltd.	1,266.84
60018868	Thomas Industrial Sales Ltd.	5,540.70
60018869	Tosss Signs Inc.	610.20
60018870	EDM Consultants Ltd.	34,248.75
60018873	Davtech Analytical Services	4,806.68
60018877	J.J's Trucking	4,000.00
60018878	K & K Trucking Ltd.	7,680.00
60018879	Melville Trucking & Excavating	4,080.00
60018894	Wallace Nippard	555.88
60018897	Sojourn Enterprises	967.45
60018907	Transport Segog	672.92
60018909	Serco Facilities Management	2,518.23
60018911	Tosss Signs Inc.	610.20
60018913	Naskaupi Woodworkers	2599.00
60018895	PCO Services Inc	678.00
	TOTAL	336,886.57

12 COUNCILLORS FORUM

- a) Mayor Abbass commented on the new sewer truck and suggested a photo op to publicize this new piece of equipment.

- b) Councillor Kelly queried whether hotel accommodations have been reserved for the NLFM Annual General meeting in Corner Brook.
- c) Deputy Mayor Oliver reminded Council of the meeting with Natural Resources on June 27 concerning their insect spray program.
- d) Councillor Kelly advised that she attended Expo Labrador and she extended congratulations on a well run conference.
- e) Councillor MacKey suggested that a copy of the report on the tactics of Arctic Defence be sent to Minister MacKay.
- f) Deputy Mayor suggested a letter be sent to Senator Rompkey, Chair of the Sovereignty and Standing Committee on the Arctic concerning the recent report presented by this committee.
- g) Mayor Abbass commented on the excellent response time by firefighters during the tragic house fire on June 22.
- h) Mayor Abbass would like to have the 5 year strategic plan of the town before the end of this year.

The meeting adjourned at 7:35 p.m. for a five minute recess before reconvening at 7:40 p.m. with a Business Session.

13. BUSINESS SESSION

a) Resolutions for Municipalities NL

Deadline is August 29 for submitting resolutions for the Municipalities NL convention. Councillor Kelly asked that any ideas for resolutions be sent to her. Some suggestions: a resolution on Gateway; asphalt on the TLH.

b) Other Topics

Infilling of lots in Spruce Park
Cabin areas on the Churchill Falls road

There being no further business the meeting adjourned at 8:00 p.m.

·
MAYOR LEO ABBASS ·

·
TOWN CLERK VALERIE SHEPPARD ·