

# TOWN OF BAULINE

MINUTES OF A REGULAR COUNCIL MEETING  
HELD AT 1311 BAULINE LINE 7 MAY 2014

## PRESENT

Mayor Christopher Dredge  
Deputy Mayor Colin LeGrow  
Councillor Carol King  
Councillor Craig LeGrow  
Councillor Jason King  
Town Manager Craig Drover

## REGRETS

## PUBLIC IN ATTENDANCE

### 1.0 CALL TO ORDER

Mayor Christopher Dredge called the meeting to order at **7:30 pm**.

### 2.0 ADOPT AGENDA

*Councillor Carol King moved to **ADOPT** the agenda with the correction of a minor error in item 6.7.*

*Seconded by Deputy Mayor Colin LeGrow  
All in favour.*

*Motion **CARRIED***

### 3.0 ADOPT the MINUTES

Regarding the minutes of the GENERAL COUNCIL MEETING 16 April 2014

*Councillor Craig LeGrow moved to **ADOPT** the minutes of 16 April 2014 as presented.*

*Seconded by Councillor Carol King  
All in favour.*

*Motion **CARRIED***

As the minutes of **16 April 2014** have been adopted by Council, The Mayor and Town Manager signed the original copy of the minutes.

### 4.0 BUSINESS ARISING FROM MINUTES

4.1 Council reviewed the draft letter as requested at Item 7.1 of Council Meeting minutes 16 April 2014. After which the Mayor signed the letter and requested that it be dispatched at the earliest convenience.

- 4.2 Council reviewed documents and listened to a verbal presentation by the Town Manager concerning Item 5.3.8 of Council Meeting minutes 16 April 2014. Afterwhich:

*Deputy Mayor Colin LeGrow moved to **NOT LEVY** a business tax against L'Argent Atlantic as there was documentary evidence that they do not generate revenue therefore do not "carry on business" in the town of Bauline as interpreted in section 120 of the Municipalities Act 1999.*

*Seconded by Councillor Carol King  
All in favour.*

*Motion **CARRIED***

***In Accordance with item 4.0 of the 25 September 2013 Town Council Minutes, the Mayor Departed from the order and sequence of the AGENDA and directed council to item 7.1***

- 7.1 Town Hall / Memorial Park - Capital Works Project 11057

The Town Manager informed council that Eastern Contracting is in the process of gathering the requisite pre-contract documentation. Once this has been gathered and presented to the town Engineering Firm, a contract will be drawn up for signature by all stakeholders. This process is expected to be complete within a week. An initial meeting is anticipated in the week 12-17 May 2014.

***The Mayor Returned Council to the order and sequence of the AGENDA***

## **5.0 APPLICATIONS AND CORRESPONDENCE**

At this point and prior to further discussion regarding applications; Councillor Jason King addressed council and referred them to item 5.9 of the 19 June 2013 Council Minutes. He again stated that he did not believe that he is in a conflict of interest on matters relating to Wayne and Marie LeGrow and asked if Council had an opportunity to review this item. At this time the Mayor spoke on behalf of council and indicated that although the legal opinion garnered from Municipal Affairs was ambiguous, the remainder of council had discussed this matter and decided that Councillor King was **NOT** in a conflict of interest in discussing matters concerning Wayne and Marie LeGrow. A confirmatory question was put to council and all agreed that Councillor Jason King was not in a conflict of interest when matters concerning Wayne and Marie LeGrow were tabled.

***The Mayor Returned Council to the order and sequence of the AGENDA***

## 5.1 APPLICATIONS

### 5.1.1 CROWN LAND – Nina Crocker - Bauline Line – previously deferred

The Town Manager informed Council that he was awaiting documentation from a legal representative before this matter could be concluded. In the meantime the land remains frozen for applications. The Mayor indicated that the Planning and Development Committee did review this file.

### 5.1.2 CROWN LAND – Wayne LeGrow - Bauline Line – previously deferred

The Town Manager informed Council that he was awaiting documentation from Mr. LeGrow before this matter could be concluded. In the meantime the land remains frozen for applications. The Mayor indicated that this file was reviewed at the last Planning and Development Committee meeting.

### 5.1.3 CROWN LAND – William Price - Bauline Line – previously deferred

At the request of the Town Manager, this file was further reviewed by the Planning and Development Committee prior to exercising the motion made at the 16 April 2014 Council Meeting. The Planning and Development Committee met and reviewed this file 5 May 2014, and confirmed that the file proceed as motioned previously.

### 5.1.4 DEVELOPMENT – Ryan Desrosiers/Kayla Whalen – 1003-1007 Bauline Line Extension

Upon review of the Development Application submitted by Ryan Desrosiers and Kayla Whalen:

*Councillor Craig LeGrow moved to **APPROVE IN PRINCIPLE** the application to construct a single dwelling residence at 1005 Bauline Line Extension as presented by Ryan Desrosiers and Kayla Whalen. Prior to the issuance of the development permit, Mr. Desrosiers is to meet all regulations and criteria and have the measurements verified by the Town's official for compliance with the Town of Bauline's Municipal Plan and Development Regulations 2007-2017.*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

5.1.5 DEVELOPMENT – Neville Collins – 1042 Bauline Line Extension

Upon review of the Development Application submitted by Neville Collins:

*Councillor Carol King moved to **APPROVE IN PRINCIPLE** the application to construct an accessory building at 1042 Bauline Line Extension as presented by Neville Collins. Prior to the issuance of the development permit, Mr. Collins is to meet all regulations and criteria and have the measurements verified by the Town's official for compliance with the Town of Bauline's Municipal Plan and Development Regulations 2007-2017.*

*Seconded by Councillor Craig LeGrow  
All In favour*

*Motion **CARRIED***

5.1.6 DEVELOPMENT – Randy Janes – 984 Bauline Line (back lot)

Council reviewed the proposal / application submitted by Mr. Randy Janes to develop a single dwelling residence as a back lot at 984 Bauline Line. As there were some items missing in the documentation, the Town Manager was requested to liaise with Mr. Janes to complete the application, so that it may be reviewed at a future Council meeting.

5.1.7 DEVELOPMENT – Ken Auchinleck – 1073-1077 Bauline Line

The Mayor indicated that this file had been reviewed at a recent Planning and Development Committee meeting. After a brief discussion:

*Councillor Jason King moved to **DECLINE** the application to construct a Hospitality Home at 1077 Bauline Line as presented by Ken Auchinleck, as the plan for the area is to re-zone the property from Commercial Tourism to Residential Rural.*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

After which:

*Deputy Mayor Colin LeGrow moved to exercise Council discretionary authority, in accordance with section 10 of the Town Of Bauline Development Regulations 2007-2017, and **APPROVE IN PRINCIPLE** the application to construct a residential single family*

*dwelling at 1077 Bauline Line which is currently zoned as Commercial Tourism. This is based on the proximity of the proposed construction between two established residences, a shared driveway agreement, property frontage/rear yard on Bauline Line, it does not currently extend southern residential development on Duck Pond, the proposed development is on property that was historically privately owned by Mr. Auchinleck. This is also contingent on the commencement of the authorized re-zoning of the Commercial Tourism (CT) property to Residential Rural (RR) by Mr. Ken Auchinleck of AKS Development. Prior to the issuance of the development permit, Mr. Auchinleck is to meet all regulations and criteria and have the measurements verified by the Town's official for compliance with the Town of Bauline's Municipal Plan and Development Regulations 2007-2017.*

*Seconded by Councillor Craig LeGrow  
Councillor Jason King Opposed  
Majority In favour*

*Motion **CARRIED***

5.1.8 DEVELOPMENT – Lee-Ann Hillier – 1222 Bauline Line  
(amendment to original development application)

It was noted that Ms. Lee-Ann Hillier has prior approval to construct an accessory building at 1222 Bauline Line as part of your future business. This file is presented as an amendment to the approved design, location and size. It was also noted that the new plan called for a septic system and water accessibility. Upon review of council:

*Deputy Mayor Colin LeGrow moved to **APPROVE IN PRINCIPLE** the application to amend the design and plan in the construction of an accessory building at 1222 Bauline Line as presented by Lee-Ann Hillier. Prior to the issuance of the development permit, Ms. Hillier is to meet all regulations and criteria and have the measurements verified by the Town's official for compliance with the Town of Bauline's Municipal Plan and Development Regulations 2007-2017.*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

5.1.9 DEVELOPMENT – Glenn Whalen – 1041 Bauline Line Extension

Upon review of the file it was determined that the proposed development was slightly above the maximum allowable area and height as detailed in Amendment one to the Town of Bauline

Municipal Plan and Development Regulations 2007-2017. Upon discussion:

*Deputy Mayor Colin LeGrow moved to exercise Council discretionary authority and **APPROVE IN PRINCIPLE** the application to construct an accessory building at 1041 Bauline Line Extension as presented by Glenn Whalen. Prior to the issuance of the development permit, Mr. Whalen is to meet all regulations and criteria and have the measurements verified by the Town's official for compliance with the Town of Bauline's Municipal Plan and Development Regulations 2007-2017.*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

## 5.2 REZONING

### 5.2.1 Rezoning – Private land - Marie-Anne Boulain

Mayor Dredge indicated that this file had been reviewed at the recent Planning and Development committee meeting 5 May 2014. Upon discussion

*Councillor Craig LeGrow moved to **APPROVE** the application to rezone Marie-Anne Boulain's private land on the Bauline Line from Rural (RU) to Residential Rural (RR). Ms. Boulain is encouraged to liaise with the Town Manager and the Town Planner to determine the appropriate course of action to ensure all regulations and criteria are met in the process.*

*Seconded by Councillor Jason King  
All In favour*

*Motion **CARRIED***

### 5.2.2 Rezoning – Crown Land – Bradley and Margaret Cahill

Mayor Dredge indicated that this file had been reviewed at the recent Planning and Development committee meeting 5 May 2014. Upon discussion:

*Councillor Craig LeGrow moved to **DECLINE** the application to rezone Crown Land on the Bauline Line from Rural (RU) to Residential Rural (RR) as presented by Margaret and Bradley Cahill.*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

### 5.3 CORRESPONDENCE

- 5.3.1 TELUS JDRF – The TELUS walk to cure Diabetes and Gold Sneaker Donation Request letter was reviewed by council.
- 5.3.2 GWK Holdings – The Introduction letter from a construction and excavation business offering their future services was reviewed by council.
- 5.3.3 Municipal Assessment Agency – The letter from the Municipal Assessment Agencies Board of Directors was reviewed by council.
- 5.3.4 Municipal and Intergovernmental Affairs – This letter from Municipal and Intergovernmental Affairs awards the construction contract for the New Town Hall to Eastern Contracting Limited.
- 5.3.5 Municipal Assessment Agency – This correspondence announces the annual Clar Simmons Scholarship Award application criteria.
- 5.3.6 Clinton Shane Ekdahl – Upon review of this letter regarding the proposed “Day of the Honey Bee”:

*Councillor Craig LeGrow moved to **PROCLAIM** that 29 May 2014 be celebrated as the fifth annual “Day of the Honey Bee”*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

- 5.3.7 Municipal and Intergovernmental Affairs – The letter announcing Bauline’s first annual installment of the municipal operating grant in the amount of \$17,226.20 was reviewed by Council.
- 5.3.8 David Lacey – The letter of intention to sell property currently rented by the Town of Bauline at 1311 Bauline Line was reviewed by council.
- 5.3.9 Northeast Avalon Atlantic Coastal Action Program (NAACAP) – Council reviewed the Wetlands Survey 2013 of Bauline report presented by NAACAP.
- 5.3.10 East Coast Trail Association – 2014 Tely Hike Fundraiser

Upon review of the documentation presented by the East Coast Trail Association:

*Deputy Mayor Colin LeGrow moved to **DONATE** \$500.00 to the East Coast Trail Association for the 2014 Tely Hike Fundraiser in celebration of the East Coast Trail's 20<sup>th</sup> Anniversary.*

*Seconded by Councillor Carol King  
All In favour*

*Motion **CARRIED***

With additional discussion, Council agreed to further promote this event and the East Coast Trail by promoting the event on the Town's website.

- 5.3.11 Frank Gogos – Council reviewed and supported the survey request by Mr. Gogos on behalf of the Government of Newfoundland and Labrador gathering information on War Memorials and Cenotaphs.

**Deputy Mayor Colin LeGrow declared a conflict of interest and left the building.**

- 5.3.12 Lou & Roxanna Furlong – The Town Manager briefed council on a meeting held 5 May 2014 between himself and Lou and Roxanna Furlong. In addition Council reviewed a preliminary e-mail from Ms. Furlong asking if Council would entertain a proposal to develop a RV park off Bauline Line Extension. Without commitment, Council requested that Ms. Furlong provide additional information and a business plan regarding this venture.

**Deputy Mayor Colin LeGrow was recalled to the meeting.**

- 5.3.13 Town of Paradise – Council reviewed the proposed amendment to the St. John's Urban Region Regional Plan presented by the Town of Paradise.

## **6.0 NEW BUSINESS**

### **6.1 REPORT FROM TOWN MANAGER**

- 6.1.1 Letter to Canada Revenue Agency – The Town Manager informed council that there have been CRA credits carried forward into the 2013 year from 2011 and 2012. Calculations were made and a letter was dispatched to CRA requesting that the credits be moved into the 2014 taxation year and applied against this year's remittance contributions. Council reviewed the dispatched correspondence and acknowledged its content.

- 6.1.2 Information Signs – The Town Manager informed Council that he is in the process of gathering quotes to have a new information sign



placed at the intersection of Bauline Line Extension and Bauline Line as well as repairing the current two sided information sign located near 1194 Bauline Line.

6.1.3 Bauline Dog Tags – The Town Manager informed Council that 200 blue aluminum dog tags have been ordered along with animal registration books. They are expected to arrive next week. Once received a flyer will be dispatched announcing the new Animal Control Regulation and the process for registering animals within the town.

6.1.4 May Flyer Review – The Town Manager presented Council with the May information flyer. Council reviewed the flyer for content and authorized its dispatch to the town.

6.2 Water Update – The Town Manager reported that the Town water’s quality and quantity are good. No leaks suspected or reported.

6.3 Municipal Service Award – Rita King – Council reviewed the framed Long Service Award to be presented to Former Mayor, Deputy Mayor and Councillor Rita King. A recommended and appropriate public presentation date was made by Councillor Carol King and was supported by the remainder of Council.

6.4 Electrical work and alternate power supply to pump house – Council reviewed the quotes to repair/replace existing electrical components within the town’s pump house and to install an alternate power supply. After much deliberation:

**Mayor Christopher Dredge left the Chair**  
**Deputy Mayor Colin LeGrow assumed the Chair**

*Mayor Christopher Dredge moved to **APPROVE** the expenditure of \$12,851.49 as quoted by VRI Electrical to carry out the required repairs to the electrical system in the Town’s Water Supply pump house and to install a 14 kva generator as an alternate power supply to the water distribution system.*

*Seconded by Councillor Carol King*  
*All In favour*

*Motion **CARRIED***

**Deputy Mayor Colin LeGrow left the Chair**  
**Mayor Christopher Dredge assumed the Chair**

6.5 CROWN LAND – Recreation Grant – At the request of council prior to the meeting, information was gathered regarding the process of acquired a

recreational grant of Crown Land. It was determined that Crown land grants can be issued free to municipalities for the purpose of municipal buildings or municipal recreational parks. Application fees, document fees and survey/septic design costs remain, but the cost of the land is free to the municipality. Anything over 10 hectares will require Cabinet approval. With that said:

*Councillor Craig LeGrow moved to **PROCEED** with the application to acquire 10 hectares of Crown Land as a recreational grant immediately to the rear of the New Town Hall and encompassing the US Military plane crash site, with the intention of creating a community recreational hiking trail network.*

*Seconded by Deputy Mayor Colin LeGrow  
All In favour*

*Motion **CARRIED***

- 6.6 Emergency Communication Devices – Upon review of additional information regarding utilizing the Pouch Cove Fire Department repeater on Pouch Cove Line, council agreed to proceed with item 6.7 of the 16 April 2014 Council Minutes and purchase the four (4) hand held radios from Hitech Communications. Ltd.
- 6.7 Mayors March for Heart and Stroke – Upon review it was agreed that the Mayors March for Heart and Stroke would be held 11 June 2014 with an Alternate date of 12 June 2014. Participants will gather at Duck Pond at 7:00 pm and walk to the Town Hall. Transportation will be provided back to Duck Pond. Participants may simply walk for the enjoyment, or they may wish to gather pledges. Those participating who raise \$25.00 or more in pledges will receive a Heart and Stroke foundation T-shirt.
- 6.8 Spring Clean-up – The Spring Clean-up plans were reviewed and discussed by council. The event will be very similar to last year with some minor changes. Coordination of the event is ongoing and on track.
- 6.9 Canada Day – Preliminary planning and discussion of the Canada Day event was carried out by Council. It was noted that the evening's entertainment on the wharf is required to be secured in the near future.

## **7.0 OLD BUSINESS**

- 7.1 Previously addressed
- 7.4 Wetland Stewardship – Contact was made with Mr. Jonathan Sharpe the Senior Biologist (Stewardship) of the Wildlife Division. Coordination of a Wetlands Stewardship Agreement with the Provincial Government and the Town of Bauline will be discussed in the near future.

## 8.0 FINANCES

### 8.1 Financial Statement

After review of the Financial Statement by Council;

*Councillor Craig LeGrow moved to **ACCEPT** the Financial Statement as presented.*

*Seconded by Councillor Carol King  
All in favour*

*Motion **CARRIED***

### 8.2 Outstanding Payables

After review of the Outstanding Payables by Council;

*Councillor Carol King moved to **PAY** the Outstanding Payables as presented.*

*Seconded by Councillor Craig LeGrow  
All in favour*

*Motion **CARRIED***

## 9.0 COMMITTEE REPORTS

9.1 Planning and Development Committee – Items discussed at the Planning and Development Committee held 5 May 2014 were addressed as they arose throughout the meeting items above.

9.2 Recreation Committee - There was no committee report submitted

9.3 Finance Committee - There was no committee report submitted

9.4 History & Heritage Committee – The Mayor and Councillor Carol King commented on the History & Heritage Committee upcoming plans.

9.5 Emergency Response Committee - There was no committee report submitted

9.6 Integrated Community Sustainability Plan (ICSP) – Mayor Christopher Dredge provided a verbal report to council regarding the ICSP meeting hosted by the Town of Flatrock and held 6 May 2014.

9.7 Northeast Avalon Joint Council Committee (NEAJC) - There was no committee report submitted

## 10.0 NEXT GENERAL MEETING

The Mayor scheduled the Next General Meeting for **28 May 2014 at 7:30 pm.**

## 11.0 ADJOURNMENT

*Councillor Carol King moved to **ADJOURN** the meeting of 7 May 2014.*

*Seconded by Deputy Mayor Colin LeGrow  
All in favour*

*Motion **CARRIED***

**As there was no further business to discuss, Mayor Christopher Dredge adjourned the meeting at 10:15 pm.**

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Christopher Dredge  
Mayor  
Town of Bauline

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Craig Drover  
Town Manager  
Town of Bauline