

MEETING
TOWN OF TRAYTOWN
MARCH 6, 2017

IN ATTENDANCE:

Mayor	John Baird
Deputy Mayor	Shannon Carter
Councillors	Wilfred Janes
	Jason Patten
Town Clerk	Sarah Patten
Absent	Colleen Denty

Mayor Baird called the meeting to order at 7:00PM

Deputy Mayor Carter moved to adopt the agenda as presented, seconded by Councillor Janes, all in favour, motion carried

Councillor Janes moved to accept the minutes of February 6, 2017 as presented, seconded by Deputy Mayor Carter all in favour, motion carried.

BUSINESS ARISING FROM FEBRUARY 6, 2017

FINANCE – February 2017 receivables – Property Tax - \$7,462.83, Business Tax \$1,404.75, Utility Tax - \$7,815.40, other revenues - \$340.00, Arrears - \$1,873.20. The expenses – Newfoundland Power, Eastlink, TrailRiders donation, Central Newfoundland Waste, Central Office Supplies, Station Road Contracting, Kim Ralph Garbage, Workplace NL, Canada Post, Glovertown Home Hardware. Total \$7,764.10. The rebate for all three Newfoundland Power bills arrived leaving the town with a cost of \$238.31 for three invoices for the month of February and a cheque in the amount of \$318.00.

CAPITAL WORKS – Council has not received a reply from Municipal Affairs for the application for well water testing as of today's date. The clerk will contact Colin Holloway's office and inquire as to the development of the application.

GAS TAX – Letter arrived informing town that there is \$156,376.91 up to and including March 31, 2019 to be allocated towards a project. Mayor Baird telephoned on March 1, 2017 to discuss this issue and informed them that a letter was sent to their office informing them that the money was being held for a water project.

RECREATION REPORT – Traytown Recreation sent a verbal "Thank you" to council for helping to supply the food for their annual breakfast. The Recreation committee will be bringing the invoices to the clerk as soon as they have them all in place.

WEB SITE PROGRAMER – Council has not receive a word from Matthew Garrett on the web page for the town, the clerk will contact Matthew and ask him if he is still working on the site.

MAPPING – The invoice arrived from Geo-Matics Services Limited for the Digital Mapping that has been completed for the town. The total cost was \$3,565.00. Council reviewed the mapping showing that the quarries are starting to develop outside the Mineral Workings area of the Town Plan and this must be rectified. The maps show all the house numbers from Municipal Assessment Agency on each street the exact location as well as a detailed sewer map showing all the manholes. The map details the different areas of the towns zoning from residential, rural, mixed development, highway commercial, etc.

MEETING – Mayor Baird, Councilors Janes and Patten and the Town clerk met with Glovertown Council to discuss the amalgamation progress and government's request at 7:00PM Thursday February 9, 2017 – Glovertown will have their engineers make a complete list of the total cost of the necessities needed to provide the two towns with water. The clerk has provided the Glovertown staff with a copy of the Hatch, Mott, MacDonald study that was completed on behalf of the town. When completed the committee will meet and decide on the amount to send to government.

WATER COST – A request has been received by council to do a break down on the cost of the water system to each resident of the town if the town gets approval for the project. Council has \$156,000 plus dollars to use as the first 10% of a 5 year plan to develop water to every household in Traytown. Each household on the town's sewer system pays \$250.00 more than all the other households in the town. As each house comes on to the system the town will have to charge a water and sewer tax to each property. The total cost of the project could be \$8,000,000 which at 10% would mean Traytown would have to pay back to a bank \$800,000. The payments on this would start low and increase to around \$55,437.00 per year and then reduce down to zero when paid in full after 20 years. The cost of property tax would have to be adjusted because the value of homes changes with the services. The cost of the loan would have to be paid from the taxes paid on water and sewer. This is done in every town and city in Canada it is very affordable for the town if done properly.

NEW BUSINESS

CORRESPONDENCE – (1.) Fire and Emergency Services – NL letter received March 2, 2017 requesting the council revisit their emergency management plan and make sure it is up to date. The clerk and Mayor will have the plan updated in the very near future.

(2.) Glovertown Fire Rescue – Thanking Deputy Mayor for attending and the council for the donation.

(3.) Town of Gambo – Copy of letter to Minister Eddie Joyce regarding the initiation of a Regionalized Regulations Officer Position that would encompass all aspects of Animal Control. Request for funding to help with this regional position. Traytown will not avail of this position at this time.

(4.) Epilepsy NL March is Epilepsy Month March 24, 2017 is Purple Day Request to sign the Purple Day Commitment and email it back and on March 24 wear an Epilepsy ribbon and take to social media to announce your support to the public. Signed by Mayor. Councilor Janes moved to adopt March 24, 2017 as Epilepsy wear purple day seconded by Deputy Mayor Carter, all in favour, motion carried.

CROWN LANDS APPLICATION – Denied due to following reasons: 1. The application states the proposed land use is "storage/garage."

2. The site being applied for is zoned Mineral Working. Permitted Uses include mineral working and mineral exploration. Discretionary uses include general industry associated with aggregate processing. "Storage/garage" as a standalone use is not included within permitted or discretionary use classes.

3. The applicant does not have a permit from the Department of Natural Resources to operate a pit in this area.
4. Commercial access to the area is via a private road built and maintained by a committee of existing gravel pit operators (i.e. Pit Road Committee). Traytown Council has an agreement with this committee to refuse any new quarry pit application in the area unless the applicant has permission from the Committee to use the road.
5. The map provided in the referral provides contradictory information on existing ownership of the site from a map provided to the Town by Crown Lands in 2014. The map with the referral shows no land grant covering the site. However, the map provided to the Town (see attached) shows the site as granted to William Ledrew Vol – 33 Fol – 133. Municipal taxes on this land have been paid annually since before our current Clerk has held the position (i.e. 17 years).

Recommendation

Council recommends against this application for the following reasons:

- The proposed use (i.e. storage/garage) is not a permitted standalone use in the Mineral Working zone.
- The applicant does not have a permit from Natural Resources for a mineral working use in the area.
- The applicant does not have permission from the Pit Road Committee to use the private access road to the site.
- Council has previous information from Crown Lands that shows the land in question is held in an existing land grant.

NEXT REGULAR MEETING – Monday April 3, 2017

MEETING ADJOUNED: Deputy Mayor Carter moved to adjourn the meeting seconded by Councilor Janes, all in favour, motion carried.

Mayor

Town Clerk