



TOWN OF PORTUGAL COVE-ST. PHILIP'S

July 15, 2014

Regular Public Council Meeting 7:30 p.m.

IN ATTENDANCE:	Mayor	Moses Tucker
	Deputy Mayor	Gavin Will
	Councillors:	Dave Bartlett
		Joe Butler
		Aaron Facey
		Norm Collins
		Johnny Hanlon
	Town Manager	Chris Milley
	Acting/Town Clerk	Heather Coughlan
	Director of Financial Operations	Tony Pollard
Planning Coordinator	Les Spurrell	

Mayor Tucker called the meeting to order and welcomed the gallery of 11 persons in attendance.

APPOINTMENT OF ACTING TOWN CLERK

Motion: Hanlon/Bartlett
2014-220 Resolved that Heather Coughlan be appointed the Acting/Town Clerk for the meeting of July 15, 2014.
Carried Unanimously

ADOPTION OF AGENDA

Motion: Collins/Will
2014-221 Resolved that the Agenda dated **July 15, 2014**, be adopted as circulated.
Carried Unanimously

PRESENTATIONS

ADOPTION OF MINUTES

Motion: Bartlett/Hanlon
2014-222 Resolved that the minutes of **July 2, 2014**, be adopted as circulated.
Carried Unanimously

BUSINESS ARISING

The Town Manager gave a verbal report as follows:

- The Action List of items has been updated and further updates will be made shortly.
- Road upgrade projects are progressing well and many will be completed within the next couple of weeks.
- The Thorburn Road Sanitary Sewer project has been approved and awarded, work will begin in the next couple of weeks.
- Motion #2014-142 passed at the May 20, 2014 Council Meeting regarding a change to the speed limit on Legion Road to 30km/hr – the Town has a Speed Limit policy that would already place the limit on Legion Road at 30km/hr. Investigation will take place to ensure no conflict with this policy.
- Dogberry Hill Road Bridge replacement has been awarded, waiting on material to begin.
- Thorburn Road upgrades started in May, paving should be completed shortly. While there is no curb and gutter plan, additional drainage will be handled by way of swales and may have enough shoulder for walking.

COMMITTEE REPORTS

Planning & Development Report of July 8, 2014 – presented by Councillor Collins

1. 32 Loop Drive – Subdivide Property, Construct Single Dwelling & Perform Backfilling

Motion: Collins/Will

2014-223 Resolved that the application to subdivide property, construct a single dwelling and perform backfilling at Civic # 32 Loop Drive be rejected as per Appendix A: Tabled Report.

Carried Unanimously

2. 13-23 Dans Road – Dwelling Extension

Motion: Collins/Bartlett

2014-224 Resolved that the application to construct a dwelling extension at Civic # 13-23 Dans Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

3. 556-560 Old Broad Cove Road – Dwelling Extension

Motion: Collins/Facey

2014-225 Resolved that the application to construct a dwelling extension at Civic # 556-560 Old Broad Cove Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

4. 24-38 Smiths Road – Accessory Building

Motion: Collins/Butler

2014-226 Resolved that the application to construct an accessory building at Civic # 24-38 Smiths Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

5. 742-744 Indian Meal Line – Accessory Building

Motion: Collins/Facey

2014-227 Resolved that the application to construct an accessory building at Civic # 742-744 Indian Meal Line be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

6. 556-560 Old Broad Cove Road – Business (Personal Service)

Motion: Collins/Will

2014-228 Resolved that the application to establish a personal service business as a home occupation at Civic # 556-560 Old Broad Cove Road be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

7. 1250-1264 Portugal Cove Road - Rezoning

Motion: Collins/Butler

2014-229 Resolved that the application to rezone Civic # 1250-1264 Portugal Cove Road from Agriculture to Residential be granted approval in principle as per Appendix A: Tabled Report.

Carried Unanimously

8. Municipal Recommendation Form for Crown Land – Goat Cove Road

Motion: Collins/Butler

2014-230 Resolved to approve the Municipal Recommendation Form for Crown land for the purpose of access to the turn-around of Goat Cove Lane and to finalize the conveyance of Goat Cove Lane to the Town with the condition that the Crown land must be conveyed to the Town as part of the conveyance of Goat Cove Lane upon acquisition of the land from the Crown.

Carried Unanimously

9. Department of Municipal and Intergovernmental Affairs – Release of Updated Municipal Plan & Development Regulations

Motion: Collins/Bartlett

2014-231 Resolved the adoption of the updated Municipal Plan and Development Regulations 2014-2024 with the suggested edits, as per Section 16 of the Urban and Rural Planning Act, 2000. The Committee also moves that Council reaffirm the appointment of Tom Strickland as the Commissioner as per Motion 2014-127. Council will give public notice of the adoption of the Municipal Plan and Development Regulations 2014-2024, and the date, time and location of a statutory public hearing, in accordance with Section 17 & 18 of the Urban and Rural Planning Act, 2000.

Carried Unanimously

10. Eastern Newfoundland Regional Appeal Board – Notice of Appeal

The Committee discussed the following correspondence as per Appendix A: Tabled Report:

- Eastern Newfoundland Regional Appeal Board – Notice of Appeal

11. Department of Municipal and Intergovernmental Affairs – Municipal Plan Amendment No. 25, 2014 & Development Regulations Amendment No. 55, 2014 (New School)

Motion: Collins/Hanlon

2014-232 Resolved the adoption of Municipal Plan Amendment No. 25, 2014 and Development Regulations Amendment No. 55, 2014 (rezoning for new school), as per Section 16 of the Urban and Rural Planning Act, 2000. The Committee also moves that Council reaffirm the appointment of Tom Strickland as the Commissioner for these amendments as per Motion 2014-182. Council will give public notice of the adoption of the Municipal Plan and Development Regulations 2014-2024, and the date, time and location of a statutory public hearing, in accordance with Section 17 & 18 of the Urban and Rural Planning Act, 2000.

Carried Unanimously

12-14. Discussion re various items

The Committee discussed the following as per Appendix A: Tabled Report:

- Permit and Conditional Approval Statistics;
- Development Control Statistics, and;
- Civic #855-859 St. Thomas Line – Lot Grading.

15. Permits Stats

There were sixteen (16) permits issued from June 20th to July 3rd, 2014.

Recreation /Lifestyle Committee Report – no meeting held.

The Director of Recreation and Community Services prepared a letter of updates as read by Councilor Facey:

The Department of Recreation and Community Services did not meet during the week of July 7th to 11th. However below is an update on a few item of interest for Council.

The Regatta Festival and Canada Day Celebrations were a huge success this year. The Recreation Staff has sent out a thanks you to all the groups, organizations, and individuals who contributed to these events. This special thanks will be posted in the North East Avalon Times, Town's website, Facebook, and in our newsletter. Staff has also emailed some specialty groups to ensure they know that we are very grateful to have such great partners in our community. Below are some highlights of the events;

- Breakfast at the Royal Canadian Legion on Saturday, June 28th was a success. Many residents came out to enjoy a hot breakfast served by Councilors. The Royal Canadian Legion, as always, was a great partner for the event.
- Grand Re-Opening of Rainbow Gully Multi Wheel Park took place on Sunday, June 29th. It features skate boarders for the company Ballistic. This was well attended and many prizes were handed out.

- Women's Institute hosted a card game on Monday, June 30th. They had approximately 70 participants for their card game and they were very happy with the turn out and wanted to ensure we thank those that attended. The Town would also like to thank these wonderful ladies for taking care of the flower bed around the Town flags. They ensured everything was ready for the Canada Day Festivities.
- The July 1st, Canada Day was an excellent day. Families were able to come out and enjoy many activities. The Flag Raising Ceremony, Fire Department Open House, the parade, the Carnival, and the Car Show was more than well attended. The BBQ and Cake event was hosted by the Fire Department raised over \$600.00 for Muscular Dystrophy.
- The Outdoor Movie held on July 2nd had over 200 people in attendance. All enjoyed the movie "The Nut Job", snacks and prizes.
- Seniors 50+ Club open house on July 2nd went well.
- Seniors Garden Party on July 3rd at Murray's Pond was a fabulous afternoon. Those that attended enjoyed an afternoon of wonderful food, great entertainment by Bob Wiseman, and excellent music. Special thanks to the Murray's Pond for being such gracious hosts.
- The Kitchen Party was good. We had some "come from away" people visit the park and them we "screech" in – Family Style of course! Kiss a puffin, eat bologna, and drink purity syrup!
- The Library staff and the Recreation Staff hosted a Picnic in the Park on July 4th. The attendees enjoyed the company in the park, some great story telling, and a wonderful picnic. All the families thought it was a wonderful day and can't wait for the next one!
- Regatta Races and Music Festival on July 5th went great. The day started off with a Hike up Goat Cove hosted by the Hiking/Walking Club. The weather brought out residents to listen to the great Music line-up. The races went off without a hitch and the vendors/booths were well attended. Special thanks to all the summer staff for their help on that day.

Overall these events shaped up to be one of the most successful Celebrations that we have hosted. We hope that with the continuous support and partnership from all our volunteers and community groups that all our Recreation Events will get bigger and better! Hats off to our Council for all their continuous support!

The Recreation and Community Services Department would also like to notify Council that we have sent out notification to the user groups of Voisey's Brook Park a notification regarding the construction in that Park. This was sent to specific groups by email but also posted on the website and on our Facebook page so that all public are aware. Message below:

Voisey's Brook Park is closed on Monday, July 14th from 8am-5pm due to construction at the entrance. Regular activities *will* still go ahead for that evening. Sorry for any inconvenience this may cause.

The Town of Portugal Cove – St. Philip's Recreation Department would like to apologize for the congestion of traffic on the parking lot at Voisey's Brook Park. We are currently upgrading the park to better accommodate the high level of users for this facility. Summer

months are peak season of the park usage and therefore more traffic. These upgrades also include changes to the playground which we are hoping to have completed in the near future, but may not necessarily be done during this season. Please note that the big swing has been removed from the playground for necessary maintenance. Again, we would very much like to apologize for to all users for any inconvenience this may cause.

Public Works Committee Report – July 9, 2014 presented by Councillor Bartlett

1. Prince’s Mountain Drive – Blockade at Entrance to Grayman’s Beard

Committee was forwarded a request from civic address 106 Western Gully Road requesting the placement of a permanent gate at the entrance to Grayman’s Beard. Committee was advised that through a previous motion of Council (Motion: 2013-251) staff were directed to place a blockade at the entrance to the trail. Large boulders were placed at the entrance. Since that time, one of the boulders was moved. Committee agreed that regular monitoring of this area is warranted to ensure the boulders remain in place. Should there continue to be issues in the future, other options may be considered.

2. Road Shoulder Maintenance Update

Committee was advised that staff is preparing a Request for Quotes for the repair of a selection of road shoulders within the Town.

3. Blast Hole Pond – Correspondence 7 Anglican Cemetery Road Extension

Correspondence from civic # 7 Anglican Cemetery Road Extension regarding upgrades at Blast Hole Pond Road was discussed. Members of Council, as well as the Town Manager, have spoken with the property owner in this regard. Staff was asked to formally respond to the correspondence.

4. Voisey’s Brook Park Culvert Replacement Update

Committee inquired on the timeframes for the culvert replacement project at Voisey’s Brook. The Town was waiting on the receipt of permits from the necessary regulatory bodies. Since the time of the Committee meeting, members were advised permits have been received and the Grand Concourse Authority has been contracted to complete the work within the next week.

Item added at Council meeting:

5. Surveillance Cameras

Councilor Bartlett noted that he met with the MMSB and gathered some information on the use of surveillance cameras to help with handling situations such as illegal dumping. He will have more information to come soon.

Deputy Mayor Will requested that “Sharp Turn Signs” for Nearys Pond Road be added to the agenda for the next Public Works Committee meeting.

Economic Development, Marketing & Communications Report - July 10, 2014 presented by Councillor Butler

1. Heritage Committee

The existing Beachy Cove Hill trail has been mapped and as a result some changes to the route must be completed in order to make it fit the desired route to Beachy Cove Hill. We are also exploring ownership options for the trail.

Julie Pomeroy has been hired as the new Heritage Programs and Services Coordinator. She will start on Monday, September 22nd.

2. Environment Committee

The Environment Committee had there last formal meeting of the summer on Tuesday, July 8th. They met with the Recreation Committee and some staff on Monday, July 7th for a tour of the Voisey's Brook Trails. They are preparing some recommendations on the trail as a result and are also doing some work looking into the issues at Millers Pond as requested by Council.

3. East Coast Trail

Some members of town management met with East Coast Trail on Tuesday, July 8th. We were updated on the statues of the Bauline Line to Portugal Cove Trail. They expect to complete the work this fall and open the trail mainly as a class C trail, meaning wilderness. One section in Portugal Cove will be developed to Class A, this section is being primarily funded by the funds that the Town approved previously and are currently holding in trust. East Coast Trail is currently submitting an application for additional funding to "harden" the trail by adding some stones and cordage in wet areas.

Motion: Butler/Bartlett
2014-233 Resolved that a letter of support be written for East Coast Trail for additional work to the Bauline-Portugal Cove Trail to be completed next year.

Carried Unanimously

4. PlaceBuilder

The July 10th Community Group meeting is changing to July 22nd at the Legion. The main public meeting is being held on Monday, July 14th at 7:00 at the Rec Centre.

5. Regional Projects

A meeting is being planned to explore specific potential partnerships with the Town of Torbay. In addition there are plans for some regional meetings this fall for Heritage and Tourism projects.

6. Radio Bell Island

Radio Bell Island are currently considering a proposal for the Town of PCSP provide content for a 2 hour show, weekly.

7. Urban Municipalities Committee (UMC)

The Director of Economic Development and Councillor Norm Collins will be attending the UMC meetings in mid-September in St. John's. The meetings will focus on the Economic Development Accord that was recently signed by all members.

8. Sustainable Development Committee

Municipalities Newfoundland and Labrador have struck a new Sustainable Development Committee. The Director of Economic Development has been appointed to the committee. The mandate includes the Development of policies and programs relating to municipal interaction with the natural environment and the municipal role in regional economic development. It will also oversee MNL's economic development initiatives, including advising on the managing and renewal of funding agreements.

Protective Services Committee Report – July 8, 2014 – presented by Councillor Hanlon

1. Noise Regulation

The Committee held a separate meeting to review three policies in terms of enforcement on Friday, July 4, 2014. The Planning and Development Committee is currently working on a draft for the Noise Regulation as it relates to industrial and commercial noise and will have a draft version forwarded to the Protective Services Committee.

2. Dog Complaint from Resident

The Committee reviewed a complaint of nuisance dogs from a resident. Correspondence to both the complainant and the dog owner will be prepared and sent out shortly.

3. Safety Concerns – Nearys Pond Road

The Committee reviewed correspondence from a resident with regards to safety concerns on Nearys Pond Road. The Committee agreed that the issues of concern are beyond the purview of Town regulations and policies, and should be reported directly to the Royal Newfoundland Constabulary. A response to the resident will be prepared and sent out shortly.

4. Blue Green Algae Bloom – Miller’s Pond

The Committee has contacted the National Research Council of Canada for further information on Blue Green Algae (cyanobacteria).

5. Pedestrian Safety Community Group – Safe PCSP

The Community group, Safe PCSP, has sent out a letter to more than 100 businesses in Town regarding the increased need for safety awareness especially during the summer months.

6. Fire and Emergency Services Updates

The Strategic Review report produced by the Chief Consultants was presented to the Volunteer Fire Department membership at their most recent meeting on Monday July 7, 2014.

Admin. and Finance Committee Report – July 8, 2014 presented by Deputy Mayor Will

1. Accounts for Payment

Motion: Will/Collins
2014-234 Resolved that accounts for payment are approved as follows:
Regular Accounts - \$53,417.89
Capital Accounts - \$323,290.67
Total - \$376,708.56

Carried Unanimously

2. Thorburn Road Sewer Project

Motion: Will/Collins
2014-235 Resolved that Cougar Engineering and Construction Ltd. be awarded the tender for Project No. 12134, Thorburn Road Sanitary Sewer Extension in the amount of \$1,214,162.40.

Carried Unanimously

CORRESPONDENCE

NEW/GENERAL/ UNFINISHED

Added item from the Mayor:

Letter Regarding Conflict of Interest Allegation:

The Mayor tabled a letter dated May 20, 2014, from a resident including the Mayor’s response to this letter, regarding the allegation of conflict of interest against Deputy Mayor Will; as per Appendix B: Tabled Letter: Conflict of Interest.

Added item from Councilor Joe Butler:

Drop Zone Challenge from Todd Churchill

Councilor Butler has volunteered to take the Drop Zone Challenge and repel off the side of Atlantic Place in St. John's on August 2nd, 2014. This is a fund raising event to support Easter Seals and donations are very welcomed. Councilor Butler will be joined by all three of the Recreation Dept. staff members.

ADJOURNMENT

Motion:	Will/Collins
2014-236	Resolved that this meeting be adjourned. Time 8:25p.m.
Carried	Unanimously

Moses Tucker, Mayor

Heather Coughlan, Acting Town Clerk

Attachments: Appendix A: Tabled Report, (Planning & Development)

**Appendix A: Tabled Report
July 8th, 2014**

Applications:

Item # 1:

**Civic # 32 Loop Drive
Subdivide Property, Construct Single Dwelling & Perform Backfilling
Zoning: Heritage Community (HC) – Serviced**

The Committee recommends that the application to subdivide property, construct a single dwelling and perform backfilling at Civic # 32 Loop Drive be rejected as the application is contrary to the Town’s Municipal Plan & Development Regulations, specifically Plan Policy 3.3 (iv) (Infill Development), Development Standard 46 (1) (Lot Area), Schedule C: Heritage Community, and the Town’s Municipal Plan does not support backlot development under the Heritage Community designation.

Administrator recommended that this application be rejected.

Item # 2:

**Civic # 13-23 Dans Road
Dwelling Extension
Zoning: Residential Medium Density & Conservation (RMD & CON) – Serviced**

The Committee recommends that the application for Civic # 13-23 Dans Road be granted approval in principle, permitting the construction of an extension to a single dwelling which will result in the creation of a double dwelling. Approval in principle is subject to a public notice regarding the proposed development as per General Regulation 32 (Notice of Application) and Use Zones Regulation 90 (Discretionary Uses). Approval in principle shall be in full compliance with the Town’s Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically Plan Policy 3.3 (viii) (Soils and Drainage), Schedule C: Residential Medium Density and Schedule C: Conservation.

Administrator recommended that this application be granted approval in principle.

Item # 3:

**Civic # 556-560 Old Broad Cove Road
Dwelling Extension
Zoning: Residential Medium Density & Agriculture (RMD & AG) – Unserviced**

The Committee recommends that the application for Civic # 556-560 Old Broad Cove Road be granted approval in principle, permitting the construction of dwelling extension.

Administrator recommended that this application be rejected.

Item # 4:

**Civic # 24-38 Smiths Road
Accessory Building
Zoning: Residential Infill & Development Scheme (RI & DS) - Unserviced**

The Committee recommends that the application for Civic # 24-38 Smiths Road be granted approval in principle, permitting the construction of an accessory building. Approval in principle is subject to approval from the Department of Natural Resources. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically Plan Policy 3.3 (viii) (Soils and Drainage), Development Standard 38 (Accessory Buildings) and Schedule C: Residential Infill.

Administrator recommended that this application be granted approval in principle.

Item # 5:

**Civic # 742-744 Indian Meal Line
Accessory Building
Zoning: Residential Infill & Agriculture (RI & AG) - Unserviced**

The Committee recommends that the application for Civic # 742-744 Indian Meal Line be granted approval in principle, permitting the construction of an accessory building. Approval in principle is subject to approval from the Department of Natural Resources. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically Development Standard 38 (Accessory Buildings), and Schedule C: Agriculture.

Administrator recommended that this application be granted approval in principle.

Item # 6:

**Civic # 556-560 Old Broad Cove Road
Business (Personal Service)
Zoning: Residential Medium Density & Agriculture (RMD & AG) - Unserviced**

The Committee recommends that the application for Civic # 556-560 Old Broad Cove Road be granted approval in principle, permitting the establishment of a personal service business (yoga studio) as a home occupation. Approval in principle is subject to a public notice regarding the proposed business as per General Regulation 32 (Notice of Application) and Use Zones Regulation 90 (Discretionary Uses). Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government, specifically Plan Policy 3.4.2.3 (iv) (Small Business), Schedule C: Residential Medium Density and Schedule D: Off Street Parking Requirements.

Administrator recommended that this application be granted approval in principle.

Item # 7:

Civic # 1250-1264 Portugal Cove Road

Rezoning

Zoning: Residential Infill & Agriculture (RI & AG) - Unserviced

The Committee recommends that the application for Civic # 1250-1264 Portugal Cove Road be granted approval in principle, permitting rezoning of property from Agriculture to Residential to allow for potential development of an unserviced residential subdivision. Approval in principle is in accordance with a Motion of Council on June 17th, 2014 regarding rezoning of land for the purpose of subdivision developments which allows Council to "consider any applications for rezoning that are currently under review or applications that will integrate or round-out existing developed areas to eliminate dead-end roads that have been developed in a haphazard fashion by extending them into loop roads (sections of the municipality that lack street connectivity)." The potential development requiring rezoning must provide a connection (to Town Standard) between Portugal Cove Road and Bugden Drive through the potential residential subdivision. Approval in principle is subject to approval from the Department of Natural Resources. Approval in principle shall be in full compliance with the Town's Municipal Plan & Development Regulations, and all other regulatory bodies of government.

Administrator recommended that this application be be considered in accordance with a Motion of Council on June 17th, 2014 regarding rezoning of land for the purpose of subdivision developments.

Correspondence:

Item # 10:

Eastern Newfoundland Regional Appeal Board - Notice of Appeal

The Planning Department is in receipt of notice from the Eastern Newfoundland Regional Appeal Board that an appeal has been filed against a decision of Council to reject an application to construct a single dwelling at Civic # 890-898 St. Thomas Line on June 17th, 2014.

Planning Staff will forward a copy of the information requested. Item submitted for information.

Discussion:

Item # 12:

Permit & Approval in Principle Statistics

Planning Staff discussed permit and approval in principle statistics for April-June 2014 in relation to the same time period last year.

Item Submitted for Information.

Item # 13:

Development Control Statistics

Planning Staff discussed development control statistics for April-June 2014.

Item Submitted for Information.

Item # 14:

Civic # 855-859 St. Thomas Line - Lot Grading

Planning Staff discussed existing lot grading for civic # 855-859 St. Thomas Line.

The Committee advises Planning Staff to contact the Developer of the Oceans Edge Residential Subdivision requesting the installation of a retaining wall at this location.

Appendix B: Tabled Letter: Conflict of Interest

From: Moses Tucker <moses.tucker@pcsp.ca>

Date: May 20, 2014 2:42:16 PM NDT

To: Doug <dougneary@nf.sympatico.ca>

Cc: Council <Council@pcsp.ca>, Chris Milley <Chris.Milley@pcsp.ca>, Dave Brazil <davidbrazil@gov.nl.ca>, "dannoseworthy@gov.nl.ca" <dannoseworthy@gov.nl.ca>, Tony Pollard <Tony.Pollard@pcsp.ca>, Judy Squires <Judy.Squires@pcsp.ca>

Subject: Conflict of Interest

Thank you Mr. Neary for your message.

In light of the principles of "Natural Justice", Council will investigate the concern you have raised and "COUNCIL" will determine and decide whether or not there is any plausible cause to entertain any further action.

I know you can appreciate my decision on this issue, considering your personal similar circumstances in the past.

While this is under investigation there will be no public release or announcement made by Council.

Hope you fully understand the direction being pursued under these circumstances.

Regards,

Moses.

On 2014-05-20, at 7:04 AM, Doug wrote:

20 May, 2014

The Mayor and Councillors
The Town of Portugal Cove - St. Philip's

Further to my correspondence dated 15 May, 2014, I draw your attention to Section 206 (1) and 206 (2) (a) and (b), as well as Sections 207, 208 and 209, of the Municipalities Act.

I believe that Councillor Gavin Will lives on Neary's Pond Road and that he has repeatedly discussed at Committee, and on 22 April, 2014, discussed at length and then voted on a motion regarding a zoning amendment affecting a portion of that road thereby breaching Sections 206 and 207 of the Act. I believe that Councillor Will "has a monetary interest in this matter distinct from an interest arising from his

function as a councillor" (Ref. Sec. 207 (1) (a) and (b) and that he failed "to disclose that he has a conflict of interest in a matter being discussed by the council" (Refer Sec. 206 (2) (a) and (b).

I believe that Councillor Will has also breached Section 208 (1) (a) and (b) and that he failed to avail of and comply with the provisions of Section 209 (1) prior to his partaking in discussions regarding and then voting on the Neary's Pond Road matter before Council. Undoubtedly, property values will be affected (positively or negatively is of no consequence) as a result of the rezoning of such a considerable area of land from AG to RMD and it stands to reason that Councillor Will's property will be no exception.

Why is Councillor Will so dead set against the RMD zoning proposed for a portion of of the Road on which he lives? His own privacy? a further invasion of the Locals, many of whom gather and swim in the Pond across the road from his house? This is a prime example of a case where a councillor should step away from the table and leave the decision to the remainder of council, thereby adhering to the Conflict of Interest provisions of the Municipalities Act.

I urge Council to consider this matter seriously and without delay and I ask that this correspondence be read and tabled at this evenings regular meeting.

Regards to All,
Doug Neary.