



Town of Bay Bulls

Meeting Minutes

Public Meeting

March 11, 2024
7:00 p.m.

Virtual Meeting

Council Members Present

Deputy Mayor Jason O'Brien
Councillor Jason Sullivan
Councillor Corey Ronayne

Staff Present

Ashley Wakeham, Town Manager
Jennifer Blanchard, Assistant Town Clerk

Regrets

Mayor Keith O'Driscoll
Councillor Ethan Williams

1. Call to Order

Deputy Mayor Jason O'Brien assumed the Chair and called the meeting to order at 7:00 p.m.

2. Adoption of Agenda

MOTION: 2024-030 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO adopt the agenda as presented for March 11, 2024.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

3. Adoption of Minutes

3.1 February 12, 2024, Public Meeting Minutes

MOTION: 2024-031 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO adopt the minutes of the Public Meeting of February 12, 2024, as presented.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

4. Business Arising

4.1 Ratification of Email Vote – Change Order 1 - TP20230918 Snow Clearing Contract 2023-2024

7:02 p.m., Deputy Mayor Jason O'Brien declared a conflict of interest on Change Order 1 – TP20230918 Snow Clearing Contract 2023-2024 as Deputy Mayor O'Brien has a personal relationship regarding the subject of the change order

Council lost quorum and was unable to render a decision. Ratification of Email Vote – Change Order 1 - TP20230918 Snow Clearing Contract 2023-2024 will be tabled for a vote on April 8, 2024.

5. Delegations & Proclamations

6. Applications

6.1 Application #2024-300

8 Ocean View Brae

Residential Accessory Building

MOTION: 2024-032 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve Application #2024-300 to construct an accessory building at 8 Ocean View Brae.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

6.2 Application #2024-301

6 Dunn Drive

Residential Accessory Building

MOTION: 2024-033 Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO approve Application #2024-301 to construct an accessory building at 6 Dunn Drive

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

7. Accounts Payable

7.1 Accounts Payable Listing for the period ending February 29, 2024

Total for Section A: \$141,254.17

Total for Section B: \$50,186.32 – Pre-authorized disbursements

Total Disbursements for the Month: \$191,440.49

MOTION: 2024-034 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve the release of all payables in Section A in the amount of \$141,254.17.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

MOTION: 2024-035 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve all payables in Section B in the amount of \$50,186.32.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

8. Committee Reports

8.1. BBRLC Monthly Update, February 2024

8.2. BBRLC Financial Update – January 2024

9. Action

9.1 Notification of Business Closure – Trouters Special Worm Farm (2008) Ltd.

MOTION: 2024-036 Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO remove Trouters Special Worm Farm (2008) Ltd, located at 213-295 Southern Shore Highway, from the Town of Bay Bulls Business Tax Roll effective January 1, 2024.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.2 Limited Call for Bids LC20240109 - Standing Offer Agreement For Equipment Rental And Material Supply - March 2024-2025

MOTION: 2024-037 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO accept the bid prices for LC20240109 – Standing Offer Agreement for Equipment Rental and Material Supply. Prices will be in effect from March 11, 2024, until March 10, 2025.

The Motion was carried

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.3 Municipal General Insurance Renewal

MOTION: 2024-038 Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO approve the renewal of the Town of Bay Bulls Municipal General Insurance Policy with Cal LeGrow effective March 16, 2024.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.4 Approve Release of RFP20240226 – BBRLC Parking Lot Design

MOTION: 2024-039 Councillor Jason Sullivan

MOVE TO approve the release of RFP20240226 – Bay Bulls Regional Lifestyle Centre parking lot design
The motion was withdrawn by Councillor Sullivan

MOTION: 2024-040 Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO approve the release of RFP20240226 – Bay Bulls Regional Lifestyle Centre parking lot design and Traffic Layout at Lower Road, Southside Road and Quay's Road Intersection.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.5 2024 Speed Hump Locations Plan for Consideration

MOTION: 2024-041 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve the installation of speed humps when weather permits according to the location plan presented, for the playground & recreational areas at Sheldon Drive, Island Cove Road and Cemetery Lane West. No further speed humps will be installed at any other locations in 2024.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.6 Bay Bulls Regional Lifestyle Centre Inc. Grant Payment for Quarter 1, 2024

MOTION: 2024-042 Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO approve the release of payment #1 of the Operational Grant for the Bay Bulls Regional Lifestyle Centre Inc. in the amount of \$30,000.00.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.7 Proposed Amendment – St. John's Urban Region Regional Plan

MOTION: 2024-043 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO provide support to the Town of Witless Bay for amendment No. 9 to the St. John's Urban Region Regional Plan, amendment No. 4 to their Municipal Plan and amendment No. 5 to their Development Regulations.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.8 Approval and Signature of OHS Program 2024

MOTION: 2024-044 Councillor Corey Ronayne / Councillor Jason Sullivan

MOVE TO approve the Town of Bay Bulls OHS Program review for 2024.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

9.9 Business Tax Incentive Program Application – Coffee Beings Hospitality Ltd.

MOTION: 2024-045 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE TO approve Coffee Beings Hospitality Ltd.'s application for a 1-year business tax exemption for the taxation year of 2024 under the Town of Bay Bulls Business Tax Incentive Program.

The Motion was carried unanimously.

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

Abstained: 0

10. Information Only

- 10.1 Permit Report for Period Ending February 29, 2024**
- 10.2 Eastern Regional Service Board – Service Delivery Policy**
- 10.3 Tax Receivable Report for the Period Ending February 29, 2024**
- 10.4 RCMP Annual Priorities**
- 10.5 Trio 2024 AGM Meeting Notice**

11. Correspondence Received

- 11.1 Circular – New Area Codes**
- 11.2 Circular – Year-End Claims for Municipal Infrastructure Programs**
- 11.3 Circular – Construction Contract Award Letter Template**

12. Correspondence Sent

- 12.1. Response to Application #2024-400– New RES Development 70 Island Cove Road**
- 12.2. Response to Application #2024-401– New RES Development 74 Island Cove Road**
- 12.3. Response to Application #2024-402– New RES Development 75 Island Cove Road**
- 12.4. Response to Application #2024-403– New RES Development 78 Island Cove Road**
- 12.5. Response to Application #2024-404– New RES Development 79 Island Cove Road**
- 12.6. Response to Application #2024-405– New RES Development 82 Island Cove Road**
- 12.7. Response to Application #2024-406– New RES Development 83 Island Cove Road**
- 12.8. Response to Application #2024-407– New RES Development 86 Island Cove Road**
- 12.9. Response to Application #2024-408– New RES Development 87 Island Cove Road**
- 12.10. Response to Application #2024-409– New RES Development 90 Island Cove Road**
- 12.11. Response to Application #2024-410– New RES Development 95 Island Cove Road**

- 12.12. Response to Application #2024-411- New RES Development 98 Island Cove Road
- 12.13. Response to Application #2024-412- New RES Development 99 Island Cove Road
- 12.14. Response to Application #2024-413- New RES Development 102 Island Cove Road
- 12.15. Response to Application #2024-414- New RES Development 103 Island Cove Road
- 12.16. Response to Application #2024-415- New RES Development 107 Island Cove Road
- 12.17. Response to Application #2024-416- New RES Development 110 Island Cove Road
- 12.18. Response to Application #2024-417- New RES Development 111 Island Cove Road
- 12.19. Response to Application #2024-418- New RES Development 114 Island Cove Road
- 12.20. Response to Application #2024-419- New RES Development 118 Island Cove Road
- 12.21. Response to Application #2024-420- New RES Development 122 Island Cove Road
- 12.22. Response to Application #2024-421- New RES Development 126 Island Cove Road
- 12.23. Response to Application #2024-422- New RES Development 71 Island Cove Road
- 12.24. Response to Application #2024-423- New RES Development 94 Island Cove Road
- 12.25. Preliminary Application to Develop Land-Parking Area Long Pond Walking Trail
- 12.26. Town of Bay Bulls Response to Rezoning Commercial Development - Stone Ducky Restaurant

13. New Business

14. Adjournment

7:26 p.m. Deputy Mayor Jason O'Brien called for adjournment as there was no further business of the Council.

MOTION: 2024-046 Councillor Jason Sullivan / Councillor Corey Ronayne

MOVE THAT the meeting be adjourned.

The Motion was carried unanimously

For Motion: 3 (Deputy Mayor J. O'Brien, Councillor C. Ronayne, Councillor J. Sullivan)

Against: 0

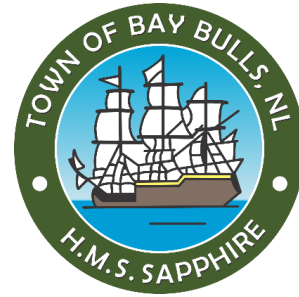
Abstained: 0

Michael Divil

Mayor

Ashley Wakeham

Town Manager



April 15, 2024

Date