

TOWN OF O'LEARY  
REGULAR COUNCIL MEETING  
JANUARY 13, 2021

Present: Mayor Eric Gavin; Councillors Judy MacIsaac, Darrel Wood, Kevin Maynard, Valene Gallant and Joey Dumville; CAO Bev Shaw; Press - Graphic and Journal.  
Regrets: Deputy Mayor Darren MacKinnon

**1. MEETING TO ORDER:**

Mayor Gavin called the meeting to order at 5:30 pm and declared a quorum present. The agenda was approved with additions 1. Loan payments for new fire tanker; 2. Update on lagoon solar project. **Moved by J. MacIsaac, seconded by J. Dumville and carried.**

**2. CONFLICT OF INTEREST: Nil**

**3. MINUTES:**

The minutes of November 10, 2020 regular council meeting and November 18, 2020 special public meeting reviewed for errors and omissions. **Moved by J. Dumville, seconded by J. MacIsaac and carried** that minutes be approved.

**4. BUSINESS ARISING FROM MINUTES:**

- Retail centre utilities budget details were sent Council earlier stating that \$2307 is for properties and the rest for sewer charges.
- Nothing heard from the heating system assessment yet.
- Greenmount-Montrose's proposal to redistribute their Safe Restart Fund was denied by the Province.

**5. FINANCIAL BUSINESS:**

Monthly financial reports circulated to Council. Bank balances as follows: November 30, 2020 for general account - \$339,911.74 and for sewer - \$227,581.47. Expenses for November, 2020 for general totaled \$69,172.06 and for sewer - \$151,973.01. Revenue for November, 2020 for general - \$71,257.57, for sewer - \$57,889.93 plus GIC proceeds of \$81,517.21. Bank balances for December, 2020 for general account - \$383,296.66 and for sewer - \$225,311.96. Expenses for November, 2020 for general totaled \$55,407.59 and for sewer - \$10,643.31. Revenue for November, 2020 for general - \$108,948.51 and for sewer - \$8023.23. **Moved by D. Wood, seconded by K. Maynard and carried** that financial report including bank balances, receipts and expenses be approved.

**6. NEW BUSINESS:**

A. Mayor's report - Eric reported meeting with Ernie Hudson regarding funding for streets and sidewalks work. He attended the levee award presentations and the Fire Department annual meeting. Eric also attended the public meeting on November 18<sup>th</sup> and the presentation from West Prince Solar on January 11<sup>th</sup>.

B. Administrator's report - Bev attended the November 18<sup>th</sup> public meeting, the awards presentations and the West Prince Solar presentation. Reported that Safe Restart funds have been received, the Active Transportation Fund application has been submitted and Infrastructure Secretariat confirmed that gas tax monies can be used for this project. The Provincial agreement for the Internet Access Site has been submitted, a lease with Future Tech West prepared and inquiries made for hiring staff for the project. Emergency Plan is near completion and still working on the Municipal Capital Expenditure Grant claim. Building/business permits - Permit to Charles Adams, 33 Willow Avenue issued for 4 unit apartment complex, valued at \$300,000 and permit to Robert Ellis, south of 516 Main Street for grain bin valued at \$7500. Overtime/vacation time - Bev 25.5 hours overtime and 6 vacation days left. Dale overtime hours at 57 and he has 2 vacation days left. Andrew has 28 hours overtime and 1 day of vacation left.

C. Reports from departments -

**Streets & Sidewalks** - Valene reported a raised culvert on Willow Avenue that will be reported to Department of Highways for spring work; Town street lights out at Bentley MacDonald property and at Credit Union; solar Christmas lights required some readjusting but most of them worked; and intersections at North & Gaspé and Main & Water are at times quite slippery.

**Police & Fire Protection** - Darrel reviewed RCMP reports for November and December 2020. Hours spent on O'Leary business in November reported at 159. One check stop held in our area. Hours spent on O'Leary business in December reported at 182. Five check stops held in O'Leary and radar was used to check speeds in school zone. In early 2021, Prince District will be acquiring 1 snowmobile and 2 ATV's to support Highway Traffic Act and Off Highway Vehicle Act enforcement.

Report for November from the Fire Chief advised that the department responded to 7 calls. Members participated in the Christmas parade. First responders training and Level 1 field training plus live training at a controlled burn held this month. Report for December from the Fire Chief advised of 4 calls. Fire Chief reported the passing of former chief Miles Boulter who was a major influence on O'Leary Fire Department's policies and practices. Darrel reported that members Ron Phillips (30 years), Rodney MacWilliam (25 years), Blain Buchanan (30 years), Wayne Sweet (10 years) and Kevin Arsenault (35 years) received recognition for years of service. The recently held annual fire department meeting voted Ron Phillips as Chief again, Jason Greenan as deputy chief, Davis Gallant as Captain # 1, Dan MacDonald as Captain # 2, Blain Buchanan as Lieutenant # 1, Jaron Harris as Lieutenant # 2 and Treasurer and Daniel Deziel as Secretary. Daniel Deziel was voted as Firefighter of the Year with Valene Gallant a close second for the award.

**Properties** - Kevin advised of nothing new except for the condition of the dugouts at Ellis Field which was temporarily fastened down until repair in the spring. As the Town's representative on FPEIM board, Kevin noted that on line training for CAO's will soon be available.

**Recreation** - Recreation Director's report circulated to Council and Joey highlighted the successful Christmas Parade, Literacy Walk, Levee Awards, Girls on the Go program, 100 km yard sale planning, PEI Potato Blossom Festival upcoming meeting noting that new members are needed, Winter Carnival plans, snowshoeing opportunities at Ellis Field, after school programming and Caring Cupboard event. Council commended Andrew on the successful events especially due to the Covid restrictions.

**Newcomers/Recruitment/Community Endorsements** - Judy advised that the Community Seniors Co-operative fundraising efforts are in full swing. PEI Navigators met in December and have planned a Cooking & Culture event on Zoom. The emergency preparedness plan is near completion.

**Sanitation & Community Development** - Eric reported that the sump pump at the lagoon UV chamber has been repaired. The UV commissioning technician is trying to arrange to visit our site in February - he's been delayed due to Covid restrictions. Recent sample results from the lagoon show the output is well within compliance regulations and that's without the use of the UV system. The confined spaces safety/rescue equipment for the lagoon has been on loan from Jimmy Stewart and now he is offering it for sale at half the price of purchasing new. This information only arrived today at 4 so was unable to get any details such as warranty, age, life expectancy and certification status so Council agreed to table to the next meeting which was approved by ***motion from J. Dumville, seconded by D. Wood. Motion carried.*** Nothing new on Community Development.

**D. 1<sup>st</sup> reading Official Plan and Development bylaw amendments** -

WHEREAS Council has received an application to amend the zoning of Parcel 591529 and a portion of Parcel 474643 to permit a proposed community care facility;

AND WHEREAS Council has given consideration to the Town of O'Leary Official Plan policy statements supporting expanded housing options for seniors;

AND WHEREAS Council has given consideration to the appropriateness of adding policies and plan actions to the Town of O'Leary Official Plan relating to special residential uses in R3 and PSI zones, and establishing the PSI zone;

AND WHEREAS, in accordance with 18(2)(b) of the Planning Act, Planning Board gave consideration to the proposal at a meeting held on October 28<sup>th</sup> and provided additional comments supporting the proposal in writing on October 29, 2020; and

AND WHEREAS the proposed amendments to the Official Plan and the related bylaw amendments were presented to the public at an open meeting held on November 18, 2020;

BE IT RESOLVED that the proposed amendments to the Official Plan, being OPA-2021-01, be hereby approved.

***Moved by Darrel Wood, seconded by Judy MacIsaac. Motion carried.***

WHEREAS Council has received an application to amend the zoning of Parcel 591529 and a portion of Parcel 474643 to permit a proposed community care facility;

AND WHEREAS Council has given consideration to the Town of O'Leary Official Plan policy statements supporting expanded housing options for seniors;

AND WHEREAS Council has given consideration to amendments to the Town of O'Leary Official Plan adding policies relating to special residential uses in R3 and PSI zones, establishing the PSI zone, and related supporting plan actions;

AND WHEREAS the proposed amendments to the Official Plan and the related bylaw amendments were presented to the public at an open meeting held on November 18, 2020;

AND WHEREAS the proposed amendments to the Official Plan, being OPA-2021-01, were approved at a public meeting of council on January 13, 2021;

BE IT RESOLVED that Bylaw BY-2021-01, a bylaw to amend the Town of O'Leary's Zoning and Subdivision Control (Development) Bylaw, be hereby read a first time; and

BE IT FURTHER RESOLVED that Bylaw BY-2021-01, a bylaw to amend the Town of O'Leary's Zoning and Subdivision Control (Development) bylaw, be hereby approved.

***Moved by Kevin Maynard, seconded by Darrel Wood. Motion carried.***

E. Safe Start Funding - Quotes for audio/visual equipment to allow Council to host Zoom meetings, staff training and other uses as necessary were circulated to Council prior to meeting. Explanations as to the differences in quotes was previously sent to Council as well. Bev advised that a company from Cornwall plans to visit on Friday to assess our needs and provide a quote. ***Moved by J. Dumville, seconded by D. Wood and carried*** that Council table this matter and review information from Cornwall company before making a decision to purchase.

F. Internet Access Site - ***Moved by J. MacIsaac, seconded by J. Dumville and carried*** that Council approve entering into agreement with the Province of PEI to act as a partner/host in the pilot project to provide a public access point for a Wi-Fi work and study hub area to assist areas of the Province of PEI without reliable broadband connection; to enter into a lease agreement with Michael Gaudet, owner of Future Tech West, to rent space to provide the facility for this Wi-Fi work and study hub area; and to seek funding from Employment Development Agency and/or Skills PEI to provide a supervisor for the Wi-Fi work and study hub area.

G. Survey on Gospel Hall land - No further action required at this time.

<p>Cst. Lisa Jones, RCMP, joined our meeting. The month reports were previously reviewed by Council but a discussion held on break and enter investigations reported and also Cst. Jones provided information on the new traffic officers for Prince County.</p>
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H. Approval of levee cancellation & virtual award presentations - ***Moved by J. Dumville, seconded by V. Gallant and approved*** that Council's decision to cancel January 1, 2021 levee

celebration and to hold virtual award presentations.

I. Approval of tractor additional costs - **Moved by D. Wood, seconded by V. Gallant and carried** that additional costs to body repairs of tractor approved at September 9/20 Council meeting be approved. Original estimate was \$2106.80 and actual invoice totaled \$2835.90.

J. Other business & correspondence:

**New Fire Department tanker financing** - due to the earlier than expected delivery of the new truck, loan draw down is also earlier resulting in payments due before the new fiscal year.

**Moved by D. Wood, seconded by J. Maclsaac and carried** that truck payment be deferred until April 2021 and just interest to be paid in the meantime.

**Update on Lagoon Solar Project** - Discussions with Provincial Sustainable Communities officer, Dean Lund, indicated that the Town would be eligible for funding for this project but an amount isn't available yet. Bev to continue with project. Question raised - will this project affect any future applications for solar power projects?

Kevin commented that the Town should be sure of taking advantage of the legal service program through FPEIM.

## **7. COMMITTEE OF THE WHOLE:**

**Moved by J. Dumville, seconded by D. Wood and carried** that council adjourn to committee of the whole session at 6:55 pm.

**Moved by K. Maynard, seconded by V. Gallant and carried** that regular meeting reconvene at 7:30 pm.

### **Results from Committee of the Whole**

- a. Council agreed that firefighters could use the attic space above boardroom for storage and training although notice to be given to CAO so as to avoid noise when the boardroom is in use.
- b. Council agreed that payout to be made to Curran & Briggs for overpayment of Sewer Utility charges for frontage.
- c. Preston Murphy hired to dig trench between 608 Main Street and 612 Main Street to alleviate a water problem. If this proves successful then owner of 612 Main, whose landscaping may have created the problem, will be invoiced.
- d. To contact Department of Transportation regarding the second radar requested for entrance to Town from Knutsford.
- e. Mayor Gavin announced changes to Councillor's departmental responsibilities as follows: Darren - Deputy Mayor & Finance, Kevin - Streets, Sidewalks & FPEIM, Darrel - Fire Department, Valene - Properties & Police, Joey - Recreation, Judy - Health & Newcomers, and Eric will keep Sanitation & Community Development.
- f. Christmas bonuses to staff confirmed on a ***motion by D. Wood, seconded by J. Dumville and carried.***

## **8. ADJOURNMENT**

Meeting adjourned at 7:35 pm on a ***motion by V. Gallant, seconded by D. Wood and carried.***