

MEETING #571

MINUTES OF MEETING

GRAND FALLS-WINDSOR TOWN COUNCIL

HELD IN THE TOWN HALL

7:00 P.M., TUESDAY, JANUARY 24TH, 2023

PRESENT: Mayor: Barry Manuel
 Deputy Mayor: Mike Browne
 Councillors: Amy Coady, Holly Dwyer, Bob Hiscock,
 Dave Noel
 Staff: D. Finn, Chief Administrative Officer
 N. Chatman, Director of Public Works and
 Development
 S. Gosse, Director of Corporate Services\Town
 Clerk
 T. Mercer, Director of Community Services
 R. Hannaford, Communications Officer

The Mayor called the meeting to order at 7:00 P.M. and asked for any errors or omissions to the Minutes of Meeting #570 of Tuesday, December 20th, 2022.

Motion
Noel\Coady

Be it resolved that the Minutes of Meeting #570 of Tuesday, December 20th, 2022 would be adopted as circulated. This motion carried by a vote of 6-0.

BUSINESS ARISING OUT OF THE MINUTES

None

DISBURSEMENT REPORT

Councillor Dwyer presented the Disbursement Report in the amount of \$1,226,390.02.

Motion

Dwyer\Browne

Be it resolved that the Disbursement Report in the amount of \$1,226,390.02 would be received as presented. This motion carried by a vote of 6-0.

COMMITTEE REPORTS

Community Services

The following report was presented by Deputy Mayor Browne.

2023 Bell Let's Talk

The Committee discussed Bell Let's Talk Day scheduled for January 25th, 2023.

The Committee recommended that we participate this year and carry out the flag raising at 12:00 noon. The Director also informed the Committee about the activities that Y2C are carrying out and that all Council is invited to attend if they are free. Just let Terrilynn know in advance. The Committee also recommended that Robyn would do a post to bring attention to the issues and to get people to participate.

Impact Fall Ice Request

The Committee had some discussion on the availability of the fall ice. The Director informed the Committee that he will make the ice available to Impact once he confirms the Minor Hockey and Figure Skating Schedule for September.

Correspondence from Elmo Hewlett

The Committee had some discussion on the request for a rate adjustment for the 2023 winter season.

It was recommended that we adjust the rate to \$250 until April 2023 and it will be reviewed for next season.

Curling Club Correspondence

The Committee had some discussion on what is required to see the Curling Club get their part ordered and to idle the building for this winter season.

The Committee recommended that we help out the Club with the agreed upon amount set forth in the 2023 budget. The Committee also suggested that we try and promote the Club next fall by doing posts, ideas for player growth and the possibility of doing a youth league. The Director will work with the Curling Club on these matters.

Grand Falls House Foundation Correspondence

The Committee had some discussion on the correspondence from the Foundation on how the Town could support them in 2023.

It was recommended that we work with the Committee to ensure their requirements for financial support, as per the 2023 budget, are in place so they can start the process of hiring their staff position.

The Chief Administrative Officer gave the Committee an update on the meeting with the group before Christmas. The Chief Administrative Officer will send a letter to the group to explain in writing what the Town will be responsible for and what is required from the group.

The Committee also had some discussion on providing the group with some help on small facility improvement funds. The Director of Community Services and Corporate Services\Town Clerk will look at the request.

Community Healthcare Coalition Update

The Committee discussed the Community Healthcare Coalition Report that was presented last week.

The Committee recommends that the Department start developing a timeline to review the goals and highlight the importance of each and what is achievable with current staff. It was suggested that Council have a special meeting just to discuss those eighteen (18) recommendations. A time and date will be determined at a later date and then follow up with a letter from the Mayor.

The Director informed the Committee that all of the former Health Committee members have agreed to stay on for the 2023 year.

The Committee had some discussion on next steps for the Committee. It was recommended to have a Town Hall Meeting with the Mayor, Councillor Dwyer and Cyril Farrell as the presenters. The meeting will take place on February 8th, 2023 at 7:00 P.M. at the Classic Theater.

New Business

The Committee had some discussion on the Grand Opening of the sliding hill.

The Director will inform the Committee on a date once there is enough snow to open the hill.

The Committee had some discussion on hosting the Provincial Gymnastic Competition here in Easter of 2024 at the Joe Byrne Memorial Stadium.

The Director will look into the financial aspect and the scheduling of the event and report back to the Committee.

The Director informed the Committee that due to the lack of snow the Mid Winter Bivver event will be moved to March 3rd – 4th.

The Director was given the number of a Floating Dock System company and it was recommended for him to follow up on that information to discuss the dock for Gorge Park.

The Committee had some discussion on when the lights will be removed at Church Road Park.

The Director informed the Committee that he will discuss with the Director of Public Works and Development and arrange the time to take it down.

I move the recommendations and report of this Committee.

Motion

Browne\Hiscock

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Councillor Dwyer commented on the Health Accord Coalition Committee and the eighteen (18) recommendations referenced to in the Minutes. These recommendations were made regarding the Recruitment and Retention of Physicians in Grand Falls-Windsor. These eighteen (18) recommendations were

presented to Council and we are looking at how to implement those. Councillor Dwyer added that the Town Hall Meeting is going ahead on February 8th at 7:00 P.M. at the Classic Theater. There will be more information to follow on the Town's social media. We encourage all residents to attend. A registration process will be required.

Deputy Mayor Browne commented regarding the Curling Club. Unfortunately, they will not open this season. There was a mechanical part needed for the Club and it was difficult to find. The part will have to be custom made and will not arrive in time for this season. Club plans are already underway for the 2024 curling season.

Councillor Hiscock commented regarding the floating dock for Gorge Park. This was a request brought forward by individuals who use the river. The reason for the floating dock is a safer way for users to launch kayaks and canoes.

Mayor Manuel added that this aligns with our tourism initiatives and the river enhancement projects, as well as groups like river rafting and ziplining.

Mayor Manuel also expressed his impression with the Grand Falls House Heritage Foundation and their efforts since acquiring the property. We understand we need a sustainable plan for future activities. They will require funding for staff and Historic Foundation Memberships. It is important to establish a worthwhile plan for the investment in this project, and we look forward to their work and continuing our commitment and support.

Public Works and Development

The following report was presented by Councillor Coady.

2022 Permit Comparison

The Committee reviewed a report for the total permits issued in 2022. There was a total of 222 permits issued which was an overall increase of 39.6% from 2021. New residential construction was up 133% with a total of 21 new residential dwellings. One new commercial permit was issued; however, there were 18 additional permits for commercial renovations.

Water Leak – 5 Brook's Avenue

The Committee reviewed correspondence from residents of 5 Brook's Avenue regarding a water leak at the property.

The Committee recommends staff meet with the residents and determine the location of the leak and take the appropriate action.

Habitat for Humanity – Land

The Committee was updated on a meeting between the Chief Administrative Officer, Director of Public Works and Development and Sandra Whiffen, the Executive Director of Habitat for Humanity Newfoundland and Labrador. Ms. Whiffen explained what the Association's function is and would like to do a project in Grand Falls-Windsor. The property at 19 ½ Riverview Road was discussed and is the preferred site of the housing development. Their plan is to construct a duplex so the property would need to be rezoned. Furthermore, Ms. Whiffen requested, on behalf of the Association, that Council would donate this property to Habitat for Humanity.

The Committee recommends staff continue to work with Habitat for Humanity to make this project a success. The Committee feels this is a great project and recommends the proposed site be donated to the Association and for the rezoning process to begin.

Land Sale – 164 TransCanada Highway

The Committee reviewed the results of the auction of land at 164 TransCanada Highway. This property is approximately 3.35 hectares and is located adjacent to the existing pit owned by Penney Paving Ltd. The access for this property is through land currently owned by Penney Paving Ltd. Penney Paving Ltd. started this request, but because it was former Abitibi land, the Town had to be the applicant and purchaser of the land. As per Section 201.2 of the Municipalities Act 1999, the land had to be auctioned. There were two (2) bids received:- J1 Contracting for \$86,000 plus HST and Penney Paving Ltd. for \$65,231 plus HST.

The Committee recommends the sale to Penney Paving Ltd. as it was their initial interest that initiated the acquisition of the property. Typically, the Town would just get a referral from Crown Lands, but because this was former Abitibi property, the Town had to acquire. The Committee believes that the best economic impact would be to sell to Penney Paving Ltd. and recommends seeking approval from the Minister as per Section 201.2 (7).

Crown Lands Referral – Corduroy Developers Ltd.

The Committee reviewed a Crown Lands Referral for 3.34 hectares of land for the expansion of the Corduroy Brook Subdivision. This request is from Corduroy Developers Ltd.

The Committee recommends this be approved; however, all plans must be submitted and approved before any construction to commence.

Canadian Legion Land – Queen Street

The Committee reviewed the proposal from staff to acquire 814 square meters of land facing Beaumont Avenue from the Royal Canadian Legion for \$40,000 plus legal fees.

The Committee recommends this be approved.

Resolution to Adopt Municipal Plan and Development Regulations

The Committee reviewed correspondence from the Department of Municipal and Provincial Affairs, Local Governance and Land Use Planning Division regarding the Municipal Plan Amendment No. 1, 2022 and Development Regulations Amendment No. 1, 2022. The letter releases the documents for Provincial review and Council can now consider the documents for adoption and to schedule a Public Hearing.

The Committee recommends adopting the amendments at the next public Council meeting and recommends setting the Public Hearing on February 15th, 2023, with Bryan Blackmore as Commissioner.

Rezoning Request – 1 St. Catherine Street

The Committee reviewed a rezoning request for 1 St. Catherine Street. This was previously brought to Council, and this was a follow up on their commercial plans for a portion of the property. The old Millcrest School has been requested to be rezoned Low and Medium Density Multi-Unit Residential (RM-1) for apartments and the old gym is now requested to be Commercial General (CG) to permit warehouse use. Staff had concerns of allowing CG in this neighbourhood due to other potential uses under the zone; however, a certified planner has stated that Council could allow rezoning with conditions on other uses for that particular lot or area. Therefore, it is proposed to permit the request for rezoning with the following conditions:-

- i) The property must be subdivided as there are no split zones on one property.
That is the school rezoned to RM-1 and the gym to CG.
- ii) The following items would be permitted on the CG portion.
 - a) All items noted under Commercial Neighbourhood.
 - b) Only uses as noted in the attached rezoning document.

The Committee recommends that the rezoning process commence with the proposed conditions as submitted.

Rezoning Request – Queensway

The Committee reviewed a request for a potential development on Queensway for three (3) quadplexes for senior apartments. The site is located on the turn from Queensway Esso Station and the EXCITE Centre. The developer is asking for this to be rezoned from Commercial General (CG) to either Low and Medium Multi-Unit Residential (RM-1) or High-Density Multi-Unit Residential (RM-2) zone.

The Committee recommends staff discuss the development further with the developer as there is a concern with the location on the turn and sight distance for the driveways of the units. Furthermore, one unit is directly across the road from the intersection to Peddle Drive. The Committee is okay with the idea, but the sightlines on Queensway need to be improved.

I move the recommendations and report of this Committee.

Motion

Coady\Noel

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Deputy Mayor Browne commented on the Canadian Legion land and that there are main water lines running beneath the property. It is less expensive for the Town to purchase this land than try to move water lines.

Mayor Manuel commented that we have provided support to the Legion in the past. Allocating \$40,000 to the Legion to avoid a project that would otherwise cost hundreds of thousands of dollars, in addition to a lot we can now utilize.

Councillor Coady commented we can also use it for snow storage when snow clearing, so it is a multi-beneficial property and a good investment. She also

commented on the Habitat for Humanity initiative and is please they choose Grand Falls-Windsor for their next project. We are really looking forward to it.

Mayor Manuel added that this community project will generate a lot of support with businesses and other organizations also getting involved.

Councillor Coady addressed the land sale on the Trans Canada Highway. It is a tender process through the Provincial Government that the Town had to abide to. There was a higher bidder, but it made sense to give it to the alternate bidder as they first expressed interest. There had been no interest in the land beforehand. We are not required to award a tender to the highest bidder, but it does have to be approved by the Provincial Government, Department of Municipal and Provincial Affairs.

Councillor Coady also commented on the rezoning on St. Catherine Street. It is an exciting development for the community that will provide more housing opportunities, particularly with our efforts in the recruitment and retention of healthcare workers and students in Post-Secondary Programs.

The following Resolution was presented by Councillor Coady:-

RESOLUTION GF-W 2023-354

WHEREAS: the Town of Grand Falls-Windsor owns various parcels of real personal property; and

WHEREAS: the Town is required to follow Section 201.2 of the Municipalities Act of the Province of Newfoundland and Labrador, that refers to the sale, lease or disposal of real or personal property; and

AND WHEREAS: the Town deems it necessary to sell, lease or dispose of real or personal property in the Town of Grand Falls-Windsor at various times;

THEREFORE BE IT RESOLVED: that Council accepts the offer from Penney Paving Ltd. for \$65,231, although it is not the highest bid received. Penney Paving Ltd. owns the adjacent property with access to this land and would provide the best economic impact as it is needed to expand the existing operation.

Motion

Coady\Hiscock

Be it resolved that Resolution GF-W 2023-354 would be adopted as circulated. This motion carried by a vote of 6-0.

The following Resolution was also presented by Councillor Coady:-

RESOLUTION GF-W 2023-355

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN AMENDMENTS

No. 1, 2022

& DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2022

Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts the Municipal Plan Amendment No. 1, 2022 and Development Regulations Amendment No. 1, 2022.

The Town Council of Grand Falls-Windsor appoints Mr. Bryan Blackmore to act as Commissioner for the Public Hearing to be conducted according to the requirements of the Urban and Rural Planning Act, 2000.

The Town Council of Grand Falls-Windsor sets February 15th, 2023, at 7:00 P.M. for the Public Hearing.

Motion

Coady\Browne

Be it resolved that Resolution GF-W 2023-355 would be adopted as circulated. This motion carried by a vote of 6-0.

Corporate Services

The following report was presented by Councillor Dwyer.

Labour Report

The Committee reviewed the final labour costs of 2022. Total labour was \$4,000,637. This was \$196,431 (4.9%) under budget.

The Committee is pleased with the results of the Labour Report and encouraged Management to remain fiscally responsible when deciding to complete projects that will require additional funds.

Disbursement Report

The Committee reviewed the Disbursement Report in the amount of \$1,226,390.02 and recommends this be presented at the next Council Meeting.

Taxation Receivables Analysis Report

The Committee reviewed the taxation analysis for December 2022. The report analyzes the receivable balances, along with the amounts collected during the month. Total taxation receivables as of December 31st, 2022 was \$2,110,950.84 (\$2,103,611.47 – 2021) an increase of \$7,339.37 (0.35%) from the previous year. Total amount of taxes collected in December 2022 was \$443,667.

The Committee recommends that staff remain vigilant in collecting all outstanding balances moving into 2023. The Committee also discussed various collection methods including water shut-offs and tax sales. Residents and businesses are encouraged to reach out to the Corporate Services Department at 489-0402, 0403 or 0404 to discuss their outstanding balance and make payment arrangements.

I move the recommendations and report of this Committee.

Motion

Dwyer\Browne

Be it resolved that these recommendations and report would be adopted as circulated. This motion carried by a vote of 6-0.

Councillor Dwyer commented on the Disbursement Report related to the gymnastics building. Several citizens have inquired about the rent we pay for the program. In 2022, the budget allotted for \$50,000 for gymnastics. We pay \$12,500 a month in rent for gymnastics, which is more than Council originally anticipated. However, \$150,000 a year in rent was only a portion of total expenses for the year. The gymnastics generated revenues of more than \$421,000 in 2022.

The net cost to the Town of Grand Falls-Windsor was approximately \$18,000, almost \$32,000 under budget. This is a very significant program for the Town, and it is important for us to ensure all information is available to citizens and not just one part of the story.

Mayor Manuel commented on the growth of gymnastics over the years. We have supported them because we recognize how important the program is. There was a time when gymnastics was at risk of being displaced and parents were concerned for their children's involvement in the sport. The Town had to make a decision – build a new building at a cost of approximately \$5 million dollars, let the program dissipate, or try and find a suitable accommodation. Gymnastic is a sport that not many communities in the Province have and gives us an advantage. The ultimate goal is to have a permanent space for gymnastics, and we are not there yet.

Councillor Noel also commented on gymnastics. The Town of Grand Falls-Windsor's cost is greatly offset with the offering of this program and the draw it creates for the community.

Mayor Manuel commented on taxation and our focus on collections. We recognize that some people may be struggling, but we have and continue to work with residents on payment plans for Town taxes.

NOTICE OF MOTION

None

OTHER BUSINESS

Councillor Dwyer reminded that registration begins tomorrow for the Town's winter activities. Space is first come, first served beginning January 5th at 10:00 A.M. You can find links to register on our Facebook page. We have everything from sewing to little arts, youth arts, to adult arts, and snowshoeing. There is also a new 19+ program called Adult Connect, which is very beneficial for people with physical or mental disabilities. We encourage you to register and do so quickly.

Deputy Mayor Browne acknowledged former residents of Grand Falls-Windsor on their Induction to the Order of Canada. Connor McGuire is a dual-certified Radiology of Nuclear Medicine Physician. His induction is for his contributions to Nuclear Medicine and Radiology for the people of Newfoundland and Labrador and Alberta. Congratulations Dr. McGuire. Also congratulations to

former Premier Roger Grimes on his Inductions to the Order of Canada. Mr. Grimes is also a former teacher and former Cabinet Minister. Congratulations. He commented that the date for Special Olympics Winter Games is drawing near. Plans are being made for the Winter Games in anticipation of snow. They are also actively seeking volunteers to help with the event. Go to the Special Olympics NL 2023 Winter Games Facebook page to get involved. He also attended the recent Exploits Eagles Hockey Tournament, the first since 2019 as a result of COVID. It is great to see the tournament back with eight (8) teams participating. Hats off to Glenn Casey and Darrell Stacey for their organization. He also commends and expressed thanks to Rogers TV for broadcasting the tournament from the Joe Byrne Memorial Stadium.

Councillor Coady commented that it is pothole season. We do have crews out on a regular basis; however, if you do notice a pothole, please call 489-0420 or 0430 after hours to let us know the location. She added that tomorrow is “Bell Let’s Talk Day”. A flag raising is happening at the Town Hall at 12:00 noon. This initiative by Bell to promote Mental Health Awareness and good mental health practices is a reminder that you don’t always see suffering and to always be kind.

Councillor Noel recognized today, January 24th as the National Day of Support for Education. It is a global initiative to push politicians to support school systems and their programs. He also recognized and commended the Exploits Search and Rescue for their dedication in any inclement weather and their contribution to the community.

Councillor Hiscock advised of an upcoming Job Fair at the Mount Peyton Hotel on February 6th. He also recognized the community’s recent loss of Special Olympian Gary Wicks. He offered condolences to his family and friends. Gary will be sadly missed by the Hurricanes Team and his coaches and colleagues.

Councillor Hiscock extended birthday greetings and best wishes to Mr. Dennis Hynes.

ADJOURNMENT

Motion

Noel\Hiscock

Be it resolved that the meeting of the Grand Falls-Windsor Town Council would be adjourned until the next regular scheduled meeting of Tuesday, February 14th, 2023. This motion carried by a vote of 6-0.

The meeting adjourned at 8:09 P.M.

Barry Manuel
Mayor

Darren Finn
Chief Administrative Officer