



## **MINUTES**

### **Regular Public Council Meeting**

Meeting: #594

Date: June 18, 2024

Time: 7:00 P.M.

Location Town Hall – Council Chambers

PRESENT: Mayor Barry Manuel  
Deputy Mayor Mike Browne  
Councillors: Amy Coady  
Holly Dwyer  
Bob Hiscock  
Andrew Little  
Dave Noel

Staff:

D. Finn, Chief Administrative Officer  
N. Chatman, Director of Public Works a Development  
T. Mercer, Director of Community Services  
S. Gosse, Director of Corporate Services\Town Clerk  
R. Hannaford, Communications Officer

#### **1. Call To Order**

The Mayor called the meeting to order at 7:00 P.M.

#### **2. Proclamations/Visitors/Presentations**

None

#### **3. Adoption of Prior Meeting Minutes**

Minutes of Meeting #593 of May 28, 2024.

**Moved by:** Councillor Dwyer **Seconded by:** Councillor Little

Be it resolved that the Minutes of the May 28, 2024 Public Council Meeting be adopted as presented.

**Motion 2024-001** Carried Unanimously.

**4. Business Arising Out of the Minutes**

None

**5. Disbursement Report**

**Moved by:** Councillor Dwyer **Seconded by:** Councillor Hiscock

Be it resolved that the Disbursement Report dated June 11, 2024, in the amount of \$1,595,050.21 would be received as presented.

**Motion 2024-002** Motion Carried Unanimously.

**6. Committee Reports**

**A. Committee of the Whole**

**Presented by:** Deputy Mayor Browne

The Committee of the Whole meeting was held on June 11, 2024. The meeting was chaired by Deputy Mayor Browne (Chair). Other members of Council present: B. Manuel, A. Coady, H. Dwyer, B. Hiscock, A. Little, D. Noel. Staff present: D. Finn, N. Chatman, S. Gosse, T. Mercer, R. Hannaford.

**Correspondence from Exploits Valley Community Coalition**

The Committee discussed the request from the Exploits Valley Community Coalition to transfer a Taxi License following the closure of Exploits Valley Taxi. The Coalition expressed interest in purchasing vehicles from the closed business.

The Committee recommends approving the transfer of the Taxi License to the Exploits Valley Community Coalition upon the successful conclusion of the business sale.

**Land Sales Policy PWD-3**

The Committee engaged in a discussion regarding proposed changes to the Land Sales Policy PWD-3. Changes included removing price adjustment restrictions for certain areas while limiting maximum adjustments for lands with specific conditions. Additionally, modifications were discussed to provide clarity on residential side lot sales.

The Committee recommends incorporating the discussed points into the policy and presenting an updated version at the next Public Works and Development Committee meeting.

**Exploits Regional Economic Development Pilot Project**

Staff provided updates on the Memorandum of Understanding with the CBDC and other communities for the Exploits Regional Economic Development Pilot Project. This partnership aims at fostering business development, community development, and social development in the Exploits Region.

The Committee supports this initiative and recommends continuing engagement and updates in future Committee meetings.

**Dyke's Auto Land Purchase Concerns**

Darren and Rod Dyke, owners of Dyke's Auto, presented their concerns related to a land purchase adjacent to their building on Earle Street.

The Committee acknowledges their concerns and recommends that staff engage with the owners to address their specific issues and attempt to find an amicable solution.

**Disbursement Report**

The Committee reviewed the Disbursement Report, which outlined expenses totaling \$1,595,050.21.

After review, the Committee recommends accepting the report as presented.

**Taxation Receivables Analysis Report**

Staff presented the Taxation Receivables Analysis Report, highlighting a total balance of \$6,483,833.66, indicating a 3.75% increase compared to the previous year.

The Committee appreciates staff efforts in collections and recommends continuing these efforts to maintain financial stability.

**Gymnastics Building Purchase**

The Committee discussed the purchase of the building currently housing the gymnastics activities. The Council reaffirmed its intentions for this acquisition.

The Committee recommends that staff prepare a Resolution regarding borrowing \$1.6 million for the purchase of this building on Hardy Avenue.

**Moved by:** Deputy Mayor Browne **Seconded by:** Councillor Little

Be it resolved that the Committee of the Whole Report be adopted as presented.

**Motion 2024-003** Carried Unanimously.

**The following topics were discussed:**

- Gymnastics Building
- Gymnastics Show

**B. Public Works and Development**

**Presented by:** Councillor Coady

The Public Works and Development meeting was held on June 12, 2024. The meeting was chaired by Councillor Coady (Chair). Other members of Council present: B.Hiscock, B.Manuel, M.Browne, H. Dwyer, D. Noel. Staff present: D. Finn, N. Chatman, R. Hannaford

**Water Quality**

The Committee was updated on the water quality within the Town. There have been no calls of discoloured water in recent weeks, except in areas where there were flushing operations or other work ongoing. Staff continue to test water around Town on a regular basis and it has all been good. Annual flushing operations continue with approximately twenty percent (20%) of the Town completed.

**2023-2026 Capital Works Program**

The Committee reviewed the latest revised Schedule "A" from the Department of Transportation & Infrastructure. The Circular Road Phase II Project has been approved and Council will need to accept the new Agreement.

The Committee recommends a Resolution be prepared for the next Council meeting to accept the Agreement.

**Land Request – 22A Hardy Avenue**

The Committee reviewed a request from PBO Industrial Disposal Inc. to purchase 1,130 square meters of backland that is located behind 26 Hardy Avenue. The land is proposed to be used for additional storage for the business operation and it is adjacent to backland already owned by PBO Industrial Disposal Inc.

The Committee recommends this be denied at this time as the land is directly behind another business. The Committee also recommends staff contact the adjacent business to ensure they are aware of the proposed expansion.

**Land Request – 16 Sherwood Avenue**

The Committee reviewed a request from a resident who is looking for land at 16 Sherwood Avenue. The parcel of land in question is behind 14 Sherwood Avenue and their intention is to construct a new single-family home. The resident would need to obtain adjacent private land as well to have a lot large enough for this dwelling. The proposed development is permitted in the Development Regulations as a panhandle lot. The Committee recommends this be approved and sold as per the Land Sales Policy. In addition, the Committee recommends a building permit not be issued until the resident has all the necessary land required to meet the Development Regulations.

**Northcliffe Development**

The Committee reviewed an updated proposal for housing development on Northcliffe Street. The previous proposal included larger lots and required rezoning of some ROS (Recreation Open Space) land. The current proposal (Dwg No.2024-5 dated June 3rd, 2024) was developed to address the concerns of the residents of Rothermere Street and will not require the rezoning of ROS land. The new proposal will need the residential land to be rezoned from RS-3 (Single Unit Urban Residential) to RS- I (Single Unit Compact Residential) as the lots are smaller in size.

The Committee recommends this be approved and to start the rezoning process. In addition, the Committee recommends all the residents be notified in writing of the new proposal to ensure they have a good understanding of the development.

**Subdivision Agreement**

The Committee was presented with the latest version of the Subdivision Agreement. This version includes the latest updates on approved materials, subdivision entrance requirements, storm retention, landscaping, and minimal number of multi-units required. The Committee recommends any new Agreement with a new developer must be presented to the Committee for final approval.

**Public Works Report**

The Committee was presented with the latest reports from Public Works. To date 480 square meters of asphalt patching has been completed, 470L of paint used, 70 square feet of landscaping repaired, and 15 signs installed. In addition, 15 water leaks and 3 water main breaks were repaired, 41 plugged sewers corrected, 14 water valves exposed, 34 curb stops repaired, and 133 square meters of underground infrastructure installed. The crews are finishing up the Annual Spring Clean-up this week and will now focus on seasonal projects. There are currently several vacancies that need to be filled to bring staff levels back to normal and hopefully will be completed in the coming weeks.

**Toulett Development**

The Committee reviewed the updated concept for a housing development near Toulett Drive behind the schools on Price's Avenue. This latest proposal identifies more enhancement to the trail system and had a lot less disruption to the existing trails. This development would generate thirteen (13) housing units.

The Committee is pleased with the revisions as it addresses many concerns that were brought forward. The Committee recommends staff meet with Newfoundland & Labrador School representatives to discuss this in more detail and bring it back to a future Committee meeting for discussion.

**Land Sales Policy**

The Committee reviewed the latest proposed updates to the Land Sales Policy. These changes will help address some unique issues that were encountered as well as updates to address unsuitable material in lots sold by the Town.

The Committee recommends the proposed changes be approved as presented.

**Housing Incentive Program**

The Committee reviewed the final draft of the new Housing Incentive Program. This program aims to address the housing shortage in Town by providing financial support to developers entering into new Subdivision Agreements and as well as builders of all types of residential units. The program is designed to provide additional funding with high density developments to try and generate as many housing units as possible.

The Committee recommends this be approved and for staff to promote these programs as soon as possible to help generate more housing. The Committee is excited for the program and believes it will stimulate housing developments to address the need in the community.

**Moved by:** Councillor Coady **Seconded by:** Deputy Mayor Browne

Be it resolved that the Public Works and Development Report be adopted as presented.

**Motion 2024-004** Carried Unanimously.

**The following topics were discussed:**

- Water Quality
- Land Requests
- Community Growth
- Public Works Reports
- Subdivision Agreement
- Housing and Developers Incentive Programs
- Northcliff Development
- Forest Road/Park Street/Toulett Drive Development
- Multi Year Capital Works Program

**C. Community Services**

**Presented by:** Deputy Mayor Browne

The Community Services Committee meeting was held on June 12, 2024. The meeting was chaired by Deputy Mayor Browne (Chair). Other members of Council present: H.Dwyer, B.Manuel, A.Coady, B.Hiscock, D.Noel. Staff present: D. Finn, R. Hannaford, T. Mercer.

**CNVAS Correspondence**

The Committee reviewed the correspondence from CNVAS on the use of a community space to carry out their programs along with Town activities and programming. The Director informed the Committee that he has been working on the space for the group and will provide them with a Community Grant to help with the costs. The Director will

work with the group to ensure the Agreement is completed, and that CNVAS commits to helping repair the mural at Church Road Park in 2024 and will also carry out some additional community programming over the fall.

### **Pride Correspondence**

The Committee reviewed correspondence from the Pride Committee asking for help with their annual events.

The Committee agreed to the request and informed the Director to help with the event as per our Loan Out Policy.

### **Demasduit Regional Museum Correspondence**

The Committee reviewed the correspondence highlighting the free Public Gallery Opening Reception on Thursday, June 13<sup>th</sup> at 7:00 P.M. All the public are encouraged to attend.

### **Community Services Special Events Update**

The Director gave an update on the past weekend's events which included the "Ride the Rivers Edge" 50km bike race and the YMCA Centennial Cup Road Race. Both events were well received and had successful outcomes. The Director also gave an update on future events such as the Shed Party Schedule for June 21<sup>st</sup>, Shanneyganock Concert scheduled for June 30<sup>th</sup> and the Kelly Ford Exploits Salmon Festival.

### **Girl Power Inc. Correspondence**

The Committee reviewed correspondence from the Girl Power Inc. members on providing local theater to the Grand Falls-Windsor community.

The Committee supports such activities using local artists, individuals and spaces as done in years past. The Director will provide the group with a Community Grant to help with the continued support of the arts community.

### **Tract Consulting Correspondence**

The Committee reviewed the correspondence from Tract Consulting on the review of the Town's Recreation Master Plan.

The Committee recommends that no additional work be carried out at this time.

### **2024 Promotional Material**

The Committee reviewed items suggested by the Community Services Department for this year's promotional purchase.

The Committee recommends that the Director and staff finalize the promotional material and the cost associated and report back at the next meeting.

### **New Business:**

#### **Curling Club\Farmers Market**

The Director discussed the opportunity to use the Curling Club as a business opportunity in partnership with the Community Market.

The Director informed the Committee that he has had an information discussion with the funding agents and that interest in food sustainability was highlighted as a key component for both funding partners. The Director will continue working with all parties and develop a plan and design in the coming months and report back for review.

### **Exploits Community Employment Corporation**

The Committee had some discussion on the Exploits Community Employment Corporations request to help provide support to one of their clients in clean-up efforts in Grand Falls-Windsor as in years past.

The Committee recommended continuing to provide support to the Corporation and the great work the client and support worker provides to the community.

### **Community Facilities and Security**

The Committee had some discussion on security systems for the Town's recreation facilities, parks and green spaces.

The Committee recommends that staff work on an Expression of Interest for the security systems and report back at a later meeting.

### **Community Senior's Event**

The Committee wanted to thank the Community Services Department for their work on the Senior's Luncheon in partnership with the Community Kitchen. The event registration was full and the presentation by Horticulturist Dave Morrow was well received by all in attendance.

**Moved by:** Deputy Mayor Browne **Seconded by:** Councillor Little

Be it resolved that the Community Services Report be adopted as presented.

**Motion 2024-005** Carried Unanimously.

### **The following topics were discussed:**

- Special/Community Events
- Centennial Cup Road Race
- Demasduit Regional Museum
- Annual dedication of 7 feather crosswalk event, on National indigenous Peoples Day -June 21, 2024.
- Tract Proposal



7. **Resolutions**

The following Resolution was presented by Deputy Mayor Browne:

RESOLUTION GF-W 2024-393

SCHEDULE "A"

2023-2026 MULTI-YEAR CAPITAL WORKS PROGRAM

WHEREAS: the Town of Grand Falls-Windsor qualifies for funding under the Provincial Multi-Year Capital Works Program;

WHEREAS: all projects and funding allocation under these agreements must be approved through the Department of Transportation & Infrastructure;

AND WHEREAS: the Town of Grand Falls-Windsor has been approved for funding under the 2023-2026 Multi-Year Capital Works Program;

THEREFORE BE IT RESOLVED: hat the Town of Grand Falls-Windsor agrees to provide the Ultimate Recipients portion for the 2023-2026 Multi-Year Capital Works Program as identified as the Municipal Share in the attached Schedule "A".

**Moved by:** Councillor Coady **Seconded by:** Councillor Noel

Be it resolved that the Resolution GF-W 2024-393 be adopted as presented.

**Motion 2024-006** Carried Unanimously.

The following Resolution was presented by Deputy Mayor Browne:

RESOLUTION GF-W 2024-394

RESOLUTION

PURCHASE PROPERTY

WHEREAS: under Section 94 of the Municipalities Act of the Province of Newfoundland and Labrador, subject to the approval of the Minister, Council may borrow monies and issue securities for the repayment of monies borrowed.

WHEREAS: it is deemed necessary to borrow in addition to existing Credit Facilities the amount of \$1,600,000 for the purposes of purchasing property located at 44 Hardy Avenue to operate a gymnastic program.

AND WHEREAS: that subject to the approval of the Honourable Minister of Municipal and Provincial Affairs, Council borrows this amount from CIBC chartered bank in Grand Falls-Windsor, and that this amount be borrowed over a two (2) year term with a twenty (20) year amortization period.

THEREFORE BE IT RESOLVED: that the Mayor and Director of Corporate Services be authorized to negotiate said loan and to sign promissory notes and execute all documents pertaining to this Resolution.

**Moved by:** Deputy Mayor Browne **Seconded by:** Councillor Hiscock

Be it resolved that the Resolution GF-W 2024-394 be adopted as presented.

**Motion 2024-007** Carried Unanimously.

**8. Notice of Motion**

None

**9. OTHER BUSINESS**

The following topics were discussed:

- Accessibility Advisory Committee
- Advisory to Motorists - School is Out, Construction Season
- Community Events
- Congratulations and Greetings
- Salmon Fishers – Keep River Clean
- Hot Weather Cautions – Prevent Forest Fires
- Family Care Team
- Youth Firefighters

**10. Adjournment**

The meeting adjourned at 8:45 P.M.

**Moved by:** Deputy Mayor Browne **Seconded by:** Councillor Little

Be it resolved that the meeting of the Grand Falls-Windsor Town Council would be adjourned until the next regular scheduled meeting of Tuesday, July 9<sup>th</sup>, 2024.

**Motion 2024-008** Carried Unanimously.

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Barry Manuel  
Mayor

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Darren Finn  
Chief Administrative Officer