



## Regular Council Meeting - Minutes

Tuesday, October 28, 2025

Time: 6:30 PM

Location: Council Chambers

PRESENT: Mike Browne, Amy Coady, Bob Hiscock, Shawn Feener, Venus Hollett, Rod Bennett, and David Janes

LATE:

STAFF: Darren Finn, Todd Mercer, Steve Gosse, Nelson Chatman, and Robyn Hannaford

REGRETS:

Page

### 1. CALL TO ORDER

### 2. Approval of Agenda

#### 2.1 Adoption of Agenda

That the Agenda be adopted as presented.

RESOLUTION #CM25-R-10-144

*Moved by:* Bob Hiscock

*Seconded by:* Rod Bennett

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

### 3. Proclamation, Presentations, or Announcements

[Proclamation -Oct - Miles for Smiles.pdf](#) 

#### 4. Adoption of Minutes

4.1 Minutes of October 7, 2025

That the Minutes of October 7, 2025 be adopted as presented.

RESOLUTION #CM25-R-10-145

*Moved by:* David Janes

*Seconded by:* Amy Coady

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

4.2 Minutes of September 16, 2025

That the Minutes of September 16, 2025 be adopted as presented.

RESOLUTION #CM25-R-10-146

*Moved by:* Bob Hiscock

*Seconded by:* Rod Bennett

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

#### 5. Business Arising Out of Minutes

#### 6. Community Services – Economic Development

6.1 Louis John Hill Community Consultation

[Louis John Hill Community Consultation](#) 

That Council approve the organization of a public consultation process to help define the geographical

boundaries of the land known as Louis John Hill or Louis John Trail. The purpose of the consultation is to gather community input, historical knowledge, and cultural or natural heritage perspectives related to this area.

RESOLUTION #CM25-R-10-147

12 - 14

*Moved by:* David Janes

*Seconded by:* Shawn Feener

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, and David Janes

**Carried 6-0**

Deputy Mayor Bennett left the Council Chambers for discussion on this item, due to a perceived conflict of interest as he is affiliated with Qalipu First Nations.

## 7. Community Services – Recreation and Events

## 8. Public Works & Development – Public Works, Buildings, and Facilities

### 8.1 Water System Control and Pump Upgrade

15 - 16

[Decision Note](#) 

That Council approve the allocation of \$706,017 (HST rebate included) from the Town's approved five-year Canada Community-Building Fund (CCBF) allocation of \$3,348,611 (HST rebate included) for this project and authorize the submission of the required application for approval to the Department of Municipal Affairs and Community Engagement.

RESOLUTION #CM25-R-10-148

15 - 16

*Moved by:* Shawn Feener


*Seconded by:* David Janes

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

- 8.2 Public Works Report – Activities to End of September 2025 17 - 18  
[Information Note](#) 

Council reviewed the Public Works Report Activities to End of September 2025.

- 8.3 Royal Canadian Legion Commemorative Crosswalk – Lincoln Road 19 - 20  
[Decision Note](#) 

That Council approve enhancements to the existing crosswalk on Lincoln Road at the Memorial Grounds to include Royal Canadian Legion-themed markings, subject to design review and coordination with the appropriate Legion authority.

RESOLUTION #CM25-R-10-149 19 - 20


*Moved by:* Shawn Feener

*Seconded by:* David Janes

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

## 9. Public Works & Development – Planning and Development

- 9.1 Approval of Municipal Plan Amendment No. 19, 2025 and Development Regulations Amendment No. 24, 2025 - 109A Lincoln Road 21 - 22  
[Decision Note](#) 

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Municipal Plan Amendment No. 19, 2025, as adopted.

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Development Regulations Amendment No. 24, 2025, as adopted.

RESOLUTION #CM25-R-10-150 21 - 22

*Moved by:* Bob Hiscock

*Seconded by:* Shawn Feener

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

- 9.2 Development Regulations Amendment No. 33, 2025 - Future Residential Near Sunset Drive and Curling Club 23 - 24

[Decision Note](#) 

That Council proceed with Development Regulations Amendment No. 33, 2025, to rezone land near Sunset Drive and the Curling Club from Single Unit Urban Residential (RS-3) to Residential Low and Medium Density Multi-Unit (RM-1) Zone, and that the amendment be advertised for public consultation in accordance with Section 14 of the Urban and Rural Planning Act, 2000.

RESOLUTION #CM25-R-10-151 23 - 24

*Moved by:* Bob Hiscock

*Seconded by:* Venus Hollett

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

- 9.3 Municipal Plan Amendment No. 25, 2025 and Development Regulations Amendment No. 32, 2025 25 - 26

[Decision Note](#) 

That Council proceed with Municipal Plan Amendment No. 25, 2025 and Development Regulations Amendment No. 32, 2025 to rezone a parcel of land from Recreation Open Space (ROS) to Low & Medium Density Multi-Unit Residential (RM-1), and that public consultation be initiated as the first step in the amendment process as required under Section 14 of the

*Urban and Rural Planning Act, 2000.*

RESOLUTION #CM25-R-10-152

25 - 26

*Moved by:* Bob Hiscock

*Seconded by:* Rod Bennett

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

9.4 Crown Lands Request – 59 Sutherland Drive

27 - 28

[Decision Note](#) 

Council's approval is required to proceed with the resident's request to acquire the adjacent Crown Lands behind 59 Sutherland Drive and sell it to the resident in accordance with the Town's Land Sales Policy.

RESOLUTION #CM25-R-10-153

27 - 28

*Moved by:* Bob Hiscock

*Seconded by:* Shawn Feener

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

9.5 Approval of Municipal Plan Amendment No. 15, 2024 and  
Development Regulations Amendment No. 20, 2024 –  
Sprucewood Estates

29 - 30

[Decision Note](#) 

- Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Municipal Plan Amendment No. 15, 2024, as adopted.
- Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Development Regulations

Amendment No. 20, 2024, as adopted.  
RESOLUTION #CM25-R-10-154

29 - 30

*Moved by:* Bob Hiscock

*Seconded by:* Shawn Feener

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

9.6 Adoption of Municipal Plan Amendment No. 23, 2025 and  
Development Regulations Amendment No. 30, 2025 31 - 33

[Decision Note](#) 

Under the authority of Section 16 of the Urban and Rural  
Planning Act, 2000, the Town Council of Grand Falls-Windsor  
adopts Amendment No. 23, 2025 to the Grand Falls-Windsor  
Integrated Community Sustainability Municipal Plan, 2022-  
2032

Under the authority of Section 16 of the Urban and Rural  
Planning Act, 2000, the Town Council of Grand Falls-Windsor  
adopts Amendment No. 30, 2025 to the Grand Falls-Windsor  
Development Regulations, 2022-2032

RESOLUTION #CM25-R-10-155 31 - 33

*Moved by:* Bob Hiscock

*Seconded by:* David Janes

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

9.7 Municipal Plan Amendment No. 9, 2025 and Development  
Regulations Amendment No. 13, 2025 34 - 35

[Decision Note](#) 

Under the authority of Section 23 of the Urban and Rural  
Planning Act, 2000, the Council of Grand Falls-Windsor

approves the Municipal Plan Amendment No. 9, 2025, as adopted.

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Development Regulations Amendment No. 13, 2025, as adopted.

RESOLUTION #CM25-R-10-156

34 - 35

*Moved by:* Bob Hiscock

*Seconded by:* Rod Bennett

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

## **10. Corporate Services – Finance, Administration and Policy**

10.1 Disbursement Report - October 13, 2025 36 - 39

[Information Note](#) 

[October 13, 2025 Disbursement.pdf](#) 

Council reviewed an information note providing a summary of disbursements over \$1,000 as of October 13th, 2025 in the amount of \$2,609,631.71

10.2 Council Leads, Advisory Committees, And External Organizational Leads 40 - 41

[Decision Note 2025 New](#) 

That Council approve the list of Council Leads, Advisory Committees, and External Organizational Appointments for the 2025–2029 term.

RESOLUTION #CM25-R-10-157

40 - 41

*Moved by:* Amy Coady

*Seconded by:* David Janes

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,

and David Janes

**Carried 7-0**

10.3 2025 MNL Conference 42

[Information Note](#) 

Council reviewed an information note regarding the 2025 MNL Conference to confirm attendance. Staff are requested to register attendees, make accommodation and travel plans.

Councillor Coady left the Council Chambers for discussion on this item, due to a perceived conflict of interest as she is President of MNL.

10.4 MNL 2025 AGM Voting Delegate 43 - 44

[Decision Note 2025 New](#) 

That Council appoint Mayor Browne and Deputy Mayor Bennett as voting delegates to represent the Town of Grand Falls–Windsor at the 2025 MNL AGM.

RESOLUTION #CM25-R-10-158 43 - 44

*Moved by:* Venus Hollett

*Seconded by:* Shawn Feener

**Aye** Mike Browne, Bob Hiscock, Shawn Feener,  
Venus Hollett, Rod Bennett, and David Janes

**Carried 6-0**

Councillor Coady left the Council Chambers for discussion on this item, due to a perceived conflict of interest as she is President of MNL.

**11. Protective Services – Municipal Enforcement and Fire Department**

**12. Council Advisory Committees**

**13. External Committee**

**14. Other Business**

Other Discussions:

- Community events.
- Congratulations/Acknowledgements.
- Firefighter recruitment.
- Fire Dept - Importance of visible house numbers.
- Walkers safety in the dark - Reflective clothing.
- Motorist precautions - Halloween safety.
- Reminder - Check smoke detectors.
- Condolences.

Request for future agenda items:

- Flashing digital stop sign on Toulett - overwhelming some motorist.
- Truck parking on Scott Avenue - especially on tourist attraction properties.

**15. ADJOURNMENT**

There being no other Business the meeting adjourned at 7:45 P.M.

RESOLUTION #CM25-R-10-159

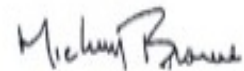
*Moved by:* Bob Hiscock

*Seconded by:* Venus Hollett

**Aye** Mike Browne, Amy Coady, Bob Hiscock,  
Shawn Feener, Venus Hollett, Rod Bennett,  
and David Janes

**Carried 7-0**

[\(721\) Town of Grand Falls-Windsor Council Meeting - October 28, 2025 - YouTube](#)




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Mayor / Deputy Mayor




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CAO



**Whereas:** Children are the foundation for a prosperous and innovative society, and the foundation for a child's growth and development is established when the community takes responsibility for creating healthy environments where our children can thrive;

**Whereas:** Every child deserves to grow up in a safe, nurturing environment that fosters their physical, emotional, and social development;

**Whereas:** Child abuse and neglect is an important societal concern that may affect the long-term health and wellbeing of not only children, but also the adults they become;

**Whereas:** Child abuse and neglect impacts our entire society and our society's future;

**Whereas:** Child abuse prevention is a shared responsibility and finding solutions requires the involvement and collaboration of citizens, organizations and government entities;

**Whereas:** This month, we call on individuals, families, communities, and organizations to recognize the devastating problem of child abuse and neglect and actively learn the signs of possible abuse. We urge everyone to seek resources, attend training, and spread awareness to ensure every child is safe, heard, and protected. We commit to creating a community where child abuse is recognized, reported, and prevented.

Therefore: I Mike Browne do hereby proclaim the month of October 2025 to be National Child Abuse Prevention Month in Grand Falls-Windsor and urge all citizens to work together to help reduce child abuse and neglect significantly in years to come.

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Mike Browne, Mayor



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Louis John Hill Community Consultation
<b>Date Prepared:</b>	September 11, 2025
<b>Report To:</b>	Committee of the Whole – General Public
<b>Councillor:</b>	<b>Deputy Mayor Browne - Lead</b>
<b>Department:</b>	<b>Community Services - Economic Development</b>

**Decision/Direction Required:**

The Town of Grand Falls-Windsor is seeking Council support for the Community Services Department to lead a public consultation regarding the land known informally as *Louis John Hill* or *Louis John Trail*.

This land is best described as a broken ribbon of green space with undefined boundaries. It runs in sections adjacent to Lincoln Road, Union Street, Judges Terrace, Junction Road, and Gilbert Street. The area has become the subject of recent public interest following a proposed apartment development at 63 Club Lane, which borders part of the land.

At a recent meeting between representatives of the Qalipu First Nation and Town staff, there was consensus that the boundaries of Louis John Hill are unclear and should be formally clarified. While some residents have expressed that this land has cultural and natural heritage value, there is currently no official documentation to support these claims.

Given this context, the Town is proposing a public consultation process to:

- Invite residents and stakeholders to help identify and describe the boundaries of the land;
- Collect stories, records, or information that could confirm its historical or cultural significance;
- Explore appropriate ways to formally recognize Louis John and the value of the land if evidence supports it.

This effort will provide clarity for future planning and ensure that any encroachment on this land is guided by a shared understanding. The consultation process will include public notices, a call for written submissions, and at least one in-person engagement session.

Approval is now being sought to proceed with this community consultation.

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**Proposed Resolution for Council:**

That Council approve the organization of a public consultation process to help define the geographical boundaries of the land known as Louis John Hill or Louis John Trail. The purpose of the consultation is to gather community input, historical knowledge, and cultural or natural heritage perspectives related to this area.

Following the consultation, a summary report will be presented to Council. Council will then work in collaboration with the Qalipu First Nation to develop a shared understanding of the area, with the goal of identifying a clearly defined parcel of land that can be surveyed and formally recognized.

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**Discussion – Background and Current Status:**

As part of the consultation, the Town will seek to confirm any significant historical, cultural, or environmental information related to the area known as Louis John Hill.

Town staff have already met with representatives of the Qalipu First Nation and have requested any feedback, mapping, or related information they may have regarding the land near 109A Lincoln Road, particularly as it relates to clarifying the boundaries of Louis John Hill.

In turn, the Town has shared the limited documentation currently in its possession. However, historical records are sparse, which is why broader community input is being sought.

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**Key Considerations/Implications:**

1. Partners or Other Stakeholders – The Town will hold both written and community consultations with interested groups and individuals related to this property on 109A Lincoln Road. The Qalipu and other cultural related groups will be encouraged to participate in the event.
2. Proposed Engagement Plan and Timeline – The Town will carry out a published notice within 2 weeks of Council direction, ask for written submissions open for 3 weeks, community consultation in week 2 and final summary following all completed activities.

3. Resourcing/Budget - The Community Service Department will use the Exploits Nordic Ski Chalet for the consultation and will use Town staff to help organize, and present any related information and mapping required for the event.

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**Recommendation:**

It is recommended that Council move forward with the Community Consultation and report back to Council at a future date to discuss next steps.

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**Prepared by: Todd Mercer**

**Approved by: Darren Finn**

**Date Approved: September 25, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Water System Control and Pump Upgrade
<b>Date Prepared:</b>	September, 19, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Dwyer - Lead</b>
<b>Department:</b>	<b>Public Work and Development - Public Works, Buildings, and Facilities</b>

**Decision/Direction Required:**

Decision is required whether Council will support an application to the Canada Community-Building Fund for the replacement of the two pumps that supply water to the Andrews Crescent water standpipe along with water system controls upgrade.

**Proposed Resolution for Council:**

That Council approve the allocation of \$706,017 (HST rebate included) from the Town's approved five-year Canada Community-Building Fund (CCBF) allocation of \$3,348,611 (HST rebate included) for this project and authorize the submission of the required application for approval to the Department of Municipal Affairs and Community Engagement.

**Discussion – Background and Current Status:**

The Town has secured a five-year allocation of \$3,348,611.00 (HST rebate included) through the Canada Community-Building Fund (CCBF), with funding available until March 2029. The proposal is to allocate \$706,017 (HST Rebate Included) of this funding for the water system control and pump upgrade project.

This critical infrastructure project addresses the aging pump system at the Grenfell Heights pump facility. The existing pumps, installed in 2000, have reached the end of their service life and are now experiencing operational failures. Pump #2 is currently offline and requires a full overhaul before it can be returned to service. This lack of redundancy poses a significant risk to the Town's water supply, as the

tank cannot be filled without functioning pumps directly impacting water pressure and flow capacity throughout the community.

In addition to mechanical upgrades, the project includes a modernization of the control system, enabling integration with the WTP VTSCADA system. This upgrade will allow for:

- Remote operation of pumps
- Real-time monitoring of flows, pressures, chlorine residuals and water levels
- Data trending and visualization for improved operational insight and long-term planning
- Flow regulation through a new VFD resulting in more consistent flows thereby improving the water treatment process

These enhancements are essential for maintaining reliable water service and ensuring the Town's infrastructure meets current and future demands.

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**Key Considerations/Implications:**

1. Budget/Financial Implications  
Town portion would be \$0 as it is CCBF.
2. Partners or Other Stakeholders  
Provincial and Federal Government. Apply through CCBF.
3. Alignment with Strategic Directions  
If approved, it will provide an essential infrastructure upgrade for the Town's water system.
4. Human Resource Implications  
Staff will need to oversee the design and construction of this project if the application is approved.
5. Procurement Implications  
All design and construction related work will be tendered publicly following the PPA.

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**Recommendation:**

It is recommended that the Town proceed with submitting the CCBF funding application. The Grenfell Heights Pump Facility Upgrade is a strategic investment in the Town's core infrastructure. With aging equipment, operational vulnerabilities, and evolving demands on our water system, this project is essential to ensure safe, reliable, and efficient water service for residents today and into the future.

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**Prepared by: Chad Clendenning**

**Approved by: Nelson Chatman**

**Date Approved: September 19, 2025**



**INFORMATION NOTE**

<b>Title:</b>	Public Works Report – Activities to End of September 2025
<b>Date Prepared:</b>	October 15, 2024
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Dwyer - Lead</b>
<b>Department:</b>	<b>Public Work and Development - Public Works, Buildings, and Facilities</b>

**Issue:**

To update Council on operational highlights and key work completed by the Public Works Division up to the end of September 2025.

**Discussion – Background & Current Status:**

The Public Works Division continues to be fully engaged throughout the Fall and into the Winter season, responding to events, infrastructure needs and service requests. The following summarizes key activities completed to the end of September 2025.

**Water and Sewer**

- 74 plugged sewer calls
- 43 water leaks
- 13 main break repairs
- 91 curb stop located
- 66 curb stop repairs
- 122 water off or on
- More than 300 m of water and sewer lines, including new service connections, have been completed in total

**Street and Infrastructure Maintenance**

- Asphalt patching: approx 2700 sqm
- Signage: 4 street signs, 82 regulatory signs, 51 sign posts

- Concrete Works: 45.10m curb & gutter, 641.80m sidewalk, 12 manhole repair, 30 catch basin repair, 73.15cbm concrete used
- 4177 litres of road paint used.
- 85 m of crack sealing completed.

#### **Parks Operations**

- Landscaping: 671.50 sq ft of topsoil and seed used, 1041sq ft of sod used
- Regular parks operations
- Preparing stadiums for upcoming season including upgrades to dressing rooms.

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#### **Key Considerations/Implications:**

1. **Budget Implications:** All operations are tracking within the approved budget.
2. **Strategic Alignment:** Supports reliable infrastructure, safe travel and responsive municipal service.
3. **Operational:** Standard operations were executed effectively. Preparations and project planning for the Winter season are ongoing.

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#### **Conclusion/Next Steps:**

Although Public Works remain ready for all additional events, focus has now shifted toward Fall and Winter operations. Crews continue to prepare the stadiums and snow clearing equipment.

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**Prepared by: Heather Morey**

**Approved by: Nelson Chatman**

**Date Approved: October 15, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Royal Canadian Legion Commemorative Crosswalk – Lincoln Road
<b>Date Prepared:</b>	July 29, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Dwyer - Lead</b>
<b>Department:</b>	<b>Public Work and Development - Public Works, Buildings, and Facilities</b>

**Decision/Direction Required:**

Council direction is requested on enhancing the existing crosswalk on Lincoln Road at the Memorial Grounds to include commemorative markings in recognition of the Royal Canadian Legion and in support of local veterans.

**Proposed Resolution for Council:**

That Council approve enhancements to the existing crosswalk on Lincoln Road at the Memorial Grounds to include Royal Canadian Legion-themed markings, subject to design review and coordination with the appropriate Legion authority.

**Discussion – Background and Current Status:**

The Town has received a request to enhance the existing crosswalk at the Memorial Grounds to acknowledge the Royal Canadian Legion, similar to commemorative crosswalks implemented in other jurisdictions. Examples include the addition of symbolic elements such as poppies or Legion insignia within or adjacent to standard crosswalk markings.

The proposal has received approval from the Legion’s leadership. This initiative aligns with the Town’s ongoing efforts to recognize the contributions of veterans and enhance the visibility of civic organizations

within public infrastructure. The visual enhancements would be designed to respect traffic regulations and maintain crosswalk visibility and safety.

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**Key Considerations/Implications:**

- **Budget:**  
Minor cost for materials and installation; to be covered under the existing traffic signage and line painting budget.
- **Strategic Alignment:**  
Supports civic pride, community engagement, and veteran recognition—key components of the Town's Strategic Plan.
- **Legal:**  
Enhancements will comply with traffic control regulations. Final design will be reviewed to ensure it does not compromise safety or visibility.
- **Other:**  
Coordination with the Royal Canadian Legion and internal Public Works staff will be required for final design and implementation. Public communication will accompany installation.

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**Recommendation:**

That Council approve enhancements to the existing crosswalk at the Memorial Grounds on Lincoln Road to include commemorative features representing the Royal Canadian Legion.

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: July 29, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Approval of Municipal Plan Amendment No. 19, 2025 and Development Regulations Amendment No. 24, 2025 – 109A Lincoln Road
<b>Date Prepared:</b>	September 19, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

That Council approve Municipal Plan Amendment No. 19, 2025 and Development Regulations Amendment No. 24, 2025 under Section 23 of the Urban and Rural Planning Act, 2000 and authorize submission to the Department of Municipal Affairs and Community Engagement (MACE) for registration.

**Proposed Resolution for Council:**

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Municipal Plan Amendment No. 19, 2025, as adopted.

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Development Regulations Amendment No. 24, 2025, as adopted.

**Discussion – Background and Current Status:**

The Town of Grand Falls-Windsor received a request to rezone land at 109A Lincoln Road to facilitate a high-density residential development. The proposed development may include approximately five apartment buildings, three storeys each, with a mix of one- and two-bedroom

units (50–60 units total), consistent with housing needs identified in the HART Community Housing Report (2024) .

To accommodate this, Council proceeded with Municipal Plan Amendment No. 19, 2025 and Development Regulations Amendment No. 24, 2025, which redesignate and rezone lands from *Commercial* and *Recreation Open Space* to *Urban Residential* (Municipal Plan), and from *Commercial General (CG)*, *Single Unit Small Lot Residential (RS-2)*, and *Recreation Open Space (ROS)* to *Residential RM-2 High Density Multi-Unit Residential* (Development Regulations) .

The Department released the amendments for the Section 15 provincial review in June 2025. Following release, Council adopted the amendments on August 26, 2025 . Notice of adoption was issued on August 28, 2025, and a Public Hearing was scheduled for September 18, 2025. As no objections were received, the Public Hearing was cancelled, consistent with the affidavit of no objections .

Council may now proceed with final approval under Section 23 of the Act. Upon approval, the amendments and affidavit will be forwarded to MACE for registration.

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**Key Considerations/Implications:**

- **Budget:** No direct financial impact.
- **Strategic Alignment:** Supports Council’s housing priorities and addresses identified gaps in affordable housing.
- **Legal:** Process fully compliant with the Urban and Rural Planning Act, 2000.
- **Operational:** Enables development permitting for new residential units at 109A Lincoln Road upon registration by MACE.

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**Recommendation:**

That Council approve Municipal Plan Amendment No. 19, 2025 and Development Regulations Amendment No. 24, 2025, as adopted, and direct that the amendments, along with the affidavit of no objections, be submitted to Municipal Affairs and Community Engagement for registration.

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: September 19, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Development Regulations Amendment No. 33, 2025 - Future Residential Near Sunset Drive and Curling Club
<b>Date Prepared:</b>	October 16, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

Council’s direction is requested to proceed with the rezoning process for the area identified as Future Residential near Sunset Drive and Curling Club, through the initiation of Development Regulations Amendment No. 33, 2025, and to move to the next step of public consultation.

**Proposed Resolution for Council:**

That Council proceed with Development Regulations Amendment No. 33, 2025, to rezone land near Sunset Drive and the Curling Club from Single Unit Urban Residential (RS-3) to Residential Low and Medium Density Multi-Unit (RM-1) Zone, and that the amendment be advertised for public consultation in accordance with Section 14 of the Urban and Rural Planning Act, 2000.

**Discussion – Background and Current Status:**

The proposed amendment seeks to rezone lands near Sunset Drive and the Curling Club from RS-3 to RM-1 to support a broader range of residential housing forms. These lands are already designated for residential use within the Municipal Plan and are fully serviced.

This amendment is proactive in allowing for higher density development in response to growing interest from developers and the need for more diverse housing options in Grand Falls-Windsor. It aligns with

Council's strategic objective to encourage compact, sustainable residential growth and supports the Town's Housing Accelerator Fund (HAF) commitments to increase housing supply and improve affordability.

The rezoning will position the Town to accommodate future development in this area, including potential duplex, townhouse, and low-rise apartment forms, while maintaining compatibility with the surrounding neighbourhood.

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**Key Considerations/Implications:  
Strategic Alignment:**

- Supports the Town's long-term residential growth strategy.
- Advances objectives under the Housing Accelerator Fund (HAF).
- Aligns with Council's goal to expand housing options and affordability.

**Legal:**

Process will follow the requirements of the *Urban and Rural Planning Act, 2000* for public consultation and Council adoption of Development Regulations Amendments.

**Other Considerations:**

The area is suitable for residential development, with access to existing municipal infrastructure. No environmental or land use conflicts have been identified at this stage.

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**Recommendation:**

It is recommended that Council approve proceeding with the public consultation process for Development Regulations Amendment No. 33, 2025, to rezone lands near Sunset Drive from RS-3 to RM-1.

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: October 16, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Municipal Plan Amendment No. 25, 2025 and Development Regulations Amendment No. 32, 2025
<b>Date Prepared:</b>	October 15, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

That Council proceed with the rezoning land adjacent to Riverview Chevrolet from Recreation Open Space (ROS) to Low & Medium Density Multi-Unit Residential (RM-1) by initiating public consultation in accordance with Section 14 of the *Urban and Rural Planning Act, 2000*.

**Proposed Resolution for Council:**

That Council proceed with Municipal Plan Amendment No. 25, 2025 and Development Regulations Amendment No. 32, 2025 to rezone a parcel of land from Recreation Open Space (ROS) to Low & Medium Density Multi-Unit Residential (RM-1), and that public consultation be initiated as the first step in the amendment process as required under Section 14 of the *Urban and Rural Planning Act, 2000*.

**Discussion – Background and Current Status:**

The Town of Grand Falls-Windsor is seeking to make land available for residential development to address ongoing housing challenges, including affordability and accessibility. This proposed rezoning involves approximately 2.5 hectares of land with access from Lincoln Road and potential access from the future collector road in the former Mill Access Road right-of-way.

The land is currently zoned Recreation Open Space (ROS); however, the Town has no active recreation plans for this area and has not received any recreation development proposals. The RM-1 zone supports a range of residential types, including townhouses, row housing, and medium-density multi-unit developments, housing forms that align with the Town's current needs and the objectives of the Housing Accelerator Fund initiative.

Council previously approved the concept in principle as part of its strategic plan to identify and prepare properties suitable for housing. Rezoning this parcel will ensure that the land is ready for development opportunities as they arise and will help the Town respond proactively to private-sector interest in residential construction.

Once Council authorizes the initiation of public consultation, staff will advertise the proposed amendment in accordance with Section 14 of the Act and notify property owners within a 150-metre radius. Following consultation, Council will review any feedback received prior to considering adoption.

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**Key Considerations/Implications:**

- **Strategic Alignment:** Supports Council's priorities under the *Housing Accelerator Fund* and Town housing strategy to expand residential options and prepare shovel-ready sites.
- **Legal / Legislative:** Amendment process in accordance with Sections 14–25 of the *Urban and Rural Planning Act, 2000*.
- **Operational:** Facilitates future development by pre-zoning land to an appropriate residential classification.

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**Recommendation:**

That Council proceed with the rezoning by initiating public consultation for MPA 25, 2025 and DRA 32, 2025 to change the zoning of the subject property from Recreation Open Space (ROS) to Low & Medium Density Multi-Unit Residential (RM-1).

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: October 15, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Crown Land Request – 59 Sutherland Drive
<b>Date Prepared:</b>	September 23, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

Council’s approval is required to proceed with the resident’s request to acquire the adjacent Crown Lands behind 59 Sutherland Drive and sell it to the resident in accordance with the Town’s Land Sales Policy.

**Proposed Resolution for Council:**

That Council approve the request to acquire Crown Lands located behind 59 Sutherland Drive and proceed with the sale of this land to the resident as per the Town’s Land Sales Policy.

**Discussion – Background and Current Status:**

The Town received a request from the resident of 59 Sutherland Drive to expand their property by acquiring Crown Lands directly behind their lot.

A review of the request confirms that there are no issues or conflicts with surrounding land use or future development plans. The requested area is adjacent to the resident’s existing property and would provide a logical expansion of the lot boundaries.

Staff have assessed the request and confirmed that it is suitable for disposal under the Town's Land Sales Policy. Proceeds of the sale will follow the per square metre rate established in the policy.

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**Key Considerations/Implications:**

- **Budget:** Revenue from the sale will be received in accordance with the Land Sales Policy.
  - **Strategic Alignment:** Supports efficient land management and maximizes use of available lands for residential enhancement.
  - **Legal:** Requires approval of Crown Lands application prior to transfer.
  - **Operational:** Minimal impact; routine processing of land applications.
  - **Community:** Provides a resident with an opportunity to enhance their property while maintaining proper planning principles.
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**Recommendation:**

It is recommended that Council approve the Crown Lands request and proceed with the application and subsequent sale in accordance with the Town's Land Sales Policy.

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: October 14, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Approval of Municipal Plan Amendment No. 15, 2024 and Development Regulations Amendment No. 20, 2024 – Sprucewood Estates
<b>Date Prepared:</b>	September 16, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

Council approval of Municipal Plan No. 15, 2024 and Development Regulations Amendment No. 20, 2024 under Section 23 of the *Urban and Rural Planning Act, 2000*, for submission to Municipal Affairs and Community Engagement (MACE) for registration.

**Proposed Resolution for Council:**

- Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Municipal Plan Amendment No. 15, 2024, as adopted.
- Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Development Regulations Amendment No. 20, 2024, as adopted.

**Discussion – Background and Current Status:**

The purpose of Municipal Plan Amendment No. 15, 2024 is to redesignate lands located behind Grenfell Heights from Comprehensive Development Area to Urban Residential on the Future Land Use Map of the Integrated Community Sustainability Municipal Plan. Development Regulations Amendment No. 20, 2024 complements this change by rezoning the same lands from Comprehensive Development Area –

Residential (CDA-R) to Low and Medium Density Multi-Unit Residential (RM-1) on the Land Use Zoning Map. Together, these amendments enable the development of the Sprucewood Estates subdivision, a fully serviced residential neighbourhood offering a range of housing options including single detached homes, semi-detached dwellings, one-storey townhomes for seniors, and two-storey townhomes to meet the housing needs of the Town.

The process for these amendments followed all legislative requirements under the *Urban and Rural Planning Act, 2000*. Initial public consultation was undertaken on February 27, 2025 with notices posted at Town Hall and the Joe Byrne Stadium, and published on the Town's website, Facebook, and X. Two submissions were received from residents during this period. The amendments were then released from provincial review under Section 15 of the Act on August 5, 2025, allowing Council to proceed with adoption. On August 26, 2025, Council formally adopted both amendments, followed by the publication of a Notice of Adoption on August 28, 2025 through the same channels as the earlier consultation notice. A Public Hearing was set for September 17, 2025; however, no objections were received and the Hearing was subsequently cancelled. An affidavit confirming the absence of objections forms part of the registration package.

These amendments are consistent with the policies and growth objectives of the 2022–2032 Integrated Community Sustainability Municipal Plan. They support Council's priority of providing housing choice and enabling neighbourhood growth while ensuring that new development is fully serviced in accordance with Town standards. The rezoning to RM-1 allows for an appropriate mix of housing types and densities, contributing to both current and future residential needs.

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**Key Considerations/Implications:**

- **Budget:** No financial impact to the Town; development costs are borne by the developer.
- **Strategic Alignment:** Supports Council's priorities for housing supply and neighbourhood growth.
- **Legal/Process:** Fully compliant with the *Urban and Rural Planning Act, 2000*; registration package will include signed resolutions, affidavit, and certified documents as required by MACE.

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**Recommendation:**

Approve the Resolution to Approve for MPA 15, 2024 and DRA 20, 2024, and direct staff to submit the complete Section 24 registration package to MACE.

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: September 19, 2025**



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Adoption of Municipal Plan Amendment No. 23, 2025 and Development Regulations Amendment No. 30, 2025
<b>Date Prepared:</b>	October 3, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

Council’s direction is required to adopt Municipal Plan Amendment No. 23, 2025 and Development Regulations Amendment No. 30, 2025, and proceed to schedule a Public Hearing in accordance with the Urban and Rural Planning Act, 2000.

**Proposed Resolution for Council:**

Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 23, 2025 to the Grand Falls-Windsor Integrated Community Sustainability Municipal Plan, 2022-2032.

Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 30, 2025 to the Grand Falls-Windsor Development Regulations, 2022-2032.

## Discussion – Background and Current Status:

The Town of Grand Falls-Windsor received a request to redesignate and rezone land at 1 St. Catherine Street (former Millcrest Academy property) to accommodate a new neighbourhood commercial medical clinic and a multi-unit residential development.

- **Municipal Plan Amendment No. 23, 2025** re-designates land on the Future Land Use Map from:
  - Public Use (PU) to Commercial (COM)
  - Public Use (PU) to Urban Residential (UR)
  - Urban Residential (UR) to Commercial (COM)
- **Development Regulations Amendment No. 30, 2025** rezones land on the Land Use Zoning Map from:
  - Public Use (PU) to Commercial Neighbourhood (CN)
  - Public Use (PU) to Low/Medium Density Multi-Unit Residential (RM-1)
  - RM-1 to Commercial Neighbourhood (CN)

The Department of Municipal Affairs and Community Engagement, Local Governance and Land Use Planning Division, has completed its Section 15 review and released the amendments for Council's consideration. Council may now adopt the amendments under Section 16 of the Act and move to the next statutory step of scheduling and advertising a Public Hearing.

The Public Hearing provides an opportunity for representations and objections to be heard before a Commissioner appointed by Council, in accordance with Section 19 of the Act.

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## Key Considerations/Implications:

- **Budget:** Costs will be limited to advertising for the Public Hearing and commissioner appointment, as required by legislation.
- **Strategic Alignment:** Supports Town objectives for residential and commercial growth, improved health services access, and redevelopment of underutilized properties.
- **Legal:** Process is being completed under the Urban and Rural Planning Act, 2000; compliance with Section 16 adoption and Section 18 Public Hearing requirements is necessary.

- **Other:** If no objections are received before the Hearing date, Council has the option under Section 21 of the Act to cancel the Hearing.

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**Recommendation:**

That Council adopt Municipal Plan Amendment No. 23, 2025 and Development Regulations Amendment No. 30, 2025, and direct staff to proceed with scheduling the required Public Hearing.

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Prepared by: Nelson Chatman  
Approved by: Nelson Chatman  
Date Approved: October 3, 2025



**DECISION/DIRECTION NOTE**

<b>Title:</b>	Municipal Plan Amendment No. 9, 2025 and Development Regulations Amendment No. 13, 2025
<b>Date Prepared:</b>	September 24, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	<b>Councillor Hiscock - Lead</b>
<b>Department:</b>	<b>Public Works and Development - Planning and Development</b>

**Decision/Direction Required:**

Council approval of Municipal Plan Amendment No. 9, 2025, and Development Regulations Amendment No. 13, 2025, as adopted.

**Proposed Resolution for Council:**

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Municipal Plan Amendment No. 9, 2025, as adopted.

Under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Council of Grand Falls-Windsor approves the Development Regulations Amendment No. 13, 2025, as adopted.

**Discussion – Background and Current Status:**

Municipal Plan Amendment No. 9, 2025, and Development Regulations Amendment No. 13, 2025 were prepared to permit the repurposing of commercial and civic buildings as a discretionary use for higher-density residential use within the Commercial General, Commercial Highway, Commercial

Neighbourhood, Commercial Downtown, and Public Use zones. In addition, the amendments permit shipping containers as an accessory use, subject to conditions, within the Public Use zone.

The amendments were released for review under Section 15 of the Urban and Rural Planning Act, 2000, on August 12, 2025, and were adopted by Council on August 26, 2025. Public consultation followed, with notices of adoption posted at the Joe Byrne Stadium and Town Hall, and published on the Town's website, Facebook page, and X (formerly Twitter) on August 28, 2025.

Council subsequently set a Public Hearing date of September 24, 2025. In accordance with the Act, residents and stakeholders were provided the opportunity to make objections or representations. Importantly, no objections or submissions were received within the required timeframe. As a result, the scheduled Hearing was cancelled.

With the legislative process completed, the amendments are now before Council for final approval. Once approved, they will be forwarded to Municipal Affairs and Community Engagement (MACE) for registration, completing the amendment process.

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#### **Key Considerations/Implications:**

- **Budget:** No direct financial implications.
  - **Strategic Alignment:** Advances Council's long-term planning and development strategy, supporting flexibility in reusing existing commercial/civic buildings and broadening residential options.
  - **Legal:** All requirements under the Urban and Rural Planning Act, 2000, have been satisfied.
- 

#### **Recommendation:**

That Council approve Municipal Plan Amendment No. 9, 2025, and Development Regulations Amendment No. 13, 2025, as adopted.

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**Prepared by: Nelson Chatman**

**Approved by: Nelson Chatman**

**Date Approved: September 24, 2025**



**INFORMATION NOTE**

<b>Title:</b>	Disbursement Report – October 13, 2025
<b>Date Prepared:</b>	October 15, 2025
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor:</b>	<b>Councillor Coady - Lead</b>
<b>Department:</b>	<b>Corporate Services - Finance, Administration and Policy</b>

**Issue:**

Summary of disbursements greater than \$1,000 for Council review.

**Discussion – Background & Current Status:**

This information note is prepared by staff, and reviewed by Council which provides a summary of disbursements over \$1,000 as of October 13th, 2025 in the amount of \$2,609,631.71.

**Conclusion/Next Steps:**

The Town's disbursements for this period reflect necessary operational costs, capital commitments and community investments, in addition to payments relating to partnerships with other Government agencies. Management will continue to monitor expenses and report disbursements over \$1,000 at future meetings.

**Prepared by:**

**Approved by: Steve Gosse**

**Date Approved: 10-15-2025**

October 13, 2025

Vendor	ACCT - DESCRIPTION	TOTAL
Adam's Construction Ltd.	17-GI-22-00034 CL#1	\$ 241,289.55
Adventure Central Newfoundland	CAN-Partnership - Marketing	\$ 4,140.00
Allnorth Consultants Ltd.	GFW Circular Road Sliplining	\$ 3,805.35
Allnorth Consultants Ltd.	GFW House Restoration	\$ 26,573.89
Armtec Inc.	Storm Line Materials	\$ 2,835.02
Atlantic Purification Systems	WTP Testing Supplies	\$ 1,672.42
Atlantic Purification Systems	Trojan UV Signa Lamp (Pro-Rated Warranty Pricing)	\$ 1,345.78
Avalon Coal Salt & Oil Ltd.	Annual Salt	\$ 204,667.80
Bell Aliant	Consolidated Bill	\$ 3,567.97
Best Buy Canada Ltd.	Lenovo Notebooks	\$ 2,164.80
Brenntag Canada Inc.	Chlorine Tonner Regulators	\$ 56,808.51
Browning Harvey Ltd.	JBM - Vending Machine Supplies	\$ 1,899.05
Browning Harvey Ltd.	Poutine Festival - Bar Purchases	\$ 3,820.62
CBCL Limited	Backwash Water Tank Upgrade	\$ 6,247.38
CBCL Limited	Backwash Water Tank Upgrade	\$ 11,900.49
CBCL Limited	Municipal Water Tank Upgrade	\$ 9,824.25
CBCL Ltd.	Project #99-2024-8393 - Backwash Water Tank Upgrade	\$ 9,007.06
Central Newfoundland Waste Mgmt.	Residential Waste	\$ 36,471.50
Central Newfoundland Waste Mgmt.	Residential Waste - 10-10-2025	\$ 37,381.35
Chelsea Haggett	School Scholarship	\$ 1,000.00
Chemtrade Chemicals	Alum	\$ 20,168.49
Chemtrade Chemicals	Alum	\$ 20,120.40
CIMCO Refrigeration	WS - Brine Pump/Extras	\$ 102,093.89
CIMCO Refrigeration	Supply/Install ALFA LAVAL end plates as per Quote DEJ240235	\$ 11,334.47
City Tire * Auto Central Ltd.	Unit #56 - Batteries	\$ 1,076.40
Community Mental Health Initiative Inc.	Reaching Home	\$ 17,542.00
Construction Signs Ltd.	Traffic Signs	\$ 1,627.25
CUPE Local 1349	Employee Union Dues Collected - July 2025	\$ 6,794.43
CUPE Local 1349	Union Dues Collected - August 2025	\$ 8,480.49
D&K Computers	Laptop - Communication Officer	\$ 1,196.98
Dean Barry	Overpayment of Property Tax	\$ 1,646.80
Dean's Greenhouse & Flower Shop	2025 Flowers	\$ 5,152.00
Dollywood Foundation of Canada	Book Club	\$ 1,053.53
EC Atlantic Ltd.	Grand Falls-Windsor Climate Risk Assessment	\$ 12,643.10
Emco Supply	Water Supplies	\$ 6,882.37
Evangel Pentecostal Church	Reaching Home	\$ 6,017.00
Exploits Home Hardware	Cold Patch	\$ 1,126.36
Exploits Regional Chamber of Commerce	2025 Business Excellence Award Sponsorship	\$ 2,000.00
Exploits Regional Curling Club	Community Grant	\$ 7,500.00
Exploits Valley Paving	Asphalt	\$ 3,605.25
Exploits Valley Paving	Asphalt	\$ 3,036.00
Firesafe Headquarters	Helmets	\$ 4,232.00
FlatBay Band Inc.	Reaching Home	\$ 25,417.00
Grand Falls-Windsor Fire Department	Contribution to annual ball	\$ 6,000.00
Grand Rodeo	Payment for Social Club - Fall Social	\$ 1,900.35
Grant's Sports Excellence	Safety Vest & Gloves	\$ 1,185.40
Harborside Transportation Consultants	Professional Services - Toulette/Queensway Roundabout Design	\$ 4,838.63
Heartzap Safety Training & Equipment	AED Pads - Standing Offer EXP, 03-31-2026	\$ 2,664.23
Hetek Solutions Inc.	Chlorine Detector	\$ 3,930.41
Higher Talent	HR Consulting Services - 09-24-2025	\$ 1,837.90
Higher Talent	HR Consulting Services - 08-31-2025	\$ 2,328.75
Higher Talent	HR Consulting Services - 08-31-2025	\$ 1,837.90
Hitech Communications Ltd.	New Vehicle Radios	\$ 1,627.10
Homewood Health Inc.	GFW Fire Department - Membership	\$ 1,738.80
Hunt's Concrete Ltd.	Concrete - Prices Ave Sidewalk	\$ 5,372.80
Hunt's Concrete Ltd.	Concrete - Prices Ave	\$ 4,785.15
Hunt's Concrete Ltd.	Basketball Court - Sonotube	\$ 1,069.50
Hunt's Concrete Ltd.	Prices Ave - Concrete	\$ 1,427.15
Hunt's Concrete Ltd.	Concrete - Sherwood/Coronation	\$ 2,350.60
Hunt's Concrete Ltd.	Concrete - Multiple Locations	\$ 2,963.55

October 13, 2025

Irvine Engineering	Project - Sludge Drying Bed	\$ 14,319.80
Irvine Engineering	Sludge Drying Bed	\$ 20,774.75
Joda Enterprises Ltd.	Payroll Services - August 31, 2025	\$ 2,664.84
Joda Enterprises Ltd.	Payroll Services - September 2025	\$ 1,880.88
Joe Johnson Equipment Inc.	Unit#2116 - Hose Connector	\$ 1,663.26
Joe Johnson Equipment Inc.	Unit#2116 - Swivel Caster	\$ 1,472.90
K&D Pratt Group Ltd.	Chlorine Tonner Regulators	\$ 10,727.20
K&D Pratt Group Ltd.	Fire Fighter Helmet	\$ 1,866.62
KDJ Enterprises Ltd.	Topsoil - Ball Fields/Goodyear Ave	\$ 2,760.00
KDJ Enterprises Ltd.	Red Class A - Ski Trail	\$ 1,173.00
Kootenay Murphy Holding Ltd.	Fire Pro Service Contract	\$ 2,985.82
Labrador Friendship Centre	Reaching Home	\$ 7,713.00
Lawson Products Inc.	Shop Supplies	\$ 1,415.31
Lawson Products Inc.	Stock Room Supplies & 14" Blade	\$ 1,627.83
Linde Canada Inc.	Tank Rental	\$ 1,255.82
LW Consulting	Municipal Plan Amendment NO.16, 2025	\$ 1,725.50
LW Consulting	Professional Fees - Commissioner Services	\$ 1,035.50
McCarthy's Heating Service Ltd.	17-MYCW-24-00004 CL#7	\$ 44,848.40
McLoughlan Supplies Ltd.	Carpenter Shop Electrical Service Upgrades	\$ 2,722.50
Midget AAA Hockey (Impact)	Gate Shares	\$ 1,005.00
Midget AAA Hockey (Impact)	Gate Shares	\$ 4,792.00
Morgan Printing	Leave Forms - Holidays, Appointments	\$ 1,478.90
Ne'ata'q Place	Reaching Home	\$ 5,836.00
Newfoundland & Labrador Assoc. of Fire Services	Convention Registrations	\$ 2,277.00
NL Aquaculture Industry Association Inc.	Exhibitor Booth Space	\$ 1,610.00
Noah Parsons	Grade 12 Scholarship	\$ 2,000.00
North Atlantic Petroleum	Diesel - 5105.0L Depot	\$ 7,526.31
North Atlantic Petroleum	Diesel - 4551.9L Depot	\$ 6,721.34
North Atlantic Petroleum	Diesel - 4901.9L Depot	\$ 7,401.63
North Atlantic Petroleum	Diesel - 3460.8L Depot	\$ 5,181.85
North Atlantic Petroleum	Diesel - 3318.2L Depot	\$ 4,968.34
North Atlantic Petroleum	Diesel - 3318.4L Depot	\$ 5,048.79
OMB Parts & Industrial Ltd.	Unit#21 - Tires for Order 4900	\$ 1,581.94
OMB Parts & Industrial Ltd.	Unit#2113	\$ 1,696.88
OMB Parts & Industrial Ltd.	Unit#2011	\$ 1,354.48
Paint Shop	Fire Hall Floor Paint	\$ 1,117.25
Parts for Trucks Inc.	Stock Room Supplies	\$ 1,539.74
Parts for Trucks Inc.	Stock Room Supplies	\$ 1,281.80
PBO Industrial Disposal Inc.	Dump & Return - Whitmore Street	\$ 13,800.00
Penney Paving	Asphalt - Basketball Court Resurfacing	\$ 2,651.44
Penney Paving	17-MYCW-24-00002 CL#3	\$ 213,268.95
Penney Paving	17-MYCW-24-00002CL#4	\$ 184,968.14
Penney Paving	Asphalt	\$ 3,396.53
Pollett's Electrical Ltd.	WTP - Repaired Fire Alarm Panel	\$ 2,565.78
Prime Creative	Website Forms	\$ 4,312.50
Pure Technologies Ltd.	99-2024-8389	\$ 749,616.51
Qalipu M'Kmaq First Nation Band	Reaching Home	\$ 16,715.00
Related Holdings Ltd.	Community Group Rental - CNVAS,QSDT,EVCR	\$ 2,242.50
Riverside Convenience	Poutine Festival - Winner and Food Supplies	\$ 1,085.25
Rockwater Professional Products	Bags, Extra Strong Garbage	\$ 1,214.63
Rockwater Professional Products	Cleaning Supplies	\$ 1,344.70
Rogers Enterprises Ltd.	Confined Space Training	\$ 5,161.09
Sani Gear Inc.	Repairs Bunker Gear	\$ 1,040.53
Skyhawk Telematics	Monthly Fee	\$ 1,586.14
Stanley Singh	Seniors NL Conference - Reaching Home	\$ 1,523.82
Stewart McKelvey	Legal Fees - Claim by Jane Doe	\$ 1,367.35
Superior Office Interiors	Cubicles - Engineering Department Quote#27503-39745	\$ 5,029.89
Superior Office Interiors	Cubicles - Engineering Department Quote#27503-39745	\$ 1,628.88
Tanoshimi Creative Corporation (GFW Comic Con)	Jeff Power - GFW Comic Con #3	\$ 6,020.80
Tennis Construction Ltd.	Tennis Court Resurfacing	\$ 61,715.33
Thomas Coffey Technical Services	Repair the ladder truck #93	\$ 5,192.24

October 13, 2025

Top Quality Cleaners	Janitorial Services - Town Hall	\$ 1,035.00
Top Quality Cleaners	Janitorial Services - Town Hall - 09-25-2025	\$ 1,035.00
Top Quality Cleaners	Janitorial Services - Excite - 09-25-2025	\$ 1,121.25
Top Quality Cleaners	Janitorial Services - Town Hall - 10-10-2025	\$ 1,035.00
Toromont Cat	Cold Planner Teeth	\$ 1,394.49
Toromont Cat	Unit#1911 - Service Call, Ride Control	\$ 1,080.11
Total Fall Protection	Recert Miller Type 3 SRL	\$ 1,218.20
Total Fall Protection	Recert Miller Type 3 SLR	\$ 1,515.70
Town of Grand Falls-Windsor	Employee Local Taxes Collected - July 2025	\$ 4,128.00
Town of Grand Falls-Windsor	Employees Local Taxes Collected - August 2025	\$ 5,010.00
TownSuite Municipal Software	Subscription Portals	\$ 80,449.94
Tract Consulting Inc.	GFW - MPA#6, DRA#9, 2024 Queensway - CG to Res Amendment	\$ 4,893.25
Tract Consulting Inc.	GFW - MOA#16 and DRA#21	\$ 3,112.19
Tract Consulting Inc.	GFW - DRA#25 Residential Care Definition	\$ 1,380.00
Tract Consulting Inc.	GFW - DRA#26 - DEF - Light Industrial	\$ 1,398.69
Universal Fabricators Inc.	Cenotaph	\$ 1,696.25
Vince Mackenzie	Fire Rescue Canada - Canadian Assoc. of Fire Chiefs	\$ 2,887.42
Western Petroleum	Gasoline - 2767.5L Depot	\$ 3,857.34
Western Petroleum	Oil - 832.6L Depot	\$ 1,170.34
Western Petroleum	Oil - 1000.0L WS	\$ 1,396.45
Western Petroleum	Gasoline - 4535.1L Depot	\$ 6,654.81
Western Petroleum	Oil - 1838.1L JBM	\$ 2,584.56
Western Petroleum	Gasoline - 4401.0L Depot	\$ 5,946.86
Western Star Trucks Ltd.	Unit #69	\$ 2,369.86
William Dormody	Release of Housing Incentive Funds - 10 Eighth Ave	\$ 7,500.00
WINDCO Enterprises Ltd.	Flags - Canada, NL, Union & Town	\$ 2,233.60
<b>TOTAL</b>		<b>\$ 2,609,631.71</b>



## **DECISION/DIRECTION NOTE**

**Title:** Council Leads, Advisory Committees, and External Organizational Leads

**Date Prepared:** October 23, 2025

**Report To:** Council

**Councillor:** Councillor Coady - Lead

**Department:** Corporate Services - Finance, Administration and Policy

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### **Decision/Direction Required:**

Council to approve the list of Council Leads, Advisory Committees, and External Organizational Appointments for the 2025–2029 term.

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### **Proposed Resolution for Council:**

That Council approve the list of Council Leads, Advisory Committees, and External Organizational Appointments for the 2025–2029 term.

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### **Discussion – Background and Current Status:**

Council has confirmed lead and alternate appointments for all internal departments and external committees for the 2025–2029 term. These appointments ensure continued coordination between Council, staff, and community partners. The Mayor may adjust roles as required based on scheduling or availability changes.

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### **Key Considerations/Implications:**

1. Partners or Other Stakeholders
  - a. Local and regional boards, agencies, and committees.
2. Alignment with Strategic Directions

- a. Supports collaboration, accountability, and effective governance.
  - 3. Engagement and Communications Considerations
    - a. Appointments will be shared publicly to maintain transparency.
- 

**Recommendation:**

That Council adopt the proposed list of appointments for the 2025–2029 term and authorize the Mayor to make minor adjustments as required.

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**Prepared by: Renita Hurley**

**Approved by: Darren Finn**

**Date Approved: October 23, 2025**



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### **INFORMATION NOTE**

<b>Title:</b>	2025 MNL Conference
<b>Date Prepared:</b>	October 16, 2025
<b>Report To:</b>	Council
<b>Councillor:</b>	Councillor. - Role.
<b>Department:</b>	<b>Corporate Services - Finance, Administration and Policy</b>

**Issue:**

Information presented to Council for the upcoming 2025 MNL Conference, Trade Show & AGM November 20–22, 2025, in Corner Brook, NL. Council to review agenda and determine if they will be attending.

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**Discussion – Background & Current Status:**

This annual conference is a great opportunity for Council and staff to connect with other municipal leaders from across the province. It offers a chance to share ideas, learn about new programs and funding opportunities. Attending helps us stay up to date on changes in the municipal world and bring back new ideas to strengthen our own community.

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**Key Considerations/Implications:**

1. Budget/Financial Implications: Registration fee, travel/accommodation. funding available through the Municipal Training Fund.
  2. Partners or Other Stakeholders: MNL, provincial/federal reps, other municipalities.
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**Conclusion/Next Steps:**

Confirm Council attendance. Register and make accommodation and travel plans.

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**Prepared by:** Renita Hurley

**Approved by:** Darren Finn

**Date Approved:** October 16, 2025



## **DECISION/DIRECTION NOTE**

**Title: Municipalities Newfoundland and Labrador 2025 AGM Voting Delegates**

**Date Prepared: October 22, 2025**

**Report To: Council**

**Councillor: Councillor Coady - Lead**

**Department: Corporate Services - Finance, Administration and Policy**

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### **Decision/Direction Required:**

Council to appoint one or two Councillors as Voting Delegates for the 2025 MNL Annual General Meeting in Corner Brook.

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### **Proposed Resolution for Council:**

That Council approve the appointment of Mayor Browne and Deputy Mayor Bennett as Voting Delegates for the 2025 MNL Annual General Meeting in Corner Brook, November 20–22, 2025, and that their names be forwarded to MNL.

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### **Discussion – Background and Current Status:**

The 2025 Municipalities Newfoundland and Labrador (MNL) Conference, Trade Show, and Annual General Meeting (AGM) will take place in Corner Brook from November 20–22, 2025.

Voting Delegates must be members of Council and are authorized to vote on behalf of the Town during the AGM on matters such as resolutions, elections, and other MNL business.

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### **Key Considerations/Implications:**

1. Partners or Other Stakeholders
  - a. Municipalities Newfoundland and Labrador (MNL)

2. Alignment with Strategic Directions

- a. Ensures the Town's participation in decisions that influence municipal policy and advocacy.

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**Recommendation:**

That Council appoint two Voting Delegates to represent the Town of Grand Falls–Windsor at the 2025 MNL AGM.

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**Prepared by: Renita Hurley**

**Approved by: Darren Finn**

**Date Approved: October 22, 2025**