



Regular Council Meeting - Minutes

Tuesday, July 7, 2026

Time: 6:30 PM

Location: Council Chambers

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

LATE:

STAFF: Darren Finn, Steve Gosse, and Todd Mercer

REGRETS: Rod Bennett Nelson Chatman and Robyn Winsor

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1. CALL TO ORDER

2. Approval of Agenda

2.1 Adoption of Agenda

That the Agenda be adopted as presented.

RESOLUTION #CM26-R-07-076

Moved by: Bob Hiscock; seconded by: Venus Hollett

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

Absent: Rod Bennett

Carried 6-0

3. Proclamation, Presentations, or Announcements

4. Adoption of Minutes

4.1 Minutes of June 16, 2026

That the Minutes of June 16, 2026 be adopted as presented.

RESOLUTION #CM26-R-07-077

Moved by: Shawn Feener; seconded by: Amy Coady

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

Absent: Rod Bennett

5. **Business Arising Out of Minutes**

6. **Community Services – Economic Development**

7. **Community Services – Recreation and Events**

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

- 8.1 Water Pressure Concerns – McCarthy Street Area 6

[Information Note](#)

Council reviewed an Information Note regarding water pressure concerns in the McCarthy Street area.

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

- 9.1 Adoption of Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 31, 2025 – Red Cliff Road Area 9

[Decision Note](#)

That Council adopts the following resolutions:

1. Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 24, 2025 to the Grand Falls-Windsor Municipal Plan.
2. Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 31, 2025 to the Grand Falls-Windsor Development Regulations.

RESOLUTION #CM26-R-07-078

Moved by: Bob Hiscock; seconded by: Shawn Feener

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

Absent: Rod Bennett

Carried 6-0

- 9.2 Discretionary Use Application – 148 Main Street – Residential Rental Unit in the Commercial Downtown Zone 12

[Decision Note](#)

That Council approve the discretionary use application to allow a Residential Rental Unit at 148 Main Street within the Commercial Downtown Zone, subject to the applicant obtaining all required permits and approvals, including compliance with the Town of Grand Falls-Windsor Development Regulations, Services NL requirements, the National Building Code of Canada, and any other applicable regulatory requirements prior to occupancy.

RESOLUTION #CM26-R-07-079 - **To Defer to Another Meeting.**

Due to the receipt of additional information regarding this item, it was resolved to defer consideration to a future meeting to allow for further

discussion.

Moved by: Bob Hiscock; seconded by: Shawn Feener

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

Absent: Rod Bennett

Carried 6-0

- 9.3 Municipal Plan Amendment No. 27, 2026 and Development Regulations 16
 Amendment No. 35, 2026 – Section 15 Review

[Decision Note](#)

That Council approves Municipal Plan Amendment No. 27, 2026 and Development Regulations Amendment No. 35, 2026 for forwarding to the Department of Municipal and Provincial Affairs for Section 15 review pursuant to Section 15 of the Urban and Rural Planning Act, 2000.

RESOLUTION #CM26-R-07-080

Moved by: Bob Hiscock; seconded by: David Janes

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

Absent: Rod Bennett

Carried 6-0

10. Corporate Services – Finance, Administration and Policy

Councillor Hiscock and Councillor Hollett left the Council Chambers for voting and discussion on the next 2 items due to a perceived conflict of interest as they have personal relationships with Union members. Councillor Bennett was absent but has the same perceived conflict of interest.

- 10.1 Approval of the Collective Agreement 19

[Decision Note](#)

That Council approve the terms of the Collective Agreement for January 1, 2026 to December 31, 2029.

RESOLUTION #CM26-R-07-081

Moved by: Amy Coady; seconded by: Shawn Feener

Aye: Mike Browne, Amy Coady, Shawn Feener, and David Janes

Absent: Rod Bennett

COI: Bob Hiscock and Venus Hollett

Carried 4-0

- 10.2 Approval of Non-Union Employee Increases 21

[Decision Note](#)

That Council approve the salary increases for the applicable non-union positions

for January 1, 2026 to December 31, 2029 as per the Collective Agreement.

RESOLUTION #CM26-R-07-082

Moved by: Amy Coady; seconded by: Shawn Feener

Aye: Mike Browne, Amy Coady, Shawn Feener, and David Janes

Absent: Rod Bennett

COI: Bob Hiscock and Venus Hollett

Carried 4-0

Councillor Hiscock and Councillor Hollett returned to the meeting after voting and discussion on items 10.1 and 10.2.

10.3 Noise & Nuisance Regulations Update 23

[Decision Note](#) 

That Council approve the recommended changes to the Town of Grand Falls-Windsor Noise and Nuisance Regulations as presented.

RESOLUTION #CM26-R-07-083

Moved by: Amy Coady; seconded by: Bob Hiscock

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

Absent: Rod Bennett

Carried 6-0

10.4 Building Stronger Communities Fund Application – Harmsworth Drive Storm Drainage Improvements Project 25

[Decision Note](#) 

That Council approves the submission of an application to the Building Stronger Communities Fund for the Harmsworth Drive Storm Drainage Improvements Project in the amount of \$135,000 HST Incl.

RESOLUTION #CM26-R-07-084

Moved by: Amy Coady; seconded by: Venus Hollett

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

Absent: Rod Bennett

Carried 6-0

11. Protective Services – Municipal Enforcement and Fire Department

12. Council Advisory Committees

13. External Committee

14. Other Business

- Community Events.

- Steam Engine moved from Museum to Heritage Society.
- Salmon Festival Schedule.
- Motorized Scooter Safety.
- Congratulations/Acknowledgements.
- Tennis Court Resurfacing.
- Windsor Stadium 50th Anniversary - NL regiment Hockey Game.

15. ADJOURNMENT

There being no other Business the meeting adjourned at 7:30 PM

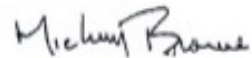
RESOLUTION #CM26-R-07-085

Moved by: Bob Hiscock; seconded by: Amy Coady

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

Absent: Rod Bennett

Carried 6-0



Mayor / Deputy Mayor



CAO

www.youtube.com/watch?v=e84cY4VLhg



INFORMATION NOTE

Title:	Water Pressure Concerns – McCarthy Street Area
Date Prepared:	June 22, 2026
Report to:	Council
Councillor:	Councillor Feener
Role:	Lead
Department:	Public Works and Development - Public Works, Buildings, and Facilities

Issue:

To advise Council of ongoing concerns regarding water pressure within the McCarthy Street area and to provide an update on staff's intended approach to evaluate potential service enhancements.

Discussion – Background and Current Status:

The Department has received ongoing correspondence regarding water pressure within the McCarthy Street area, particularly during periods of peak demand.

The area is located within one of the higher elevation portions of the Town's water distribution system. As with all gravity-fed municipal systems, elevation has a direct impact on available water pressure and can result in lower pressures than those experienced in other areas of Town.

Staff have reviewed the concerns raised and confirmed that the water distribution system is operating as designed and within accepted engineering standards for municipal water systems. Available pressures within the area are consistent with the design and operation of the existing system.

While the existing system is meeting accepted standards, staff recognize that some residents remain dissatisfied with the level of pressure available during certain operating conditions. As a result, staff are working toward engaging a consultant to complete a

hydraulic evaluation, preliminary design review, and cost estimate for potential pressure improvements within the area.

The purpose of this work is not to confirm compliance with existing standards, as staff are satisfied that the current system is operating as intended. Rather, it is intended to identify what infrastructure improvements may be technically feasible, determine the associated costs, and provide Council with the information necessary to consider whether service enhancements beyond the existing system should be pursued.

At this stage, no specific infrastructure solution has been identified, and staff are not seeking approval for a capital project. Upon completion of the evaluation, staff will return to Council with findings, potential improvement options, preliminary cost estimates, and recommendations for Council's consideration.

Key Considerations/Implications:

1. Budget/Financial Implications:

No funding request is being made at this time. Future consulting services associated with hydraulic evaluation and preliminary design work will require funding. Any future infrastructure improvements identified through the evaluation process would be subject to separate Council consideration and funding approval.

2. Alignment with Strategic Directions:

Supports Council's commitment to maintaining and improving municipal infrastructure and service delivery.

3. Engagement and Communications Considerations:

Staff will continue to communicate with residents who have raised concerns regarding water pressure as additional information becomes available.

Conclusion/Next Steps:

Staff are working toward engaging a consultant to complete a hydraulic evaluation, preliminary design review, and cost estimate for the McCarthy Street area. Upon completion of this work, staff will return to Council with findings, potential improvement options, associated costs, and recommendations for Council's consideration.

Prepared By:	
Approved By:	Nelson Chatman, P. ENG
Date Approved:	June 22, 2026



DECISION/DIRECTION NOTE

Title:	Adoption of Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 31, 2025 – Red Cliff Road Area
Date Prepared:	June 26, 2026
Report to:	Council
Councillor:	Councillor Hiscock
Role:	Lead
Department:	Public Works and Development - Planning and Development

Decision:/Direction Required:

To consider the adoption of Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 31, 2025 under Section 16 of the Urban and Rural Planning Act, 2000.

Proposed Resolution for Council:

That Council adopts the following resolutions:

1. Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 24, 2025 to the Grand Falls-Windsor Municipal Plan.
2. Under the authority of Section 16 of the Urban and Rural Planning Act, 2000, the Town Council of Grand Falls-Windsor adopts Amendment No. 31, 2025 to the Grand Falls-Windsor Development Regulations.

Discussion – Background and Current Status:

The Town received an application to redesignate and rezone lands located north of the Trans-Canada Highway between Red Cliff Road and the Newfoundland T'Railway for the purpose of rural residential development. The proposal redesignates portions of the

property from Rural and Natural Open Space to Rural Residential within the Municipal Plan and rezones the lands from Rural and Conservation to Rural Residential within the Development Regulations. Wetland areas have been excluded from the proposed amendments.

The proposed amendments were publicly advertised in accordance with the Urban and Rural Planning Act, 2000. Notices were posted at Town Hall and published on the Town's website and social media platforms. No submissions or objections were received during the public consultation period.

The amendments were subsequently submitted to the Government of Newfoundland and Labrador for Section 15 review. On June 26, 2026, the Department of Municipal and Community Affairs released Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 31, 2025 from Provincial Review, advising that Council may now proceed with adoption under Section 16 of the Urban and Rural Planning Act, 2000. The Province noted that comments were received from Provincial Departments and Agencies but did not recommend any formal changes to the amendments.

Should Council adopt the amendments, the Town will proceed with the next statutory requirement under the Urban and Rural Planning Act, 2000, which includes Public Notice of Adoption and scheduling a Public Hearing.

In general terms, the owner is requesting Council support to rezone approximately 12 hectares of his private land from Rural Zone to a Rural Residential Zone so that the owner can consider housing options. If approved, a Notice of Approval will be published, and a Public Hearing will be scheduled in July. Council will again review this request following the public consultation and if support continues the rezoning request will be submitted for registration with the Provincial Government and published in the Gazette as the final step.

Key Considerations/Implications:

1. Alignment with Strategic Directions:

The proposed amendments support orderly rural residential development while maintaining consistency with the Town's planning framework.

2. Legal or Policy Implications:

The amendments have completed the required public consultation process and have been released from Section 15 review by the Province. Council may now proceed with adoption under Section 16 of the Urban and Rural Planning Act, 2000.

Following adoption, the Town must complete the remaining legislative requirements under the Act.

3. Engagement and Communications Considerations:

The proposed amendments were advertised in accordance with the requirements of the Urban and Rural Planning Act, 2000. No public submissions or objections were received during the consultation period.

Recommendation:

Staff recommend that Council adopt Municipal Plan Amendment No. 24, 2025 and Development Regulations Amendment No. 31, 2025 as presented.

Prepared By:	
Approved By:	Nelson Chatman, P. ENG
Date Approved:	June 26, 2026



DECISION/DIRECTION NOTE

Title:	Discretionary Use Application – 148 Main Street – Residential Rental Unit in the Commercial Downtown Zone
Date Prepared:	June 17, 2026
Report to:	Council
Councillor:	Councillor Hiscock
Role:	Lead
Department:	Public Works and Development - Planning and Development

Decision:/Direction Required:

Council is requested to consider the discretionary use application to allow a Residential Rental Unit at 148 Main Street following completion of the public consultation process.

Proposed Resolution for Council:

That Council approve the discretionary use application to allow a Residential Rental Unit at 148 Main Street within the Commercial Downtown Zone, subject to the applicant obtaining all required permits and approvals, including compliance with the Town of Grand Falls-Windsor Development Regulations, Services NL requirements, the National Building Code of Canada, and any other applicable regulatory requirements prior to occupancy.

Discussion – Background and Current Status:

Council previously authorized the commencement of the discretionary use process for a proposed Residential Rental Unit at 148 Main Street within the Commercial Downtown Zone.

In accordance with the Town's Development Regulations, a public consultation process was undertaken. Notification letters were mailed to adjacent and abutting property owners and businesses within the notification area, and the application was also

advertised through the Town's social media and communication channels to provide an opportunity for public input.

The public consultation period closed on June 15, 2026. A total of six written submissions were received, all expressing opposition to the application. No written submissions supporting the application were received.

The concerns raised through the consultation process were generally consistent and focused on the following matters:

- Preservation of Main Street as a commercial area and concerns that permitting residential units may discourage future commercial investment and business growth.
- Existing parking constraints on Main Street and concerns that additional residential occupancy may increase demand for limited parking spaces utilized by businesses, customers, employees, and visitors.
- Potential impacts on downtown revitalization efforts and the long-term viability of commercial businesses operating within the downtown core.
- Concerns that introducing additional residential uses within the Commercial Downtown Zone may alter the intended commercial character of Main Street.

Several submissions also referenced ongoing concerns regarding parking availability associated with existing residential occupancy in the area and expressed the view that commercial development should remain the priority within the downtown corridor.

Council must consider these comments as part of its deliberations when determining whether the proposed discretionary use is appropriate for the location.

While the concerns raised through the public consultation process are acknowledged, Council previously amended the Development Regulations to permit Residential Rental Units as a Discretionary Use within the Commercial Downtown Zone. The intent of that amendment was to provide additional flexibility for property owners, encourage the productive use and redevelopment of existing buildings, and assist in addressing the community's ongoing housing shortage.

The discretionary use process was specifically established to allow Council to consider applications of this nature on a case-by-case basis. Administration is of the opinion that the application is consistent with the intent of the current Development Regulations and represents an opportunity to increase housing availability within the community through the reuse of an existing building.

It should also be noted that Council's decision on this application is limited to determining whether the proposed Residential Rental Unit is an acceptable discretionary use at this location. Approval of the discretionary use does not constitute approval of renovations, occupancy, or a building permit.

Should Council approve the discretionary use application, the applicant would still be required to submit a complete building permit application and satisfy all applicable requirements prior to commencing any renovation work or occupancy. This would include, as applicable, detailed architectural, structural, electrical, and mechanical plans, fire separation details between occupancies, Services NL approvals, accessibility requirements, parking requirements where applicable, and all other requirements of the Town of Grand Falls-Windsor and the National Building Code of Canada. All required inspections and approvals must be completed prior to occupancy.

Key Considerations/Implications:

1. Partners or Other Stakeholders:

- Adjacent property owners and businesses were notified and provided an opportunity to comment on the application.
- Six written submissions were received, all expressing opposition to the application.
- The applicant would be required to obtain any necessary approvals from Services NL and other regulatory agencies prior to construction and occupancy.

2. Alignment with Strategic Directions:

- The proposal supports Council's efforts to increase housing availability and encourage the adaptive reuse of existing buildings to help address current housing supply challenges within the community.
- Public feedback identified concerns regarding maintaining commercial activity and supporting revitalization efforts within the downtown core.

3. Alignment with Adopted Plans:

- Residential Rental Units are identified as a Discretionary Use within the Commercial Downtown Zone and may be considered by Council on a case-by-case basis.
- The application is consistent with the intent of the Development Regulation amendments adopted by Council to provide additional housing opportunities while maintaining Council oversight through the discretionary use process.

4. Accessibility and Inclusion:

- Any future development would be required to comply with all applicable accessibility requirements.

- If the development includes five or more residential units, accessibility requirements under applicable Provincial Legislation would apply.

5. Legal or Policy Implications:

- The application has proceeded in accordance with the Town's Development Regulations for discretionary use applications.

- Approval of the discretionary use does not exempt the applicant from any requirements of the National Building Code of Canada, applicable Provincial Legislation, Services NL requirements, or Town regulations and policies.

6. Engagement and Communications Considerations:

- Public consultation was completed through direct mail notification to adjacent and abutting property owners and businesses and through public communication channels.

- Six written submissions were received during the consultation period, all expressing opposition to the application.

- No submissions supporting the application were received.

- The concerns raised focused primarily on parking availability, preservation of Main Street as a commercial area, downtown revitalization efforts, and potential impacts on existing businesses.

Recommendation:

Administration recommends approval of the discretionary use application to allow a Residential Rental Unit at 148 Main Street within the Commercial Downtown Zone. The application is consistent with the intent of the Development Regulation amendments that permit Residential Rental Units as a Discretionary Use within the Commercial Downtown Zone and supports Council's broader objective of increasing housing opportunities within the community. Approval should be subject to the applicant obtaining all required permits and approvals and complying with all applicable Town, Provincial, and National Building Code requirements prior to occupancy.

Prepared By:	
Approved By:	Nelson Chatman, P.ENG
Date Approved:	2026-06-22



DECISION/DIRECTION NOTE

Title:	Municipal Plan Amendment No. 27, 2026 and Development Regulations Amendment No. 35, 2026 – Section 15 Review
Date Prepared:	June 26, 2026
Report to:	Council
Councillor:	Councillor Hiscock
Role:	Lead
Department:	Public Works and Development - Planning and Development

Decision:/Direction Required:

That Council approve forwarding Municipal Plan Amendment No. 27, 2026 and Development Regulations Amendment No. 35, 2026 to the Department of Municipal and Provincial Affairs for Section 15 review pursuant to Section 15 of the Urban and Rural Planning Act, 2000.

Proposed Resolution for Council:

That Council approves Municipal Plan Amendment No. 27, 2026 and Development Regulations Amendment No. 35, 2026 for forwarding to the Department of Municipal and Provincial Affairs for Section 15 review pursuant to Section 15 of the Urban and Rural Planning Act, 2000.

Discussion – Background and Current Status:

The proposed amendments involve lands located between the Trans-Canada Highway and Grenfell Heights, east of the existing Comprehensive Development Area. The amendments would redesignate the lands from Comprehensive Development Area (CDA) to Commercial (COM) within the Municipal Plan and rezone the lands from Comprehensive Development Area (CDA-1) to Commercial Highway (CH) within the Development Regulations. The purpose of the amendments is to facilitate future commercial development on these lands.

In general terms, Council is being asked to approve forwarding these proposed planning amendments to the Department of Municipal and Provincial Affairs for Section 15 review under the Urban and Rural Planning Act, 2000. This is the Provincial review stage of the planning process and does not constitute approval of a specific development. If the amendments are released by the Province, they will return to Council for consideration of adoption, followed by the required Public Hearing before Council makes a final decision on the amendments.

The subject property represents one of the Town's premier highway commercial development opportunities. With excellent visibility from the Trans-Canada Highway, direct access from Scott Avenue and significant development potential, the site is well positioned to accommodate future commercial investment and economic growth. The site's location, highway exposure and access to existing transportation infrastructure make it ideally suited for future highway commercial development.

The lands are also adjacent to property identified by the Town for a potential future recreation facility. While no decision has been made regarding construction of that facility, its proximity may provide opportunities for complementary commercial development should the project proceed. Regardless, the proposed commercial designation is appropriate based on the location, access and highway exposure of the site and does not depend on the future recreation facility.

During the preliminary public consultation process, two written submissions were received. One submission requested that future development consider maintaining or accommodating snowmobile trail access through the area. The second submission expressed concerns regarding the suitability of the location for commercial development, including potential traffic, noise and environmental impacts. These comments will form part of the public record and will be considered as the amendments proceed through the statutory planning process.

Key Considerations/Implications:

1. Partners or Other Stakeholders:

The proposed amendments require review and release by the Department of Municipal and Provincial Affairs under Section 15 of the Urban and Rural Planning Act, 2000 before Council may proceed with adoption. The public will have further opportunities to provide comments through the legislated Public Hearing process following Section 15 release.

2. Alignment with Strategic Directions:

The proposed amendments support Council's objective of promoting economic development by establishing one of the Town's premier highway commercial development areas. The site's strategic location, highway exposure and access to existing transportation infrastructure make it well suited for future commercial investment. The adjacent lands identified for a potential future recreation facility may create additional opportunities for complementary development but are not the basis for the proposed amendments.

3. Alignment with Adopted Plans:

The proposed amendments modify the Future Land Use Map of the Integrated Community Sustainability Municipal Plan and the Land Use Zoning Map of the Development Regulations to establish the appropriate planning framework for future commercial development.

4. Legal or Policy Implications:

The proposed amendments follow the amendment process established under the Urban and Rural Planning Act, 2000.

Recommendation:

Administration recommends that Council forward Municipal Plan Amendment No. 27, 2026 and Development Regulations Amendment No. 35, 2026 to the Department of Municipal and Provincial Affairs for Section 15 review and release. The proposed amendments represent sound land use planning by expanding the Town's supply of commercially designated land in a strategic highway location, supporting future economic development opportunities while allowing the statutory planning process to continue.

Prepared By:	
Approved By:	Nelson Chatman, P. ENG
Date Approved:	June 29, 2026



DECISION/DIRECTION NOTE

Title:	Approval of Collective Agreement
Date Prepared:	June 2, 2026
Report to:	Regular Meeting of Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Decision:/Direction Required:

A decision is required to approve the Collective Agreement as per the Memorandum of Understanding dated May 26, 2026.

Proposed Resolution for Council:

That Council approve the terms of the Collective Agreement for January 1, 2026 to December 31, 2029.

Discussion – Background and Current Status:

Council were briefed on negotiations throughout the process. This resolution is required after a motion was approved in a privileged meeting on June 2, 2026.

Key Considerations/Implications:

1. Budget/Financial Implications: There will be budget issues that will need to be reflected in the revised budget and an updated labour report will be required.

Recommendation:

I recommend that the contract be approved by Council.

Prepared By:	
Approved By:	Steve Gosse
Date Approved:	June 30, 2026



DECISION/DIRECTION NOTE

Title:	Approval of Non-Union Employee Increases
Date Prepared:	June 2, 2026
Report to:	Regular Meeting of Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Decision:/Direction Required:

A decision is required to approve the relevant benefits from the Collective Agreement for the applicable non-union employees as per the Memorandum of Understanding dated May 26, 2026.

Proposed Resolution for Council:

That Council approve the salary increases for the applicable non-union positions for January 1, 2026 to December 31, 2029 as per the Collective Agreement.

Discussion – Background and Current Status:

The past practice has been for full-time/permanent non-union employees to receive the same raise as the unionized contract. Other benefits like leave are also followed by non-union employees.

Council were briefed on negotiations throughout the process. This resolution is required after a motion was approved in a privileged meeting on June 2, 2026.

Key Considerations/Implications:

1. Budget/Financial Implications: There will be budget issues that will need to be reflected in the revised budget and an updated labour report will be required.

Recommendation:

I recommend that Council approve the increases as per the Collective Agreement as in prior years.

Prepared By:	
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Approved By:	Steve Gosse
Date Approved:	June 30, 2026



DECISION/DIRECTION NOTE

Title:	Noise and Nuisance Regulations Update
Date Prepared:	June 16, 2026
Report to:	Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Decision:/Direction Required:

Changes were made to the Noise and Nuisance Regulations to convert them into a Noise and Nuisance By-Law in accordance with the Towns and Local Service Districts Act, and to improve clarity, consistency, and readability.

Proposed Resolution for Council:

That Council approve the recommended changes to the Town of Grand Falls-Windsor Noise and Nuisance Regulations as presented.

Discussion – Background and Current Status:

The Town's current Noise and Nuisance Regulations were enacted under previous Municipal Legislation. With the coming into force of the Towns and Local Service Districts Act, Municipal Regulations must be converted to By-Laws. Staff have reviewed the existing Noise and Nuisance Regulations and prepared a new Noise and Nuisance By-Law that maintains the majority of the existing provisions while updating the format and language to align with current legislative requirements.

Key Considerations/Implications:

The proposed By-Law does not substantially alter the Town's existing Noise and Nuisance framework. Most amendments are administrative in nature and are intended to improve clarity, consistency, and readability.

Adoption of the By-Law will ensure compliance with the Towns and Local Service Districts Act while maintaining the Town's ability to effectively regulate and enforce Noise and nuisance matters.

Recommendation:

That Council approve the changes to the Noise and Nuisance By-Law as presented.

Prepared By:	Kara Hutchinson
Approved By:	Darren Finn
Date Approved:	June 15, 2026



DECISION/DIRECTION NOTE

Title:	Building Stronger Communities Fund Application – Harmsworth Drive Storm Drainage Improvements Project
Date Prepared:	June 25, 2026
Report to:	Council
Councillor:	Councillor Coady
Role:	Lead
Department:	Corporate Services - Finance, Administration and Policy

Decision:/Direction Required:

That Council consider approving the submission of an application under the Building Stronger Communities Fund for the Harmsworth Drive Storm Drainage Improvements Project.

Proposed Resolution for Council:

That Council approves the submission of an application to the Building Stronger Communities Fund for the Harmsworth Drive Storm Drainage Improvements Project in the amount of \$135,000 HST Incl.

Discussion – Background and Current Status:

Properties at 5 and 7 Harmsworth Drive have experienced recurring stormwater drainage issues for a few years due to the absence of a defined drainage ditch or stormwater collection system in the rear of the properties. During significant rainfall events, runoff accumulates behind the properties, resulting in prolonged saturated ground conditions. This has created ongoing drainage concerns for the affected residents and has contributed to excessive deterioration of portions of the existing driveways.

To provide a permanent solution, Engineering staff have completed a preliminary design for new municipal stormwater infrastructure. The proposed work includes the installation

of a new catch basin, approximately 34 metres of new 300 mm storm sewer, perforated underdrain, grading improvements, and connection to the existing municipal storm sewer system. The project also includes restoration of all disturbed areas, including replacement of driveway sections impacted by the prolonged saturated ground conditions.

As portions of the proposed infrastructure will be located on private property, permanent easements will be required to permit construction and provide the Town with ongoing access for inspection, maintenance and future repairs. Staff will work collaboratively with the affected property owners to secure the required easements prior to construction.

The preliminary construction estimate for the project is approximately \$135,000 HST Incl. Approval of this request will allow the Town to submit an application to the Building Stronger Communities Fund for consideration.

Key Considerations/Implications:

1. Budget/Financial Implications:

The estimated project cost is approximately \$135,000 HST Incl. Funding assistance will be requested through the Building Stronger Communities Fund.

2. Alignment with Strategic Directions:

The project supports Council's commitment to maintaining and improving municipal infrastructure while addressing a long-standing drainage deficiency and protecting existing residential properties from recurring stormwater impacts.

3. Legal or Policy Implications:

Permanent easements will be required over portions of the affected private properties to permit construction and allow the Town to inspect, maintain and repair the municipal stormwater infrastructure in the future.

4. Procurement Implications:

Should funding be approved, construction will be tendered in accordance with the Public Procurement Act.

Recommendation:

Administration recommends that Council approve the submission of an application to the Building Stronger Communities Fund for the Harmsworth Drive Storm Drainage Improvements Project in the amount of \$135,000 HST Incl.

Prepared By:	
Approved By:	Nelson Chatman, P. ENG
Date Approved:	June 26, 2026