

Minutes of the regular meeting of council held Monday, April 29<sup>th</sup>, 2025 No. 1490 held in the Council Chambers at 34 Reid's Lane, Deer Lake, NL.

In attendance: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

Absent: Councillor Darren Fitzgerald

Also in attendance: Town Manager, Jason Young  
Town Clerk, Lori Humphrey  
Director of Recreation Community Services, Glynn Wiseman  
Director of Public Works, David Thomas

Regular meeting of council called to order at 7:30 pm by Mayor Michael Goosney.

2025-0429-01, Agenda Meeting 1490

Councillor Amanda Freake/ Deputy Mayor Kerry Jones

Resolved to accept the agenda of regular meeting of council, 1490 April 29, 2025.

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried

2025-0429-02, Minutes No. 1489

Deputy Mayor Kerry Jones/ Councillor Amanda Freake

Resolved to accept the minutes of regular meeting of council, 1489 April 14<sup>th</sup>, 2025.

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried

Councillor Hancock leaves the meeting due to conflict of interest.

2025-0429-03, Tender Front Office

Deputy Mayor Kerry Jones/ Councillor Amanda Freake

Resolved to accept the tender bid from Deer Lake Custom Homes for the amount of \$7,600 plus HST.

In Favor:

Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried

## Tender Summary Report

Date April 10, 2025

Tender Name office front counter and floor replacement

Tender Opening Attendance: Town Manager Jason Young  
Admin Assistant Christa Jones

Tender Results: Deer Lake Custom Homes \$7,470  
Val -U Construction \$7,600

All prices HST extra

Recommendation

We recommend that the project be awarded to Deer Lake Custom Homes

Councillor Hancock returns to the meeting

2025-0429-04, Volunteer Proclamation

Councillor Amanda Freake/ Councillor Brett Langdon



Community Sector Council Newfoundland and Labrador, along with local and national partners, are navigating the complexities of modern volunteerism. We are working together to build Volunteer Action Strategies for our province and the country to remove barriers to participation so that every individual feels empowered to contribute to building more connected communities. Now, it is more important than ever to acknowledge the contributions of those participating in our

towns and cities and to show our appreciation for their efforts.

WHEREAS, 24 million Canadians give their time through formal or informal types of volunteering, contributing close to 5 billion volunteer hours per year; and

WHEREAS, over 210,000 individuals in Newfoundland and Labrador volunteer an average of 161 hours per year with 3,400 incorporated non-profits and 3000 plus informal community groups; and

WHEREAS, volunteers in (your city or town) Deer Lake give their time and talents to support families, friends, neighbours, and strangers; and

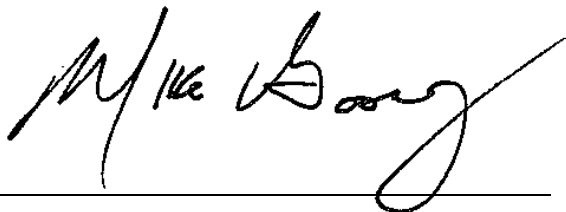
WHEREAS, volunteers in (your city or town) Deer Lake are individuals, families, workers, retirees, community members of all ages and backgrounds; and

WHEREAS, the town council of the town of (your city or town) Deer Lake recognizes the enormous contribution that volunteers and community organizations make to the social, cultural and economic development of our province; and

WHEREAS, (your city or town) Deer Lake is a more desirable place to live because of the collective result of the work done by our volunteers.

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NOW, THEREFORE, I, (mayor's name) Michael Goosney, Mayor of (your city or town) Deer Lake do hereby proclaim April 27 to May 3, 2025, as National Volunteer Week, recognizing the 2025 theme "Volunteers Make Waves", and urge my fellow citizens to recognize the crucial role played by volunteers in our community.



Signed: \_\_\_\_\_ Date: April 29, 2025

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried

Correspondence

Meeting No. 1490

Date: April 29<sup>th</sup>, 2025

No	NAME	REGARDING	ACTION
1	MAA	Parcel ID Numbers	FYI
2	Department of Municipal Affairs	Canada Community Building Fund – approval for UV Filter Replacement	FYI
3	RCMP	Update of activities	FYI
4	Deer Lake Regional Airport	AGM	Please let clerk know if you are attending Mayor Goodney already confirmed.

(a) Accounts Payable

2025-0429-05, Accounts Payable Report

Councillor Amanda Freake / Councillor Brett Langdon

Resolved that the recommendations for Accounts Payable Report for April 17<sup>th</sup>, 2025 be adopted as presented.

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried

# Regular Accounts Payable Report

**Date: April 17, 2025**

No.	Name of Supplier	Amount Owing	Notes
1	A & C Enterprise	\$217.56	Monthly mats
2	Air Liquide	\$201.58	Cylinder rental
3	ADS Media	\$1,380.00	Annual Service
4	Auto Value	\$113.74	Show brush & Antifreeze
5	B & S Trucking	\$3,703.00	Monthly dumpster rentals
6	BR Safety Training	\$172.50	Training
7	Browning Harvey	\$1,689.47	Drinks for vending machine
8	Byron's Shoe & Tarp	\$26.80	Bolts, nuts & washers
9	Brandt Tractor	\$1,207.45	Oil, filters & fluid kit
10	Colemans	\$572.67	Supplies for bowling and stadium
11	Canoe	\$416.37	Supplies
12	Deer Lake foodland	\$23.98	Supplies
13	Deer Lake Home Hardware	\$1,437.84	Windshield wash, batteries, belt, cleaners etc
14	Deer Lake Truck & Tire	\$95.44	Cleaning supplies
15	Deluxe	\$1,943.19	Cheques
16	J.N Automotive	\$1,025.00	Lamp, switch, Air filter, drill bit, hose etc
17	Josh Lush	\$30.00	Mic cable
18	K.C Reid	\$992.80	Supplies
19	Lifesaving Society	\$176.00	Training
20	Medical West Supplies	\$299.00	AED inspection
21	Modern Pest Control	\$194.35	Monthly inspections
22	Municipal Assessment Agency	\$18,271.50	Second Quarter
23	Phonetech	\$98.98	Quarterly Alarm monitoring
24	Rudy's Transportation	\$100.00	Various locations
25	Shears Building Supplies	\$1,269.44	conduit fittings, padlock, Blades, screws etc
26	Simmons Tire	\$215.40	Tire Repair

27	Superior Propane	\$235.50	Propane for zamboni & cylinder rentals
28	Traction	\$390.45	Hose & brake chamber
29	Toope's Auto	\$235.74	Battery
30	Valley Hydraulic	\$506.00	Pump repair
31	Western Petroleum	\$418.86	Furnace Oil
32	Western Signs	\$36.80	75th Anniversary Supplies
33	Western Steel Works	\$280.85	Plate & repair flyer
34	Williams' Building Supplies	\$150.73	Shovels, pipe cement, sledge hammer etc
35	Woodward Motors	\$48.52	Air Filter
36	Western Regional Waste Management	\$19,381.44	March waste

\$37,911.43

**(b) Planning Community Development and Corporate Services**

2025-0429-06, Planning Community Development and Corporate Services

Councillor Brett Langdon/ Deputy Mayor Kerry Jones

Resolved that the minutes/recommendations for The Town of Deer Lake Planning Community Development and Corporate Services Committee for April 24<sup>th</sup>, 2025 excluding #13 be adopted as presented.

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried

Councillor Langdon leave the meeting due to conflict of interest.

2025-0429-07, Planning Community Development and Corporate Services

Deputy Mayor Kerry Jones/Councillor Gordon Hancock

Resolved that the minutes/recommendations for The Town of Deer Lake Planning Community Development and Corporate Services Committee for April 24<sup>th</sup>, 2025 #13 only be adopted as presented.

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Gordon Hancock

In favor 5; opposed 0. Carried



**Planning Community Development and Corporate Services  
Minutes April 24, 2025**

In attendance:

Deputy Mayor Kerry Jones

Councillor Brett Langdon (via phone call)

David Thomas, Public Works Director

Christa Jones, Administrative Assistant

	<u>Qty</u>	<u>Amt.</u>		<u>Qty</u>	<u>Amt.</u>
<b><u>Residential</u></b>			<b><u>Commercial</u></b>		
Renovations/Improvements:	10	\$152,000.00	Renovations/Improvements:	2	\$95,000.00
Deck/Patio/Ramp:	2	\$3,500.00	Signs:	1	\$38,000.00
Accessory Building	1	\$7,000.00	Land Development:	1	
Fencing:	2	\$3,000.00	New Commercial Building:	1	\$13,307,000.00
Subdivisions:	1				
<b>Residential Total:</b>	<b>17</b>	<b>\$170,500.00</b>	<b>Commercial Total:</b>	<b>5</b>	<b>\$13,435,000.00</b>

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Total Permits issued 2025	<b>21</b>	<b>\$13,605,500.00</b>
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Permits issued					
#	Name	Address		Description	Permit #
1	MacKenzie, Gregory	154	NICHOLSVILLE ROAD	Repair fencing, post & boards	3983
2	May, Ian & Tiffany Larson	11	HIGH STREET	window	3984
3	Janes, Caleb & Jaelyn Rice	41	ELIZABETH AVENUE	fencing	3985
4	Janes, Caleb & Jaelyn Rice	41	ELIZABETH AVENUE	weeping tile, patio replacement, landscaping	3986
5	Pinksen, Jamie & Jennifer Bellows	1	WALLACE PLACE	Windows, siding, smokehouse	3987
6	Coles, George & Shirley	1	FOURTH AVENUE	Door and siding	3988
7	V & J Tectonic Inc.	16	Glide Lake Road	Subdivision	3992
8	Pinksen, Tanya	19	AIRPORT AVENUE	Deck	3993
9	Ball, Michael & Melinda Boone	44	GARDEN ROAD	Shingles	3994
10	Lush, Dianna	86	RIVERBANK ROAD	Deck	3995

11	Lush, Dianna	86	RIVERBANK ROAD	Shed	3996
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### Residential Permit Applications

#	Name	Address		Description	Action
12	Morris Newman	77	High Street	New Dwelling, application request to have set back of 24ft.	Recommend to deny, does not meet regulations.  Recommend to advertise for the 10% variance as per development regulations to go 27ft set back.

Councillor Langdon's phone call was muted due to conflict.

### Commercial Permit Applications

#	Name	Address		Description	Action
13	Langers Sports Bar	27	North Main Street	Deck on front of building, Dave measured and there is adequate space for the sidewalk machine. Similar decks in this area already previously granted permission.	Recommend approval

Councillor Langdon's phone call was unmuted.

### Development Regulations Change Request

14	Add a 4 <sup>th</sup> tier in our development regulations for garages on larger lots.			
	<b>CURRENT REGULATION:</b>			
	<b>Lot Size</b>	<b>Maximum Combined Floor Area of Accessory Buildings</b>	<b>Maximum Height</b>	<b>Maximum Height</b>
	<1500 m <sup>2</sup>	• 7% of the lot area or 70 m <sup>2</sup> , whichever is less		5.5 m
	1500-3000 m <sup>2</sup>	• 100 m <sup>2</sup> • At its discretion, Council may approve additional floor area to a maximum 130 m <sup>2</sup> of combined floor area		5.5 m
	> 3000 m <sup>2</sup>	• 130 m <sup>2</sup> • At its discretion, Council may approve additional floor area to a maximum of 160 m <sup>2</sup> of combined floor area		5.5 m
	<b>Recommendation to increase second tier and add a third:</b>			



	Lot Size	Maximum Combined Floor Area of Accessory Buildings	Maximum Height	Maximum Height
	<1500 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 70 m<sup>2</sup>, or 7% of the lot area, whichever is less</li> </ul>		5.5 m
	> 3000-4000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 130 m<sup>2</sup></li> <li>• At its discretion, Council may approve additional floor area to a maximum of 160 m<sup>2</sup> of combined floor area</li> </ul>		5.5 m
	> 4000 m <sup>2</sup>	<ul style="list-style-type: none"> <li>• 200 m<sup>2</sup></li> </ul>		5.5 m

## Other items

Other					
#	Name	Address		Description	Action
15	Steve Blanchard	3	Airport Ave	<p>Application being submitted Friday, April 25<sup>th</sup>. Did not make Planning meeting. Applicant seeking council use discretionary power to advertise to public for a 6 unit apartment:</p> <p>This is a RMD zone and apartments are allowed under the discretionary use:</p> <p><b>As per section 8.5 (4) of the TOWNS AND LOCAL SERVICE DISTRICTS ACT:</b> notice of an application to develop a discretionary use, or which otherwise requires Council's discretionary approval, will be given directly to persons who are likely to be affected, and in addition will be posted on one or more of the following: Council's social media page, the Community Channel, local bulletin boards, or by advertisement in a newspaper circulating in the area. A minimum of ten (10) days from the posting of the notice will be provided for persons to respond.</p>	Recommend council use its discretion and proceed to advertise
16	Land Auction		Veteran's Memorial Industrial Park	Date was set for April 30 <sup>th</sup> for date of auction. Advertising not done yet.	Reschedule for May 13 <sup>th</sup> at 11am.
17	Real Property Report Policy			Changes made as requested and sent to policy for review.	Recommend Policy Committee to forward to council.

18	Grant Dicks	49-53	Meadow Lane	<p>Applicant seeking permission to build a storage shed on his land on Meadow Ln, no services to that area.</p> <p>This is a RMD zone and condition under development regulations:  <b>2. Municipal Services Required</b>  <b>(1) Except at the discretion of Council</b> (see Paragraph 3), no residential or other main use (other than a non-building use) will be permitted where the development cannot be connected to both municipal water and sewer services.  <b>(3)</b> At its discretion, Council may approve a residential dwelling without hook-up to municipal sewer in an exceptional situation where such connection would be physically or financially prohibitive.</p>	Recommend council use its discretion and proceed to advertise.
19	Amendment to allow additional units in Garages			Grand Falls-Windsor changes made, Gander making changes reviewed with Town Planner, he will send us something to bring to council.	Waiting on Town Planner

(c) Public Works -FYI

**Public Works Meeting**  
April 23, 2025 at 1:15 pm

Attendance Deputy Mayor Kerry Jones  
Director of PW David Thomas  
PW Superintendent Scott Elms

Meeting Agenda

No	Description	Notes
1	Spring Cleanup	FYI Spring clean-up started on April 24 for drop off. We are encouraging residents to drop
2	Work update	FYI Snow clearing, plowed snow, patching, prepared yard for spring clean-up, sewer plugs dig up on Nicholasville Rd and Middle Rd, splash pad prep work

(d) Health and Wellness

2025-0429-08, Health and Wellness

Councillor David Hynes/Councillor Brett Langdon

Resolved that the minutes/recommendations for The Town of Deer Lake Health and Wellness Committee for April 22<sup>nd</sup>, 2025 be adopted as presented.

In Favor: Mayor Michael Goosney  
Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

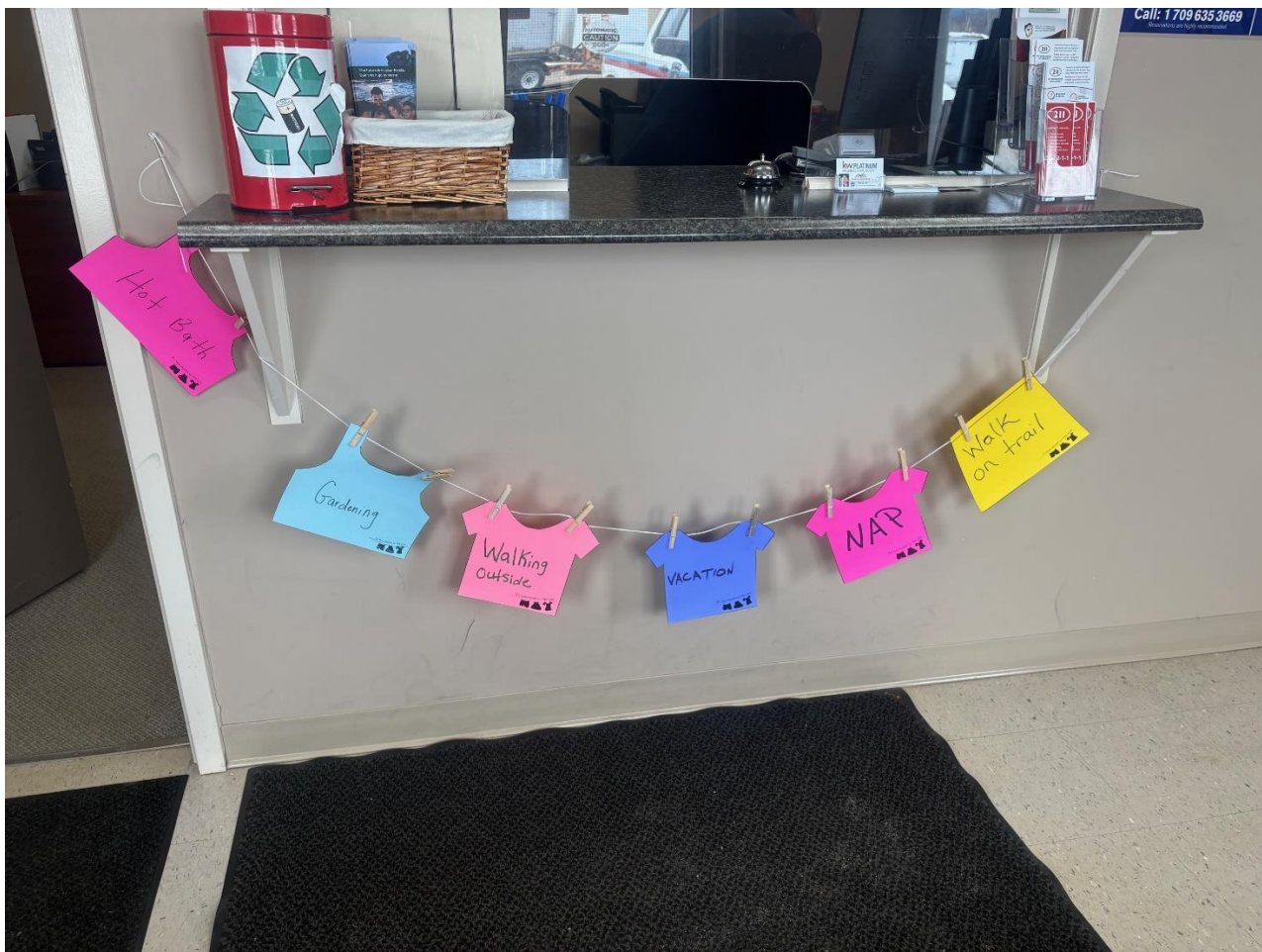
In favor 6; opposed 0. Carried

Health and Wellness Committee  
April 22, 2025

In Attendance:  
Councillor David Hynes  
Councillor Gordon Hancock  
Town Clerk Lori Humphrey  
Suzan Legge  
Tina Oake  
Carmelita Morgan

1	RCMP Appreciation	Tina will gather some local item and make a snack basket. Appx \$100	Recommend Approval
2	Islaview	The Town employees help out cooking breakfast, the Health and Wellness Committee was invited to help as well	FYI
3	Senior Mini Day	Going to have two session and a “Tea Break” with seniors. Will plan for when Annex is open. Carmalita will look at what session to have.	Recommend Approval
4	Mental Health Week May 5-11	“It’s Your Health on the Line” theme. Lori and Hilary to contact schools and business to participate. Invite them all to the Hodder on May 9 to display the “Clothes Lines of Health” Do up packages for anyone that want to participate.	Recommend Approval
5	Pet Wellness	Plan a Pet Wellness Day. Gorden to reach out to expert guests to see when they might be available.	Recommend Approval
6	Hopscotch	Purchase chalk for Hopscotches around town. H and W take a day to draw them on sidewalks and other frequent places for fun!!!	Recommend Approval

7	Health Professional Recruitment and Retention	Lori working on a grant for a Health Professional Recruitment and Retention plan. Ideas identified include: outdoor area by new clinic, Community Marketing Campaign, Public Messaging Plan and Welcome Package	FYI
8	Labyrinth	Would like the Labyrinth added to the trail this summer if possible	Gordon to reach out to Town Manager



(e) 75 Anniversary - FYI



**75<sup>th</sup> Anniversary Sub-Committee**

**Date: April 24, 2025 at**

**7pm In Attendance:**

Councillors

Community Members

Gordon Hancock & Darren Fitzgerald

Dwight Ball, Glenn McFarlane, Crystal Feltham, Leann

Bickford and Hillary Hoyles

No	Topic	Discussion	Outcome/Action
1	<b>Dinner Event</b>	<p>Decided the event is likely to occur at the stadium and began laying out a framework for décor and staging. Discussed features such as classic cars, photo booth, and student chaperones. Hilary to check in with figure skating to see if they would decorate for a fundraiser.</p> <p>Sponsorship was discussed. Most of the letters have been distributed. The follow-ups were distributed amongst committee members. Follow-ups to start April 28, 2025. Colemans has replied with \$5000.00 and BMO at \$1000.00.</p> <p>Coasters are ordered. \$2500.00. Dale Hamel confirmed for music. Mike Goulding confirmed for photography and slideshow. May need to provide the equipment for mike.</p> <p>Qalipu still requires follow-up. New drumming group in Deer Lake under the Millbrook band as well.</p> <p><del>Glenn to produce table centerpieces using existing</del></p>	<p><b>FYI for Council</b></p> <p><b>Hillary</b> – Figure Skating for decorating.</p> <p><b>Gordon</b> – Confirm an indigenous rep.</p> <p><b>Glenn</b> – Centerpieces</p> <p><b>Brett/Leann</b> – Create list of special guests (fire chief, mha, etc).</p>
2	<b>Marketing</b>	<p>Discussed running a couple posts on the Facebook page to keep people engaged such as a picture contest for merchandise prize.</p> <p>Merchandise - One quote received from Twin Cities. <del>Trophy Shop should be received by April 25, 2025</del></p>	<p><b>FYI for council</b></p> <p><b>Gord</b> – Merchandise quotes and updates.</p>
3	<b>Pride of the Town</b>	<p>Program launched on Facebook page. A few names are coming in. <u>Council to make decision on the 16 inductees by May</u></p>	<p><b>FYI for council</b></p>
4	<b>Other Events</b>	<p>The committee discussed organizing various events throughout</p>	<p><b>Keep in View</b></p>

2025-0429-9 Adjournment

Councillor Amanda Freake

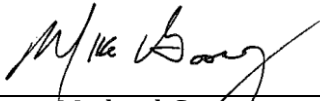
Resolved that since there is no further business that the meeting adjourns at 8:35 pm. Next Meeting scheduled for Monday, May 12th, 2025.

In Favor:

Mayor Michael Goosney

Deputy Mayor Kerry Jones  
Councillor Amanda Freake  
Councillor David Hynes  
Councillor Brett Langdon  
Councillor Gordon Hancock

In favor 6; opposed 0. Carried



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Mayor Michael Goosney



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Town Clerk, Lori Humphrey