

Minutes of the regular meeting of council held Monday, May 12th, 2025 No. 1491 held in the Council Chambers at 34 Reid's Lane, Deer Lake, NL.

In attendance: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

Absent: Councillor Amanda Freake
Councillor Gordon Hancock

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

Regular meeting of council called to order at 7:37 pm by Mayor Michael Goosney.

2025-0512-01, Agenda Meeting 1491

Councillor Brett Langdon / Councillor David Hynes

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

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried

2025-0512-02, Minutes No. 1490

Deputy Mayor Kerry Jones/ Councillor David Hynes

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

In Favor: Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried

Correspondence

Meeting No. 1491

Date: May 12th, 2025

No	NAME	REGARDING	ACTION
1	MAA	Board Update	FYI
2	Department of Transportation and Infrastructure	Approval for Main Lift Station Tender	FYI
3	Association of New Canadians	Request for Support	

(a) Finance

2025-0512-03, Finance

Councillor Brett Langdon/ Deputy Mayor Kerry Jones

Resolved that the recommendations for Finance Report for May 7th, 2025 be adopted as presented.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried

**Finance Committee Agenda
May 7th, 2025**

In Attendance:

Chair – Amanda Freake
Councillor – Brett Langdon
Town Manager – Jason Young
Town Clerk – Lori Humphrey

No.	Vendor	Amount	Notes	Action
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1	Western Pump Services	\$187,309.33	Spillway Lift Station Upgrade – Capital Project	Recommend Payment
2	Grainger Canada	\$13,903.96	SCBA Cylinders – Budgeted amount	Recommend Payment
3	Action Cap and Truck Accessories	\$7,699.25	Fiberglass cap for fleet truck – budgeted amount	Recommend Payment
4	Humber River Golf Club	\$1,000	Annual Donation request	Recommend Payment
5	Deer Lake Food Bank	\$1,000	Donation Request – newly added for 2025	Recommend Payment
6	Deer Lake Public Library	\$300	75 th Anniversary grant request	Recommend Payment-present to Library at the 75 th Anniversary
7	Aguathuna Drafting and Consulting Company	\$5,713.20	Wight's Road Storm Sewer Project	Recommend Payment

(b) Accounts Payable

2025-0512-04, Accounts Payable Report

Councillor Brett Langdon/ Deputy Mayor Kerry Jones

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

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried

Town of Deer Lake

Regular Accounts Payable Report

Date: April 17, 2025

No.	Name of Supplier	Amount Owing	Notes
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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

(c) Planning Community Development and Corporate Services

2025-0512-05, 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 May 8th, 2025 be adopted as presented.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried



Planning Community Development and Corporate Services

Minutes May 8, 2025

In attendance:

Councillor Brett Langdon

Mayor Mike Goosney

David Thomas, Public Works Director

Christa Jones, Administrative Assistant

Agenda May 8, 2025

Jan 1, 2025 - current <u>Residential</u>	<u>Qty</u>	<u>Construction Value</u>	Jan 1, 2025 - current <u>Commercial</u>	<u>Qty</u>	<u>Construction Value</u>
new dwelling	1	\$200,000.00	new building	2	\$13,307,000.00
renovations/improvements	14	\$160,500.00	renovations/improvements	2	\$95,000.00
accessory building	2	\$10,000.00	accessory building	1	\$600,000.00
extension	0	\$0.00	extension	0	\$0.00
change of use	0	\$0.00	change of use	0	\$0.00
deck/patio/ramp	9	\$30,500.00	land development	1	\$38,000.00
fencing	4	\$16,000.00	sign	0	\$0.00
pool / hot tub	0	\$0.00	temporary vendor permit	2	\$13,307,000.00
retaining wall	0	\$0.00			
subdivision	1	\$0.00			
Residential Total:	31	\$420,500.00	Commercial Total:	7	\$14,036,500.00
Total Permits issued 2025			\$14,457,000.00		
			38 00		

Item 1-16 are permits already issued and listed for information purposes.

Permits issued					
#	Name	Address		Description	Permit #
1	Fitzgerald, Jamie & Debra	19	Murdoch Drive	New Dwelling	3997
2	Reid, Curtis	9	HINK'S LANE	Replace Deck	3998

3	Curlew, Harry & Barbara	7	PEDDLE'S ROAD	Shingles	3999
4	Janes, Bernard & Lynn	30	GARDEN ROAD	Deck, shingles, siding	4000
5	Raymond, Margaret	66	NICHOLSVILLE ROAD	Replace Door	4001
6	Langers Sport and Dance Bar	27	NORTH MAIN STREET	Deck	4002
7	Tulk, Stanley & Elizabeth	43	HIGH STREET	Deck, and Windows	4003
8	Preston, Steven	9	WIGHT'S ROAD	Deck, Siding, Shingles	4004
9	B&S Trucking Ltd	16	WELLON DRIVE	Garage/Office	4005
10	Tansley, Jake & Jessica	2	MOREY AVENUE	Shingles, Repair to Deck	4006
11	Small, Donald & Donna	60	GARDEN ROAD	Repair Existing Patio	4007
12	Chynn, Joseph & Virginia	13	AIRPORT AVENUE	Replace Door & Patio	4008
13	Hiscock, Robin & Paul Reid	6	THIRD AVENUE	Repair to Fence/Deck	4009
14	Lerman, Sheindel	92	NICHOLSVILLE ROAD	Repair to Fence	4010
15	Wiseman, Olga	148	NICHOLSVILLE ROAD	Replace existing patio with new	4011
16	Evans, Jonathan & Jennifer	11	BOULOS PLACE	Ext on accessory Building- Lean to	4012

Residential Permit Applications					
#	Name	Address		Description	Action
17	Dwight Ball	17	Amanda Ave	<p>Requesting Garage in front of home on waterfront property.</p> <p>Regulations state: at its discretion, Council may approve an accessory building closer to the street than the dwelling provided that:</p> <ul style="list-style-type: none"> • Council deems that the applicant has a legitimate reason to erect the accessory building closer to the street than the dwelling, <p>Council has been approving this discretion for</p>	<p>Recommend to use council discretion and approve to advertise to allow garage in front of home on waterfront property.</p>

				waterfront proeprties in this area	
18	C & M Properties Inc.	34	Grace Ave	Duplex – requesting a 10% variance for rear yard.	Recommend to use council discretion and approve to advertise for variance.

New Business Applications					
#	Name	Address		Description	Action
19	Classic Sparkes Esthetics & Nails (Lori Skiggs)	23	Airport Avenue	Home Based Business Facials, nails, waxing, manicures, pedicures, etc. Advertised, response due back on May 12, no response	Recommend to approve
20	Nancy Tucker	6B	Tulk's Lane	Move business from commercial property to home based. Advertised, response due back on May 12, no response	Recommend to approve
21	The Light House Studios	82	Nicholsville Road	Nightly Rental, will not be open until 2026, undergoing major renos but wanted to start the process now. Advertised, response due back on May 13, no response to date.	Recommend to approve

Other items

Other					
#	Name	Address		Description	Action
22	Amendment to allow additional units in Garages			The Town of Deer Lake has been consulting with the Town Planner and other Municipalities to review options.	FYI
23	Maintenance & Occupancy of Property			In the coming weeks, the Town Manager, as per the Town's Policy, will be serving clean up and remove orders to properties in poor repair or have accumulation of garbage or refuse on premises.	FYI

24	RHS Investment's	3	Airport Ave	New 6-unit apartment. Council approved use discretion and advertise at last council meeting. Advertised, response due back by May 13 at noon. Deadline for feedback is tomorrow. Then council will meet to discuss feedback to bring back recommendation at next public meeting.	FYI
25	Notice of Transfer of Property Ownership			Form updated to include the requirement of an Up-to-date Survey to be included. Survey must no older than 10 years. New policy will come in to effect July 1, 2025.	Recommend Approval

(d) Public Works

2025-04512-06, Public Works

Deputy Mayor Kerry Jones/Councillor David Hynes

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for May 7th, 2025 be adopted as presented.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried

Public Works Meeting

May 7, 2025 at 12:00 pm

Attendance: Deputy Mayor Kerry Jones
Councillor Darren Fitzgerald by phone
Director of Public Works David Thomas

Meeting Agenda

No	Description	Notes
1	Paving	We recommend that we wait until June to have a section of Main St and a section of Farm Rd. we recommend that Farm Road be milled and paved and Main St be leveled and repaved, not milled.
2	Spring Clean up	FYI 341 drop offs that were registered up to May 3. During curbside pickup we encourage residents to continue to drop off if they are able to help speed up spring clean up
3	Reidville water rates	We recommend that a letter be sent to Reidville immediately to inform them that their water rates for 2026 will be increased to be the same as Deer Lake and as Deer Lakes water rates increase, they will be given a 6 month notice that their water rates will increase to stay on par with Deer Lakes rates.
4	Truck painting	We have trucks that have paint peeling. We recommend that we have trucks painted to save them from rusting out. we have gotten 2 prices from local body shops.

2025-0512-07 Adjournment

Deputy Mayor Kerry Jones

Resolved that since there is no further business that the meeting adjourns at 8:07 pm. Next Meeting scheduled for Monday, May 26th, 2025.

In Favor:

Mayor Michael Goosney
Deputy Mayor Kerry Jones
Councillor David Hynes
Councillor Brett Langdon
Councillor Darren Fitzgerald (Facetime)

In favor 5; opposed 0. Carried



Mayor Michael Goosney



Town Clerk, Lori Humphrey