

Minutes of the regular meeting of council held Monday, October 27th 2025 No. 1499 held in the Council Chambers at 34 Reid's Lane, Deer Lake, NL.

In attendance: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

Absent: Councillor Darren Fitzgerald

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

Regular meeting of council called to order at 7:31 pm by Mayor Dean Ball.

2025-1027-01, Agenda Meeting 1499

Councillor Kerry Jones /Deputy Mayor Lindell Smith

Resolved to accept the agenda of regular meeting of council, 1499 October 27th, 2025.

In Favor: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 7; opposed 0. Carried

2025-1027-02, Minutes No. 1498

Councillor Andrew Strangemore / Deputy Mayor Lindell Smith

Resolved to accept the minutes of regular meeting of council, 1498 October 14th 2025.

In Favor: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

Correspondence

Meeting No. 1498

Date: October 27th, 2025

| No | NAME | REGARDING | ACTION |
|----|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|--------|
| 1 | Department of Environment and Climate Change, Water Resources Management Division | Application from Corner Brook Pulp and Paper, requesting approval for Commercial Harvesting in watershed area. | FYI |
| 2 | Department of Environment and Climate Change, Water Resources Management Division | Application from the Newfoundland and Labrador Snowmobile Federation, requesting approval for 2 culverts at Nelson's Pond. | FYI |

(a) Finance

2025-1027-03, Finance

Councillor Kerry Jones / Councillor David Hynes

Resolved that the recommendations for Finance Report for October 22nd, 2025 be adopted as presented.

In Favor:

Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Darren Fitzgerald
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 7; opposed 0. Carried

In Attendance:

Finance Committee Minutes

October 22, 2025

Committee Chair Councillor Kerry Jones,

Mayor Dean Ball, Deputy Mayor Lindell Smith,

Councillor Darren Fitzgerald, Councillor Andrew Strangemore,
Councillor David Hynes, Town Manager Jason Young

| No. | Vendor | Amount | Notes | Action |
|-----|----------------------------------------------------------------------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1 | Water Filter Replacement Progress Payment #18 CBCL Cahill | \$6,032.07 \$328,977.78 | DTI Approved for payment on January 9 th , 2025 Report from CBCL confirming micron data forthcoming. | Recommend Payment |
| 2 | Roofing for Arena Island Dynamics Inc. | \$26,999.70 | Invoice for the roof repairs at the Hodder lobby | Recommend Payment |
| 3 | Meridian Engineering Inc. | \$1,523.27 \$5,333.13 | Preliminary Engineering – Wight Road Lift Station. Preliminary Engineering - Garden Road | Recommend Payment |
| 4 | All Rock Consulting | \$6,330.11 | Inspection – Main Dam Road – Concrete and Asphalt | Recommend Payment |
| 5 | Western Sign's | \$36,397.50 | Supply and Install 3 TODL Highway Entrance Signs | Recommend Payment |
| 6 | ADC ltd. | \$5,175.00 | MWC applications 2026 for Riverbank Road and Water Booster upgrades | Recommend Payment |

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| (b) Cheque Ledger |
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2025-1027-05, Cheque Ledger Report

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved that the recommendations for Cheque Ledger Report for October 26th, 2025 be adopted as presented.

In Favor:

Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

Town of Deer Lake
Regular Accounts Payable Report

Date: October 26, 2025

| No. | Name of Supplier | Amount Owning | Notes |
|-----|--------------------------|---------------|-----------------------------------------------------|
| 1 | Air Liquide | \$472.53 | Supplies for pool |
| 2 | Atlantic Industries | \$166.21 | Culvert |
| 3 | Auto Value | \$18.29 | Junction box |
| 4 | B & S Trucking | \$777.34 | Class A stone |
| 5 | Byon's Shoe & Tarp | \$349.53 | Hip waders & tap |
| 6 | Cansel | \$69.00 | Data plans |
| 7 | Coleman's | \$570.76 | Bowling supplies and supplies for outdoor movie |
| 8 | Deer Lake Home Hardware | \$183.95 | Hose fittings, cleaners, cord ends, safety supplies |
| 9 | Deer Lake Motel | \$1,883.80 | Breakfast for small business week |
| 10 | Deer Lake Truck & Tire | \$326.69 | Krown Unit 121 |
| 11 | J.N Automotive | \$27.05 | Extension cord |
| 12 | K.C Reid Enterprise | \$310.44 | Stadium and depot supplies |
| 13 | Mcloughlan Supplies | \$1,102.83 | Lights, connectors, teck cable etc |
| 14 | Modern Pest Control | \$194.35 | Training |
| 15 | Shears Building Supplies | \$432.22 | Screws & grinder |
| 16 | Superior Propane | \$34.22 | Cylinder rentals |
| 17 | Tin Man | \$3,350.07 | Duckwork for annex over the limit |
| 18 | Traction | \$1,695.63 | Parts for Unit 42 |
| 19 | Troy Life & Fire | \$75.70 | Annual fee |
| 20 | Timberstone | \$10,000.00 | Remainder of payment |

| | | | |
|----|---------------|----------|----------------------------|
| 21 | Tow Fast | \$177.95 | Safety supplies and hitch |
| 22 | Verna Simmons | \$34.50 | Patches on jackets for MEO |
| 23 | Wajax | \$82.78 | Belts |

\$22,335.84

(c) Environment and Housing

2025-1014-06, Environment and Housing

Councillor Andrew Strangemore / Councillor Kerry Jones

Resolved that the minutes/recommendations for The Town of Deer Lake Environment and Housing Committee for October 22nd, 2025 be adopted as presented.

In Favor:

Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried



Environment & Housing
Minutes October 22, 2025

In attendance:

Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Kerry Jones
Councillor Darren Fitzgerald
Councillor David Hynes
Councillor Keith Park
Councillor Andrew Strangemore

Jason Young, Town Manager
Director Public Works David Thomas
Administrative Assistant Christa Jones

| | | | | | |
|----------------------------|------------|---------------------------|--------------------------|------------|---------------------------|
| Jan 1, 2025 - Oct 22, 2025 | <u>Qty</u> | <u>Construction Value</u> | Jan 1, 2025 - Oct , 2025 | <u>Qty</u> | <u>Construction Value</u> |
| <u>Residential</u> | | | <u>Commercial</u> | | |

| | | | | | |
|---------------------------|-----|-----------------|--------------------------|----|-----------------|
| | | \$3,439,000.0 | | | \$13,307,000. |
| new dwelling | 12 | 0 | new building | 2 | 00 |
| renovations/improvements | 58 | \$436,700.00 | renovations/improvements | 5 | \$203,000.00 |
| accessory building | 31 | \$408,500.00 | accessory building | 2 | \$675,000.00 |
| extension | 9 | \$82,200.00 | extension | 1 | \$20,000.00 |
| change of use | 0 | \$0.00 | change of use | 0 | \$0.00 |
| deck/patio/ramp | 39 | \$180,200.00 | land development | 7 | \$4,000.00 |
| fencing | 20 | \$84,592.00 | sign | 5 | \$67,650.28 |
| pool / hot tub | 1 | \$8,000.00 | temporary vendor permit | 0 | \$0.00 |
| retaining wall | 0 | \$0.00 | | | |
| subdivision | 1 | \$0.00 | | | |
| Residential Total: | 172 | \$4,582,192.00 | Commercial Total: | 21 | \$14,333,650.28 |
| Total Permits issued 2025 | 193 | \$18,915,842.28 | | | |

| Permits issued | | | | | |
|----------------|--------------------------|---------|-------------------|-----------------------|----------|
| # | Name | Address | | Description | Permit # |
| 1 | Feltham, James | 28 | ELIZABETH AVENUE | Fence | 4186 |
| 2 | M&M Equipment | 225 | NICHOLSVILLE ROAD | Land Development | 4188 |
| 3 | Cross, Donald | 12 | GOOSE ARM ROAD | Fence | 4189 |
| 4 | Gordon, Daryel | 12 | JEDDORE'S LANE | New dwelling | 4190 |
| 5 | Sheppard, Thomas & Doris | 4 | WILLIAM'S AVENUE | Ext to Garage | 4191 |
| 6 | Giles, Kathleen | 120 | NICHOLSVILLE ROAD | Extension on Entrance | 4192 |
| 7 | Dickson, Stewart | 1 | Clinic Drive | Gazebo | 4193 |
| 8 | Glode, Mervin & Stella | 33 | MIDDLE ROAD | Extension on fence | 4194 |

| New Business Applications | | | | |
|---------------------------|-----------------------|-------------------|---------------------------------------------------------------------|--------------------|
| # | Name | Address | Description | Action |
| 9 | Rudy's Transportation | 19 Hancock's Road | Seeking to include passenger shuttle with current currier business. | Recommend approval |

Other items

| Other | | | | | |
|-------|----------------------|---------|-------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| # | Name | Address | | Description | Action |
| 10 | Gerald Evans | | Valley View Drive | Looking to rezone to residential currently RU. Was advised years ago the land is not suitable for farming. | Recommend to approve |
| 11 | RHS Investments Ltd. | 225-229 | Nicholsville Road | 6 Unit (Row Dwelling) apartment. Discretionary use advertised, deadline to respond was Oct 20. No reply. | Recommend to approve |
| 12 | Haven of Rest | 311 | Route 430 | 10 Bachelor Apartments, 2 buildings. Discretionary use, needs to be advertised. | Recommend to approve to advertise. |
| 13 | Taxi Service | | | Companies not using all licenses being issued to them. | Recommend to claw back unused licenses from cab companies |
| 14 | Goose Arm Road | | | Agricultural land | Recommend reaching out to Town Planner to rezone RU backland to RMD to be in line with other developments on same street. |
| 15 | Western Woodworks | | | Seeking approval from council to proceed with septic designs for Woodward Aviation at the airport and Haven of Rest on Rout 430 | Recommend to approve. |

(d) Public Works

2025-1027-07 Public Works

Deputy Mayor Lindell Smith/ Councillor Andrew Strangemore

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for October 22nd, 2025 excluding item #1 be adopted as presented.

In Favor:

Mayor Dean Ball

Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

2025-1027-08 Public Works

Deputy Mayor Lindell Smith/ Councillor Andrew Strangemore

Resolved that the Town of Deer Lake remove stormwater stubs to homes from the CWP Garden Road and will borrow for any overages that still may accrue in order to complete the project.

In Favor: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

Public Works Meeting
October 22, 2025
Meeting Agenda

Attendance Mayor Dean Ball
Deputy Mayor Lindall Smith
Councillor Keith Park
Councillor Darren Fitzgerald
Councillor David Hynes
Councillor Andrew Strangemore
Town Manager Jason Young
Director Public Works David Thomas
Director of Recreation Glynn Wiseman
Public Works Superintendent Scott Elms
Absent Councillor Kerry Jones

| No | Description | Notes |
|----|-------------|-------|
|----|-------------|-------|

| | | |
|----|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Garden Road | The design is done for the project and it is over budget. The Town of Deer Lake will remove stormwater stubs to homes and will borrow for any overages that still may accrue in order to complete the project. |
| 2 | Goose Arm Rd/ George Aaron Dr intersection | Recommend to remove some of the trees and embankment on the right side of the intersection when you turn right at the intersection going onto George Aaron drive to give better line of sight. By taking away the embankment, we will need to install concrete redi block or similar. |
| 3 | Tony Easton | Resident lives on Woodford Dr., teens are going into woods adjacent to his property and lighting fires. The Fire Dept has been called out twice to put out fires. Would like the town to cut down trees so teens won't hang out in the area. We will defer until spring to look at the issue then. |
| 4 | 2 Pine Street | FYI Homeowner had curb stopped repaired in the spring. He would like to have his driveway patched around curb stop. Work is completed |
| 5 | Mayor Ave curb | FYI Work should be started late this week or Monday of next week. |
| 6 | Stop signs end of Airport Ave | Junction Trail Blazers would like for us to install a couple of stops signs at end on Airport Ave where road crosses railbed. Recommend to have stop signs placed on rail bed in this area and to install stop sign at intersection of Woodford Dr and Airport Ave. |
| 7 | Nicholsville road lift station | FYI - Our crew will be installing bollards around lift station and remove jersey barriers |
| 8 | Main Lift station | FYI Materials are being delivered to site for construction to begin. |
| 9 | Line Painting | FYI We will schedule line painting for main street, Farm Rd and legion parking lot. This will be repainting crosswalks that we paved over recently. Remembrance Day crosswalk will be installed across Nicholsville road by legion. |
| 10 | Gate at compost site. | FYI Leave gate open but commercial trucks are banned from dropping off. |

(e) Recreation

2025-1027-09 Recreation

Councillor David Hynes / Deputy Mayor Lindell Smith

Resolved that the minutes/recommendations for The Town of Deer Lake Recreation Committee for October 22nd, 2025 be adopted as presented.

In Favor:

Mayor Dean Ball

Deputy Mayor Lindell Smith

Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

Department of Arts, Recreation and Culture
Minutes
October 22, 2025

In Attendance:

Councillor – David Hynes
Councillor – Darren Fitzgerald
All of the remaining Council members except Kerry Jones
Town Manager – Jason Young
Director of Recreation Community Services - Glynn Wiseman
Recreation Manager - Hillary Hoyles

| # | Item/Description | Discussion/Notes | Decision |
|---|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| | | | |
| 1 | Splash Pad Update | Winterization of the splash pad equipment was completed on this past Saturday, October 18 th . The washroom facilities were winterized on Tuesday, October 21 st . Winterization procedures have been created and posted on the wall inside the splash pad mechanical room. | For Council Information |
| 2 | Parks | This is the list of outdoor work completed since the last meeting <ul style="list-style-type: none">• Beach Volleyball nets removed• Boat docks removed• Foot wash station removed• Some of the garbage cans and benches were removed• Speed buoys removed from the river• Porta-Potties and hand washing stations removed from powerhouse field Work left to complete <ul style="list-style-type: none">• Fencing around the splash pad• Mulch and weed fabric installation at Schwartz Park | For Council Information |

| | | | |
|---|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| | | <ul style="list-style-type: none"> • Playground safety zones and pea gravel installed on all playgrounds • Fencing on the powerhouse field has to be put into the theatre | |
| 3 | Annex update | The Recreation Committee will meet on Tuesday, October 28 th , to discuss a pricing format for the new annex. | For Council Information |

(e) Economic Development

2025-1027-10 Economic Development

Councillor Andrew Strangemore / Councillor Kerry Jones

Resolved to proceed with the town's role as project proponent with the Rural Transit Solutions Fund non-repayable grant opportunity to help assess our critical transportation needs by conducting a study to identify gaps in the public transit sector as well as identify potential options that are best suited for the Town of Deer Lake and surrounding region to address those needs.

In Favor:

Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

2025-1027-11 Adjournment

Councillor Kerry Jones

Resolved that since there is no further business that the meeting adjourns at 8:20 pm. Next Meeting scheduled for Monday, November 10th, 2025.

In Favor:

Mayor Dean Ball
Deputy Mayor Lindell Smith

Councillor Andrew Strangemore
Councillor Keith Park
Councillor David Hynes
Councillor Kerry Jones

In favor 6; opposed 0. Carried

A handwritten signature in cursive script, reading "Dean Ball".

Mayor Dean Ball

A handwritten signature in cursive script, reading "Lori Humphrey".

Town Clerk, Lori Humphrey