

Minutes of the regular meeting of council held Monday, May 25th, 2026 No. 1512 held in the Council Chambers at 34 Reid's Lane, Deer Lake, NL.

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

Also in attendance: Town Manager, Jason Young
Clerk 3 Christa Jones
Director of Public Works, David Thomas
Director of Recreation Community Services, Glynn Wiseman

Regular meeting of council called to order at 7:32pm by Mayor Ball

2026-0525-01, Agenda No. 1512

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved to accept the agenda of regular meeting of council, 1512 May 25th, 2026.

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

In favor 7; opposed 0. Carried

2026-0525-02, Minutes No. 1511

Councillor Darren Fitzgerald/Councillor David Hynes

Resolved to accept the minutes of regular meeting of council, 1511 May 11th, 2026.

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

In favor 7; opposed 0. Carried

2026-0525-03, Special Meeting A Minutes

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved to accept the minutes of special meeting A, May 15th, 2026.

In Favor:

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

In favor 7; opposed 0. Carried

2026-0525-04, Special Meeting B Minutes

Councillor Darren Fitzgerald/Councillor David Hynes

Resolved to accept the minutes of special meeting B, May 15th, 2026.

In Favor:

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

In favor 7; opposed 0. Carried

Correspondence

Meeting No. 1512

Date: May 25th, 2026

No	NAME	REGARDING	ACTION
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1	MAA	Assessment Roll for 2027	FYI
2	Dept of Municipal and Community Affairs	First Responds Training for people living with dementia	FYI
3	Dept of Municipal and Community Affairs	ATTIP Training	FYI
4	Town of Howley	Letter regarding Importance of Maintaining the Trailway Link Between Howley and Deer Lake	FYI

(a) Finance

2026-0525-05, Finance

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved that the recommendations for Finance Report for May 5th, 2026 be adopted as presented.

In Favor:

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

In favor 7; opposed 0. Carried

Finance Committee Minutes

May 19, 2026

Attendance:

Chair - Councillor Kerry Jones

Mayor Dean Ball

Councillor David Hynes

Councillor Darren Fitzgerald

Town Manager Jason Young

Town Clerk Lori Humphrey

Deputy Mayor Lindell Smith

Councillor Keith Park

Councillor Andrew Strangemore

No.	Vendor	Amount	Notes	Action
1.	Saunders Equipment Ltd.	\$8926.56	Joystick Control – Trackless sidewalk machine	Recommend Payment
2.	Ridgeview Contracting	\$920.00	Camera inspection – collapsed line at main line junction on Coulbourne Street.	Deferred
3.	Caribou 50+ Club		Request for donation for the club's annual auction.	Recommend Recreation department provide donation item for the auction.
4.	FMA	\$8,902.73	Annex Architectural Fees	Recommend Payment
5.	Cangro	\$4000 + HST	Repair fence along Xavier Lane that was damaged by snow plow.	Recommend Proceed with work.
6.	Rural Transit Solutions Fund	\$50,000 Grant	Agreement required signature from the Mayor, Grant to conduct Feasibility study for Rural Transit options for the Deer Lake area.	Proceed with Feasibility study.
7.	Western Lock	\$19,582.20	Upgrades and repairs to exterior door at Hodder	Recommend Payment
8.	Accommodations Levy		Proceeding with the next steps to introduce the levy tax in the next year, will give financial update at a later date	FYI

(b) Cheque Ledger

2026-0525-06, Cheque Ledger Report

Councillor Kerry Jones / Councillor Keith Park

Resolved that the Town of Deer Lake accepts the cheque ledgers for May 19th as presented.

In Favor:

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

In favor 7; opposed 0. Carried

Town of Deer Lake

Regular Accounts Payable Report

Date: May 19, 2026

No.	Name of Supplier	Amount Owing	Notes
1	BR Safety	\$3,927.25	Safety Training
2	Cansel	\$860.52	Ink and paper big printer
3	Deer Lake Home Hardware	\$108.06	Paint, tape, screws, Coupling, tape etc.
4	Hitech Communication	\$1,418.73	Monthly AVL's & data plan
5	Hvac Specialties	\$1,177.60	Belts
6	J.N Automotive	\$28.42	Oil absorbent
7	K.C Reid Enterprises	\$342.45	Supplies for shop
8	NL Association of Fire Services	\$189.75	Retired fire fighters
9	Polyjohn Canada	\$777.88	Portable toilet chemicals
10	Saunders Equipment	\$377.94	Truck parts
11	Shears Building Supplies	\$1,633.31	Thermostat, pool reno's, rope, vacuum etc.
12	Western Signs	\$972.27	Staff shirts, taxi stickers
13	Woodward Motors	\$91.99	Oil change

\$11,906.17

(c) Public Works

2026-0511-07 Public Works

Deputy Mayor Lindell Smith / Councillor Kerry Jones

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for May 19th, 2026 be adopted as presented.

In Favor:

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

In favor 7; opposed 0. Carried

Public Works

May 19th, 2026

Attendees: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councilor Keith Park
Councilor Kerry Jones
Councilor Darren Fitzgerald
Councilor David Hynes
Councilor Andrew Strangemore
Town Manager Jason Young
Director PW David Thomas

Item #	Title	Notes	Action
1.	Main Lift station	Parts for 10" have been ordered and should be here next week. Waiting on MI to	Recommend that we not have building for

		decide if electrical building can be added to contract. Should have contractor return to site to clean up while waiting.	electrical because of the delay in the project. Also have contractor clean-up site.
2.	New stop sign canal road	Stop sign will replace existing yield sign at Canal Road and Main Street intersection. Notice will be given to residents when it is replaced.	FYI
3.	Smash Up for MS	Wants to have event held in Deer Lake again this year. Last year's event was very well attended and went over well in Deer Lake. They have obtained permission from land owner again this year to have event held in pit. July 3 will be meet and greet at Bumper to Bumper and smash up on July 4.	Recommend that we support the event.
4.	Street and sidewalk cleaning	After winter we have a lot of sand on our streets and sidewalks. It's becoming a hazard especially for pedestrians	Recommend that this be a priority to have completed in a timely manner

(d) Environment and Housing

2026-0525-08 Environment and Housing

Councillor Darren Fitzgerald / Councillor Andrew Strangemore

Resolved that the minutes/recommendations for The Town of Deer Lake Environment and Housing for May 21st, 2026 be adopted as presented for items excluding #33, #38 and #39.

In Favor:

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

In favor 7; opposed 0. Carried

2026-0525-09 Environment and Housing

Councillor Darren Fitzgerald / Councillor Keith Park

Resolved that item #33, an application for and addition to garage that would be more than 10% variance, be denied.

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

In favor 7; opposed 0. Carried

Deputy Mayor Smith uncertain as to whether or not he has a conflict of interest, disclosed that the applicant on item #38 is his niece and request a vote of council for conflict of interest.

2026-0525-10 Environment and Housing Conflict of Interest Vote

Mayor Dean Ball

Resolved that Deputy Mayor Smith is in conflict for item #38.

In Favor: Councillor Kerry Jones
Councillor Darren Fitzgerald
Councillor David Hynes
Councillor Keith Park

Opposed: Mayor Dean Ball
Councillor Andrew Strangemore

In favor 4; opposed 2. Carried

Deputy Mayor Smith left the meeting for conflict.

2026-0525-11 Environment and Housing

Councillor Darren Fitzgerald / Councillor Keith Park

Resolved that item #38, an application for council discretion to approve a triplex in a RMD zone at 9 Stella's Place, be denied.

In Favor: Councillor Darren Fitzgerald
Councillor Keith Park
Councillor David Hynes

Opposed: Mayor Dean Ball
Councillor Kerry Jones
Councillor Andrew Strangemore

In favor 3; opposed 3. Tie. Motion defeated.

Deputy Mayor Smith returned to the meeting for conflict.

2026-0525-12 Environment and Housing

Councillor Darren Fitzgerald / Councillor Andrew Strangemore

Resolved that item #39, an application for council discretion to approve a triplex in a RMD zone at 12 Queen Street, be approved.

In Favor: Mayor Dean Ball
Councillor Kerry Jones
Councillor Darren Fitzgerald
Councillor Keith Park
Councillor Andrew Strangemore

Opposed: Deputy Mayor Lindell Smith
Councillor David Hynes

In favor 5; opposed 2. Carried.



Environment & Housing

Minutes May 21, 2026

In attendance:

Councillor Darren Fitzgerald
David Thomas
Jason Young

Councillor Andrew Strangemore (Phone)
Christa Jones

Jan 1, 2026 – May 19, 2026	Qty	Construction Value	Jan 1, 2026 – May 19, 2026	Qty	Construction Value
<u>Residential</u>			<u>Commercial</u>		
new dwelling	6	\$2,241,800.00	new building	2	\$2,900,000.00
renovations/improvements	12	\$50,600.00	renovations/improvements	1	\$800.00
accessory building	9	\$191,800.00	accessory building	0	\$0.00
extension	3	\$33,000.00	extension	0	\$0.00
change of use	0	\$0.00	change of use	0	\$0.00
deck/patio/ramp	10	\$122,500.00	land development	1	\$1,000.00
fencing	10	\$34,500.00	sign	1	\$28,400.00
pool / hot tub	0	\$0.00	temporary vendor permit	0	\$0.00
retaining wall	0	\$0.00			
subdivision	6	\$2,241,800.00			
Residential Total:	52	\$2,675,700.00	Commercial Total:	5	\$2,929,200.00
Total Permits issued 2026	57	\$5,604,900.00			

Permits issued					
#	Name	Address		Description	Permit #
1	Justin Wentzell	16	AMANDA AVENUE	Fencing	4244
2	Raymond Pinksen	3	REGINALD DRIVE	New Dwelling	4245
3	Gerry Turner	5	Lakeview Crescent	New Garage	4246
4	Bobby Dicks	8	TOWER ROAD	Replace garage Door	4247
5	Mark Budden	11	SHEAR'S PLACE	siding	4248
6	Gregory Mackenzie	154	NICHOLSVILLE ROAD	Renewal permit	4249
7	Eric Pinksen	9	BOULOS PLACE	New Patio	4250
8	Paul Curtis	19	HANCOCK'S ROAD	New patio	4251
9	Kyle Heard	46	GRACE AVENUE	New Dwelling	4253
10	Kyle Heard	46	GRACE AVENUE	Land Development	4254
11	Peggy Nichols	110	RIVERBANK ROAD	deck	4255
12	Linda Brown	18	HUMBER VIEW DRIVE	Replace Deck	4256
13	Neville Willis	24	WOODFORD DRIVE	Extension to Shed	4258
14	Andrew Elms	5	FOURTH AVENUE	Fence	4259
15	Barry Gillard	13	MIDDLE ROAD	General repairs, doors, windows, shingles	4261
16	SRT Holding	4	OWENS' DRIVE	Commercial warehouse	4262
17	Darren Compton	2	JEWER'S LANE	Deck cover	4263
18	Aaron Hobbs	33	HANCOCK'S ROAD	Patio and patio door	4264
19	Craig Reid	27	HUMBER VIEW DRIVE	New Dwelling	4265
20	Greg Collier	4	GOOSE ARM ROAD	New siding	4266

21	Jason Snow	152	HIGH STREET	Garage extension	4267
22	Goodyear, Corina	36	WOODFORD DRIVE	Patio & Porch Addition	4268
23	Snow, Phillip & Deneka Payne	152	HIGH STREET	Fix foundation	4269
24	DICKSON, STEWART & BONNIE	1	CLINIC DRIVE	Re-shingle roof & fix eavestrough	4270
25	V & J TECTONIC INC	16	GLIDE LAKE ROAD	RENEWAL	4271
26	Reid, Craig	16	RIVERSIDE DRIVE	Garage	4272
27	Thomas, Michael	8	Mayor Avenue	Garage	4273
28	Power, Michael	13	MURDOCH DRIVE	Land Development	4274
29	Power, Michael	11	MURDOCH DRIVE	Fencing	4275

New Business					
#	Name	Address		Description	Action
30	Captain Kirby's Nightly Rental	3	Grace Ave	Converting basement apartment to Nightly Rental	Recommend approval, however council should review number of nightly rentals in town and possibly have a cap similar to other towns.
31	Wince langdon	28	Lush's Lane	Operate mobile sawmill	Recommend approval providing he abides by noise regulations, and service NL approval
32	Gordan Fletcher	29	Main Street	Turn property existing vacant commercial property into a bar. Must follow Service NL regulations, meets town regulations for zoning. Will fill out change of use, new business application and service nl forms, seeking councils' opinion at this time.	Recommend approval pending service NL approval

Other				
#	Name	Address	Description	Action

33	Matt Gale	9	Mountainview	Wants to put addition onto garage. Applying form more than the 10% variance.	Recommend to deny, must keep to our regulations of maximum 753 sq feet
34	Torena Wiseman	116	Nicholsville Rd	New build, house with side apartment. Side yard 1.72m and 2.38m	Recommend to deny, does not meet side yard regulations
35	Off The Hook	37	Old Bonne Bay Rd	Wants to convert part of building into 3 Apartments for workers.	Recommend to deny, regulations only allow 1 apartment
36	Derrick Humby	1	Cross's Rd	Advertising went out for 10% size variance for garage. No objections. Would like to have permission to build with the variance.	Defer until door knockers can be distributed to adjacent properties
37	Kirby Campbell	3-7	Nicholsville Rd	Permit to build new hotel on former Driftwood Inn site. Recommend approval pending Service NL approval	Recommend approval pending Service NL approval
38	Melanie Luther	9	Stella Place	Objections for triplex	Recommend discussion and council vote
39	Steve Blanchard	12	Queen Street	No objections received	Recommend approval, next to commercial property
40	Tim Hortons	12	Commerce St	Interior renovations.	Recommend approval pending service NL approval
41	William Power	13	Murdoch St	Would like to build garage on property and build house in a few years. No power, water or sewer. Just use for storage	Recommend approval, no electrical, water or sewer to be connected to garage.

(e) Recreation

2026-0525-13 Recreation

Councillor David Hynes / Councillor Andrew Strangemore

Resolved that the minutes/recommendations for The Town of Deer Lake Recreation Committee for May 19th, 2026 be adopted as presented.

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

In favor 7; opposed 0. Carried

Recreation

May 19, 2026

Attendees: *Committee of a Whole*

CAO Jason Young
Recreation Director Glynn Wiseman
Town Clerk Lori Humphrey

Item #	Title	Notes	Action
1.	Main Street Playground	Naming the playground after Ralph Ball	
2.	Islaview Day	Islaview Day takes place this Friday, May 22. Events are being held at the Deer Lake Recreation Complex, including free swimming, bowling and a ball hockey tournament in the arena	FYI
3.	Touch a Truck	The municipal Touch-A-Truck event was rescheduled and will take place in the Deer Lake Recreation Complex parking lot this Thursday, May 21 from 5:00 PM until 7:00 PM.	FYI

4.	Splash Pad Opening	The Deer Lake Recreation Department is preparing the splash pad for opening during the first week of June.	FYI
5.	Soccer/softball field updates	The Deer Lake Recreation Department has conducted inspections of the soccer and softball fields. These fields are not yet ready for use. We are conducting weekly inspections and hope these fields will be available to the public by mid-June.	FYI

2026-0525-14 Adjournment

Councillor Kerry Jones

Resolved that since there is no further business that the meeting adjourns at 8:32pm. Next Meeting scheduled for Monday, June 15th, 2026.

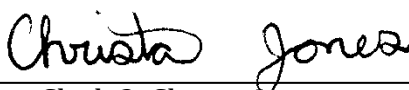
In Favor:

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

In favor 7; opposed 0. Carried



Mayor Dean Ball



Clerk 3, Christa Jones