

Minutes of the regular meeting of council held Monday, March 9th, 2026 No. 1507 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 Kerry Jones
Councillor Darren Fitzgerald
Councillor David Hynes

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 7:32 pm by Mayor Ball.

2026-0309-01, Agenda Meeting 1507

Councillor Kerry Jones / Councillor David Hynes

Resolved to accept the agenda of regular meeting of council, 1507 March 9th, 2026.

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

In favor 7; opposed 0. Carried

2026-0309-02, Minutes No. 1506

Councillor Darren Fitzgerald / Deputy Mayor Lindell Smith

Resolved to accept the minutes of regular meeting of council, 1506 February 23rd, 2026.

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

In favor 7; opposed 0. Carried

2026-0309-03, Special Meeting February 26th, 2026

Councillor Kerry Jones/ Councillor Keith Park

Resolved to accept the minutes of special meeting February 26th 2026.

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

In favor 7; opposed 0. Carried

New Business

2026-0309-04, Finance

Deputy Mayor Lindell Smith/ Councillor Keith Park

Resolved that the Town of Deer Lake authorize Town Manager to make an offer to purchase 13 Middle Road.

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

Opposed: Councillor Kerry Jones
Councillor David Hynes

In favor 5; opposed 2. Carried

(a) Finance

2026-0309-05, Finance

Councillor Kerry Jones/ Councillor David Hynes

Resolved that the recommendations for Finance Report for March 3rd, 2026 be adopted as presented.

In Favor:

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

In favor 7; opposed 0. Carried

Finance Committee Minutes March 3, 2026

Attendance: Mayor Dean Ball
 Councillor Kerry Jones
 Councillor David Hynes
 Councillor Andrew Strangemore
 Deputy Mayor Lindell Smith
 Councillor Darren Fitzgerald
 Councillor Keith Park
 Town Manger Jason Young
 Public Works Director Dave Thomas
 Town Clerk Lori Humphrey

No.	Vendor	Amount	Notes	Action
1.	Cahill	\$154,059.32	Progress Payment #19 Water Filter Replacement	Recommend Payment
2.	Cahill	\$5,880	Change Order #2 Concrete slab at Main Lift Station project. Pending prov. approval	Recommend Payment
3.	PhoneTech	\$1,670 \$2,636.96	Fire Alarm monitoring for Town Office and Fire Hall	Recommend Payment

(b) Cheque Ledger

2026-0309-06, Cheque Ledger Report

Councillor Kerry Jones / Councillor Andrew Strangemore

Resolved that the Town of Deer Lake accepts the cheque ledger as presented.

In Favor:

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

In favor 7; opposed 0. Carried

Town of Deer Lake

Regular Accounts Payable Report

Date: February 23, 2026

No.	Name of Supplier	Amount Owing	Notes
1	Adam's Alternator	\$214.94	Motor & pump repair
2	Auto Value	\$26.93	Wiper blades
3	Browning Harvey	\$1,500.49	Drinks for vending machine
4	Byron's Shoe & Tarp	\$142.70	Shackles
5	Cansel	\$34.50	Monthly data plan
6	CIMCO	\$159.97	Engineering advice
7	Corner Brook Industrial	\$310.84	Joiners, chain, links etc
8	Deer Lake Foodland	\$6.49	Supplies
9	Deer Lake Home Hardware	\$922.97	Cold patch, storage bin's, garage door opener
10	Deer Lake Motel	\$581.82	Kerry's service award supper

11	Deer Lake Truck & Tire	\$797.50	Tire repairs
12	Hitech Communication	\$1,448.92	Monthly AVL's, sim card, radio programming
13	J.N Automotive	\$79.26	Beacon light for zamboni
14	K.C Reid Enterprises	\$880.20	Supplies and cleaners
15	Mcloughlan Supplies	\$1,113.20	Safety jackets & rubber boots
16	Medical West Supplies	\$2,639.25	AED replacement
17	Modern Pest Control	\$182.85	Monthly inspections
18	Meridian Engineering	\$1,523.75	Garden road
19	National Shoe	\$421.53	Respirator & filters
20	Newfoundland Fasteners Limited	\$173.77	Nuts, bolts & screws
21	Pitney Bowes	\$719.81	Lease agreement
22	Peterbilt	\$55.36	Clamp gasket
23	Shears Building Supplies	\$1,033.29	Bits, pool reno's, lumber, storage bins, etc
24	Stewart Mckelvey	\$1,532.38	Professional advice
25	Superior Propane	\$628.48	Cylinder rental & propane for zamboni
26	Traction	\$606.05	Water pump unit 35
27	Toope's Auto	\$45.98	Wipers
28	Western Petroleum	\$1,002.57	Furnace Oil
29	Western Signs	\$16.33	Name tag
30	Western Steel	\$171.59	Fabricate bolt for unit 35
31	Wolseley Canada	\$7,215.30	Water supplies
32	Woodward Motors	\$508.22	Mallets & oil changes on various vehicles

\$26,697.24

(c) Public Works

2026-0309-07 Public Works

Deputy Mayor Lindell Smith/Councillor Keith Park

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for March 3rd, 2026 be adopted as presented.

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

In favor 7; opposed 0. Carried

Public Works

March 3, 2026

Attendees: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Keith Park
Councillor Kerry Jones
Councillor Darren Fitzgerald
Councillor David Hynes
Councillor Andrew Strangemore
Town Manager Jason Young
Town Clerk Lori Humphrey
Director of PW David Thomas
Director of Recreation Glynn Wiseman

Item #	Title	Notes	Action
1.	School zone sign for Ark Academy	New school would like school zone signs installed	Recommend approval to install signs, one near Bennett Ave/ Dr. DD Macdonald drive intersection and other between school and Simmons tire on Bennett Ave

2.	Sand/Salt Shed	Shed needs to have repairs to roof and exterior.	Recommend approval to begin this work in spring
3.	Trailer Court Road	This street needs to be repaired. Water and sewer were installed in early 70's	Recommend that this street be added to the capital works applications in fall.

(d) Environment and Housing

2026-0309-08 Environment and Housing

Councillor Darren Fitzgerald / Councillor Andrew Strangemore

Resolved that the minutes/recommendations for The Town of Deer Lake Environment and Housing for March 3rd, 2026 be adopted as presented.

In Favor:

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

In favor 7; opposed 0. Carried

2026-0309-09 Amendment No 7 Municipal Plan

Councillor Darren Fitzgerald / Deputy Mayor Lindell Smith

RESOLVED that the Town of Deer Lake adopt Amendment No. 7 to the Municipal Plan, and that a Public Hearing be scheduled for March 24th, 2026 to hear objections or other representations regarding the proposed amendments.

In Favor:

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

In favor 7; opposed 0. Carried

2026-0309-10 Amendment No 8 Development Regulations

Councillor Darren Fitzgerald / Councillor Keith Park

RESOLVED that the Town of Deer Lake adopt Amendment No. 8 to the Development Regulations, and that a Public Hearing be scheduled for March 24th, 2026 to hear objections or other representations regarding the proposed amendments.

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

In favor 7; opposed 0. Carried



**Environment & Housing
Agenda March 3, 2026**

Attendance: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Darren Fitzgerald
Councillor Andrew Strangemore
Councillor Kerry Jones
Councillor David Hynes
Councillor Keith Park
Town Manager Jason Young
Director of Public Works and Development David Thomas
Director of Recreation Glynn Wiseman

Jan 1, 2026 - Jan 21, 2026			Jan 1, 2026 – Jan 21, 2026		
	<u>Qty</u>	<u>Construction Value</u>		<u>Qty</u>	<u>Construction Value</u>
<u>Residential</u>			<u>Commercial</u>		
new dwelling	1	\$341,800.00	new building	1	\$2,500,000.00
renovations/improvements			renovations/improvements		
accessory building	1	\$600.00	accessory building		
extension			extension		
change of use			change of use		
deck/patio/ramp			land development		
fencing			sign	1	\$28,400.00

pool / hot tub			temporary vendor permit		
retaining wall					
subdivision					
Residential Total:	2	\$342,400.00	Commercial Total:	2	\$2,528,400.00
Total Permits issued 2026	4	\$2,870,800.00			

Permits issued					
#	Name	Address		Description	Permit #
1	Carol Langdon	13	Fourth Ave	Chicken coop	4217

Other					
#	Name	Address		Description	Action
2			Wallace Place	Interested in parcel of land on Wallace to have rezoned MHD for a group of duplexes.	Recommend that land be rezoned for RHD and then go out for RFP for the land
3	Scotts Transport	6-8	Owen's Dr.	Submitted plans for a new warehouse. Everything meets regulations, but must submit real property report and have Service NL approval before permit is released.	Recommend approval and send letter to service NL that it is approved in principle pending their approval
4	Crown Land		High Street	There is a parcel of crown land on south side of High Street (previously Airport Ave Extension) It can be developed for housing.	Recommend town purchase land from crown land and rezone for development.

New Business added after meeting on March 3

Amendment No 7 – Route 430, Haven of Rest property

Amendment No 8 – Route 430, Haven of Rest property

We have been advised the Development Regulations have been released from provincial government review and a council is required to move to adopt the amendments to allow advertising of the adoption. Motions below:

RESOLVED that the Town of Deer Lake adopt **Amendment No. 7 to the Municipal Plan**, and that a **Public Hearing** be scheduled for **March 24th, 2026** to hear objections or other representations regarding the proposed amendments.

RESOLVED that the Town of Deer Lake adopt **Amendment No. 8 to the Development Regulations**, and that a **Public Hearing** be scheduled for **March 24th, 2026** to hear objections or other representations regarding the proposed amendments.

2026-0309-11 Adjournment

Councillor Kerry Jones

Resolved that since there is no further business that the meeting adjourns at 7:43 pm. Next Meeting scheduled for Monday, March 23rd, 2026.

In Favor:

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

In favor 7; opposed 0. Carried



Mayor Dean Ball



Town Clerk, Lori Humphrey