

Minutes of the regular meeting of council held Monday, July 21<sup>st</sup>, 2026 No. 1514 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

Absent: Councillor Andrew Strangemore

Also in attendance: Town Manager, Jason Young  
Town Clerk, Lori Humphrey  
Public Works Director, David Thomas

Regular meeting of council called to order at 7:34 pm by Mayor Ball

2026-0721-01, Agenda No. 1514

Councillor Kerry Jones / Councillor David Hynes

Resolved to accept the agenda of regular meeting of council, 1514 July 21<sup>th</sup>, 2026.

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

In favor 6; opposed 0. Carried

2026-0721-02, Minutes No. 1512

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved to accept the minutes of regular meeting of council, 1513 June 15<sup>th</sup>, 2026.

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

In favor 6; opposed 0. Carried

2026-0721-03, Special Meeting June 24, 2026

Councillor Keith Park /Councillor David Hynes

Resolved to accept the minutes of special meeting of council June 24<sup>th</sup>, 2026.

In Favor:

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

In favor 6; opposed 0. Carried

2026-0721-04, Special Meeting July 2<sup>nd</sup>, 2026

Councillor Kerry Jones /Councillor David Hynes

Resolved to accept the minutes of regular meeting of council, 1513 July 2<sup>nd</sup>, 2026.

In Favor:

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

In favor 6; opposed 0. Carried

Correspondence

Meeting No. 1514

Date: July 21<sup>th</sup>, 2026

| No | NAME                     | REGARDING                                                        | ACTION |
|----|--------------------------|------------------------------------------------------------------|--------|
| 1  | MAA                      | Memo on difference between property assessment and property tax. | FYI    |
| 2  | WRSB                     | April Newsletter                                                 | FYI    |
| 3  | WRSB                     | Minutes                                                          | FYI    |
| 4  | Municipal Infrastructure | Circular                                                         | FYI    |

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|             |
|-------------|
| (a) Finance |
|-------------|

2026-0721-05, Finance

Councillor Kerry Jones / Councillor Darren Fitzgerald

Resolved that the recommendations for Finance Report for June 9<sup>th</sup>, 2026 be adopted as presented excluding #8.

In Favor:

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

In favor 6; opposed 0. Carried

**Finance Committee Minutes  
July 14, 2026**

**Attendance**

Mayor Dean Ball  
Councillor Kerry Jones  
Councillor Andrew Srtrangemore  
Councillor Keith Park  
Public Works Director Dave Thomas  
Recreation Director Glynn Wiseman

Deputy Mayor Lindell Smith  
Councillor Darren Fitzgerald  
Councillor David Hynes  
Town Manger Jason Young  
Public Works Superintendent Scott Elms

| No. | Vendor               | Amount                                 | Notes                                                                      | Action            |
|-----|----------------------|----------------------------------------|----------------------------------------------------------------------------|-------------------|
| 1.  | Langdon's Lawn Care  | <b>\$11,281.50</b>                     | Invoice for work completed up to and including July 2 <sup>nd</sup> , 2026 | Recommend Payment |
| 2.  | Baird and Associates | <b>\$2,185.00</b><br><b>\$2,185.00</b> | Haven of Rest<br><br>Deer Lake Regional Airport                            | Recommend Payment |

|     |                                      |                                                                |                                           |                                 |
|-----|--------------------------------------|----------------------------------------------------------------|-------------------------------------------|---------------------------------|
| 3.  | Generator – Chlorine Building        | <b>\$59,430</b>                                                | Quotes obtained and attached              | Recommend Western Pump          |
| 4.  | K&D Pratt                            | <b>\$53,058.87</b>                                             | Deer Lake Fire Rescue – Mask Washer       | Recommend Payment               |
| 5.  | Timberstone                          | <b>\$ 14,550.38</b><br><b>\$34,610.40</b><br><b>\$8,299.55</b> | Asphalt patching in various areas in town | Recommend Payment               |
| 6   | B & S Trucking                       | <b>\$40,575.62</b>                                             | Spring Cleanup 2026                       | Recommend Payment               |
| 7   | Resident Tire Damage                 | <b>\$170.20</b>                                                | Tire damaged June 15th                    | Recommend denial                |
| 8   | Motion for Sale of land              |                                                                | See below                                 |                                 |
| 9   | Service Trailer Recreation           | <b>\$5,100</b>                                                 | Quotes have been obtained                 | Recommend Payment               |
| 10  | Follow-Up: Municipal Support Request | <b>\$2,500</b>                                                 | Go Western Newfoundland                   | Recommend Payment               |
| 11. | Main Lift Station                    | <b>\$37,191</b>                                                | Change Order #1                           | Recommend Payment               |
| 12. | Cahill invoice J008450               | <b>\$367,269.69</b>                                            | Main Lift Station                         | Recommend Payment               |
| 13. | Tax Recovery Plan                    |                                                                | See attached documents for approval       | For Council Review and Approval |
| 14. | Marine Contractor                    | <b>\$190,368.11</b>                                            | Main Dam Road.TI approved July 16         | Recommend Payment               |
| 15  | CBCL                                 | <b>7,886.70</b><br><b>\$25,900.88</b>                          | Main Lift Sation                          | Recommend Payment               |

#### 2026-0721-06, Land Sale for Industrial Park

Councillor Kerry Jones / Deputy Mayor Lindell Smith

BE IT RESOLVED that the Town of Deer Lake proceed with a public sealed bid process for the sale of municipally owned property identified as Lots 25 and 27 Yetman Drive, located within the Veterans Memorial Industrial Park, comprising approximately 4.31 acres, with sealed bids to be received until 4:00 p.m. on Friday, August 7, 2026, in accordance with the terms and conditions established by the Town.

FURTHER BE IT RESOLVED that the sale be conducted as a two-stage sealed bid process, whereby the first stage invites bids for the entire 4.31-acre parcel, and the second stage

invites bids for the property divided into two approximately equal parcels, should Council determine it is in the Town's best interest to consider that option.

FURTHER BE IT RESOLVED that the fair market value of the property is established at \$65,000 per acre, and that any recommended sale below fair market value, including the highest bid received, shall be subject to the approval of Deer Lake Town Council before the completion of the sale.

FURTHER BE IT RESOLVED that the Town of Deer Lake reserves the right to accept or reject any or all bids and that the highest bid shall not necessarily be accepted where Council determines that acceptance is not in the best interests of the Town.

FURTHER BE IT RESOLVED that the Chief Administrative Officer is authorized to advertise the property for sale in accordance with the terms approved by Council.

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

In favor 6; opposed 0. Carried

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|------------------|
| (b) Tax Recovery |
|------------------|

2026-0721-07, Tax Recovery Summary

Councillor Kerry Jones / Councillor Keith Park

Resolved that the Tax Recovery Summary for 2025 be adopted.

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

In favor 6; opposed 0. Carried

**Taxes Receivable Summary Templates for 2025**

**Option 1: For Those Municipalities that Report All Taxes Receivable Together**

**The Municipality of**

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**Tax Receivable Summary**  
**December 31, 2025**

|                                                                          |                                           | Total Receivable |                      | Accounts With Payment Plan* |                      |
|--------------------------------------------------------------------------|-------------------------------------------|------------------|----------------------|-----------------------------|----------------------|
|                                                                          |                                           | Tax Payers #     | Amount \$            | Tax Payers #                | Amount \$            |
| <b>Taxes Receivable</b>                                                  |                                           |                  |                      |                             |                      |
| A                                                                        | Owed for current tax year (2024)          | 347              | \$ 117,254.66        | 225                         | \$ 24,449.35         |
| B                                                                        | Owed for preceding tax year (2023)        | 54               | \$ 87,343.76         | 35                          | \$ 45,423.02         |
| C                                                                        | Owed for two years preceding (2022)       | 26               | \$ (42,905.84)       | 14                          | \$ 18,961.26         |
| D                                                                        | Owed for three years preceding (2021)     | 12               | \$ 16,706.22         | 6                           | \$ 9,198.97          |
| E                                                                        | Owed for four years preceding (2020)      | 6                | \$ 11,870.97         | 3                           | \$ 5,038.50          |
| F                                                                        | Owed for over four years (2019 and older) | 8                | \$ 13,147.67         | 3                           | \$ 5,233.15          |
| <b>Total Taxes Receivable (Dec 31)</b><br><b>(A + B + C + D + E + F)</b> |                                           | <b>453</b>       | <b>\$ 203,417.44</b> | <b>286</b>                  | <b>\$ 108,304.25</b> |

|                                                             |                    |  |
|-------------------------------------------------------------|--------------------|--|
| <b>Allowance for Doubtful Accounts for Taxes Receivable</b> | <b>\$74,419.70</b> |  |
|-------------------------------------------------------------|--------------------|--|

\* If there are town residents on a Formal Tax Payment Plan, please ensure the "Accounts with Payment Plan" Section is completed.

2026-0721-08, Tax Recovery Plan 2026

Councillor Kerry Jones / Councillor Darren Fitzgerald

Resolved that the Tax Recovery Plan for 2026 be adopted.

In Favor:

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

In favor 6; opposed 0. Carried

**MUNICIPALITY OF DEER LAKE**

**Tax Recovery Plan Dated December 31, 2025**

**Tax Recovery Actions and Plans for the Municipal Fiscal Year 2026**

Date Created: May 6, 2026

Date Amended: . 20

#### **A. Status of the Objectives of the Tax Recovery Plan dated December 31, 2024:**

The Town was able to recover 98.35% of the outstanding and current taxes receivable for the year ended December 31, 2025. The objective stated for the Tax Recovery Plan dated December 31, 2024 was 90%.

Summary of reasons for **meeting** / **not meeting** the 2024 objective include:

We need an overview what worked:

1. The Actions that worked included:
  - A. More flexible payment options
2. The actions that we need to look at changing include:
  - A. Vacant Land gone for title searches by lawyers are taking years to complete, we are put to bottom of list behind searches for restate sales
  - B. Water Shut offs need to be followed through

#### **B. The Objectives of the Tax Recovery Plan Dated December 31, 2024**

The Town's objective is to recover 90% of all of the outstanding tax receivable by December 31, 2026.

In order to ensure the availability of sufficient municipal services, it is important that residents and businesses make their payments to Council by March 31, 2026, or otherwise be placed on the Town's arrears listing and held subject to the Town's arrears recovery actions as presented in this report.

Under the Government of Newfoundland and Labrador's Community Sustainability Partnership (CSP), the Town must implement and maintain a Tax Recovery Plan and Tax Receivable Summary by establishing objectives, timelines and procedures to recover unpaid taxes from the current and previous years.

The Town is subject to these accountability measures in order to receive future Municipal Operating Grant (MOG) funding and a share of Provincial Gas Tax Revenue Sharing funding.

The Town must also present municipal audited annual financial statements in compliance with Public Sector Accounting Board (PSAB) standards and an approved annual budget to receive municipal operating grants.

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Moreover, the Town will take all reasonable actions towards the recovery of taxes in arrears while ensuring the tax recovery process being followed is fair and reasonable to the tax payer and the Town, and within the authority provided under the *Municipalities Act, 1999*.

#### Tax Year Planning Schedule

- Tax Notices are mailed out By the end of January 2026;
  - Taxes are due on March 31, 2026;
  - Taxes are considered unpaid after April 1, 2026; and,
- Taxes are considered

#### (c) Cheque Ledger

##### 2026-0721-09, Cheque Ledger Report

Councillor Kerry Jones / Councillor Keith Park

Resolved that the Town of Deer Lake accepts the cheque ledgers for June 19<sup>th</sup> and July 19<sup>th</sup> as presented.

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

In favor 6; opposed 0. Carried

#### **Town of Deer Lake**

#### **Regular Accounts Payable Report**

**Date: June 19, 2026**

| No. | Name of Supplier | Amount Owing | Notes           |
|-----|------------------|--------------|-----------------|
| 1   | ADS Media        | \$1,380.00   | Annual ad       |
| 2   | B & S Trucking   | \$3,558.78   | Class A stock   |
| 3   | Brandt Tractor   | \$295.93     | Gasket & v-belt |

|    |                            |             |                                                  |
|----|----------------------------|-------------|--------------------------------------------------|
| 4  | Brogan Fire                | \$5,106.00  | Hoses, foam & camera - Fire dept.                |
| 5  | Browning Harvey            | \$3,045.93  | Drinks for vending machine                       |
| 6  | Byron's Shoe & Tarp        | \$389.68    | Rags, rubber boots, gloves etc.                  |
| 7  | C.M Equipment              | \$4,314.29  | Parts for unit 109                               |
| 8  | Canadian Red Cross         | \$292.50    | First aid training                               |
| 9  | Chandler                   | \$176.51    | Shower curtains                                  |
| 10 | Computers & Communications | \$1,380.00  | Support                                          |
| 11 | Deer Lake Home Hardware    | \$625.41    | Coat racks, asphalt blades, tape, cement etc.    |
| 12 | Glynn Wiseman              | \$1,862.93  | Supplies for Strawberry Fest.                    |
| 13 | Graybar                    | \$517.16    | Strunt                                           |
| 14 | Harvey & Company           | \$84.67     | Air & oil filters                                |
| 15 | Hitech Communication       | \$1,556.71  | Monthly AVL's, data plan, belt hook              |
| 16 | Humber Motor Ford          | \$93.22     | Vehicle part                                     |
| 17 | Islandwide Promotions      | \$10,933.88 | Town merch                                       |
| 18 | J.N Automotive             | \$34.34     | Drill bits                                       |
| 19 | Mcloughlan Supplies        | \$1,661.05  | Timed delay, wire, ties, supplies                |
| 20 | Rudy's Transportation      | \$69.00     | Various locations                                |
| 21 | Shears Building Supplies   | \$2,852.62  | Lumber, pot lights, connectors, Pool reno's etc. |
| 22 | Traction                   | \$144.29    | Oil, fuel & air filter                           |
| 23 | Toope's Auto               | \$83.86     | Trouble light                                    |
| 24 | Tow Fast                   | \$37.20     | Oil mix                                          |
| 25 | Western Signs              | \$51.75     | Sign                                             |
| 26 | Western Star Trucks        | \$672.62    | Tube & Sealing                                   |
| 27 | Western Steel Works        | \$510.89    | Welding wire, roll plate, roll & tube            |
| 28 | Wolseley Canada            | \$1,907.31  | Sewer Tape                                       |

|    |              |            |               |
|----|--------------|------------|---------------|
| 29 | Wurth Canada | \$2,374.78 | Shop supplies |
|----|--------------|------------|---------------|

\$46,013.31

### Town of Deer Lake

#### Regular Accounts Payable Report

**Date: July 09, 2026**

| No. | Name of Supplier           | Amount Owing | Notes                                           |
|-----|----------------------------|--------------|-------------------------------------------------|
| 1   | A & C Enterprises          | \$560.87     | Monthly mats                                    |
| 2   | Adams Alternator & Starter | \$448.45     | A/C fan in Unit 117                             |
| 3   | Air Liquide                | \$2,161.54   | Cylinder rentals, CO2 pool and acetylene        |
| 4   | Atlantic Industries        | \$303.46     | Culvert                                         |
| 5   | B & S Trucking             | \$11,606.20  | Class A & B Stone, dumpster rental & pool renos |
| 6   | Battlefield Equipment      | \$983.25     | Traffic light rental                            |
| 7   | Brandt Tractor             | \$99.45      | Thermostate                                     |
| 8   | Brenntag Canada            | \$18,137.30  | Chlorine                                        |
| 9   | Byron's Shoe & Tarp        | \$200.96     | Gloves, earplugs, straps                        |
| 10  | C.M Equipment              | \$4,314.29   | Parts for Unit 109                              |
| 11  | Canadian Safety Equipment  | \$524.86     | Flash lights - Fire Dept.                       |
| 12  | Central Offcie Equipment   | \$623.90     | Service agreement                               |
| 13  | Coleman's                  | \$310.11     | Bowling supplies                                |
| 14  | Computers & Communications | \$1,380.00   | Monthly Support                                 |
| 15  | Day & Ross                 | \$272.78     | Shipping                                        |
| 16  | Deer Lake Foodland         | \$2,773.58   | Supplies for various events                     |
| 17  | Deer Lake Home Hardware    | \$587.52     | Paint, screws, rope, knife, oil, bags etc.      |
| 18  | Deer Lake Truck & Tire     | \$4,245.37   | MVI unit 43                                     |

|    |                                   |             |                                                     |
|----|-----------------------------------|-------------|-----------------------------------------------------|
| 19 | Humber Ready Mix                  | \$500.25    | George Aaron Drive                                  |
| 20 | J.N Automotive                    | \$1,245.38  | Shop supplies, switches, filters, battery terminals |
| 21 | JCL Investments                   | \$2,967.00  | Catch basins & rings                                |
| 22 | Joe Johnson Equipment             | \$2,518.37  | Parts for unit 47                                   |
| 23 | K.C Reid                          | \$211.31    | Supplies                                            |
| 24 | Mcloughlan Supplies               | \$1,875.33  | Light bulbs, lanyard, cable, hard hats etc.         |
| 25 | Municipal Assessment Agency       | \$36,621.00 | 1st & 2nd Quarter                                   |
| 26 | O'Brein's Mechanical              | \$414.00    | Tire Repair                                         |
| 27 | Paint Shop                        | \$1,316.00  | Pool reno's and field marker                        |
| 28 | PhoneTech                         | \$98.98     | 3rd Quarter                                         |
| 29 | Purolator                         | \$67.80     | Shipping                                            |
| 30 | Rentokil Canada                   | \$79.35     | Monthly pest control - Hodder                       |
| 31 | S & R Excavation                  | \$1,150.00  | Tree removal                                        |
| 32 | Shears Building Supplies          | \$640.52    | GFI's, bolts, washers, lumber, pot lights etc.      |
| 33 | Superior Propane                  | \$34.22     | Cylinder rentals                                    |
| 34 | Tow Fast                          | \$538.09    | Chainsaw safety supplies                            |
| 35 | Western Signs                     | \$522.10    | Various signs                                       |
| 36 | Western Steel Works               | \$200.24    | Steel plate                                         |
| 37 | Williams' Building Supplies       | \$3,305.74  | Pool reno's, Lumber, SAR etc                        |
| 38 | Western Regional Waste Management | \$23,552.04 | June Waste                                          |

\$127,391.61

(d) Public Works

2026-0721-10 Public Works

Deputy Mayor Lindell Smith / Councillor Keith Park

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for July 14<sup>th</sup>, 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

In favor 6; opposed 0. Carried

**Public Works  
July 14, 2026**

**Attendees:**

All council  
Town Manager Jason Young  
Director of Recreation Glynn Wiseman  
Director Public Works David Thomas  
PW Superintendent Scott Elms

| Item # | Title                               | Notes                                                                                                                                                                                                                                                                                                   | Action                                                                                   |
|--------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1.     | Waterline to Reidville measurements | 150 mm 2350 m<br>200mm 1882m<br>300mm 1029m<br>400mm 437m                                                                                                                                                                                                                                               | Recommend to have costing for these waterlines and have an in-line water meter installed |
| 2.     | Main Lift station                   | New schedule is in place. Started last week. Mechanical beginning this week                                                                                                                                                                                                                             | FYI                                                                                      |
| 3.     | Work schedule                       | Line painting started last week<br>Pot hole repair on going<br>Hydrant repairs 2 to repair on schedule to be completed<br>Nicholsville road lift station barrier on schedule to be completed.<br>Flashing crosswalk sign. Ordered waiting on delivery. Will be installed on Bennett ave near playground | FYI                                                                                      |
| 4.     | Bolt supplier                       | Received 3 quotes                                                                                                                                                                                                                                                                                       | Recommend that we will go with Wurth                                                     |

|    |                            |                                                                                                                                                                  |                                                                                                                                                                                  |
|----|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                            |                                                                                                                                                                  | and have them stock the bolt bins                                                                                                                                                |
| 5. | 34 Garden Rd               | 34 Garden Road Getting water from neighbor's yard. We recommended a solution but wants town to do work                                                           | Recommend that we put a storm water stub at his property that he can tie into                                                                                                    |
| 6. | Generator chlorinator      | Getting 3 quotes. Over \$50,000 for diesel and \$24,000 for propane                                                                                              | Recommend that we go with a diesel generator                                                                                                                                     |
| 7. | 4 Oakes Road               | 4 Oakes Road. gap in asphalt between street and her paved driveway. Originally it was for water runoff. It is washing out and would like to have issue resolved. | Recommend that we have PW superintendent to visit site and have repair done to end of driveway. An asphalt gutter                                                                |
| 8. | Goose Arm Rd and Scott Dr. | There are many potholes and road is deteriorating in many places. Need to have both roads reconstructed                                                          | Recommend that temporary patching to be done on roads until a more permanent repair or road reconstruction can be completed. PW superintendent will schedule for upcoming weeks. |

#### (e) Environment and Housing

##### 2026-0721-11 Environment and Housing

Councillor Darren Fitzgerald/ Councillor Keith Park

Resolved that the minutes for The Town of Deer Lake Environment and Housing for July 14<sup>th</sup>, 2026 be adopted as presented excluding items 57 and 60.

In Favor:

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

In favor 6; opposed 0. Carried

2026-0721-12 Environment and Housing

Councillor Darren Fitzgerald/ Deputy Mayor Lindell Smith

Resolved that the minutes for The Town of Deer Lake Environment and Housing for July 14<sup>th</sup>, 2026 be adopted as presented item 57 only.

In Favor:

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

In favor 6; opposed 0. Carried

2026-0721-12 Rezoning Trailer Court Road (West Side)

Councillor Darren Fitzgerald/ Councillor Keith Park

Resolved that The Town of Deer Lake begin the process of rezoning the property on the west side of Trailer Court Road from commercial to residential high density.

In Favor:

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

In favor 6; opposed 0. Carried

## Environment & Housing

## Agenda July 14, 2026

**Attendees:**

All council

Town Manager Jason Young

Director of Recreation Glynn Wiseman

Director Public Works David Thomas

PW Superintendent Scott Elms

|                             |            |                           | <u>Construction</u>         |            |              |
|-----------------------------|------------|---------------------------|-----------------------------|------------|--------------|
| Jan 1, 2026 – July 10, 2026 | <u>Qty</u> | <u>Construction Value</u> | Jan 1, 2026 – July 10, 2026 | <u>Qty</u> | <u>Value</u> |

**Residential**

|                          |    |                |
|--------------------------|----|----------------|
| new dwelling             | 14 | \$5,166,800.00 |
| renovations/improvements | 31 | \$113,130.00   |
| accessory building       | 25 | \$545,238.20   |
| extension                | 4  | \$83,000.00    |
| change of use            | 0  | \$0.00         |
| deck/patio/ramp          | 23 | \$156,300.00   |
| fencing                  | 22 | \$89,900.00    |
| pool / hot tub           | 0  | \$0.00         |
| retaining wall           | 0  | \$0.00         |
| subdivision              | 1  | \$0.00         |

**Commercial**

|                          |   |                 |
|--------------------------|---|-----------------|
| new building             | 5 | \$28,900,000.00 |
| renovations/improvements | 3 | \$252,800.00    |
| accessory building       | 0 | \$0.00          |
| extension                | 0 | \$0.00          |
| change of use            | 0 | \$0.00          |
| land development         | 4 | \$3,500.00      |
| sign                     | 2 | \$33,400.00     |
| temporary vendor permit  | 0 | \$0.00          |

|                           |            |                       |                          |           |                        |
|---------------------------|------------|-----------------------|--------------------------|-----------|------------------------|
| <b>Residential Total:</b> | <b>120</b> | <b>\$6,154,368.20</b> | <b>Commercial Total:</b> | <b>14</b> | <b>\$29,189,700.00</b> |
|---------------------------|------------|-----------------------|--------------------------|-----------|------------------------|

|                           |            |                        |
|---------------------------|------------|------------------------|
| Total Permits issued 2026 | <b>134</b> | <b>\$35,344,068.20</b> |
|---------------------------|------------|------------------------|

**Permits issued**

| #  | Name                             | Address |                     | Description               | Permit # |
|----|----------------------------------|---------|---------------------|---------------------------|----------|
| 1  | Baldwin, Karl                    | 10      | MAIN DAM ROAD       | Shingles                  | 4313     |
| 2  | Compagnon, Jonathan              | 26      | AMANDA AVENUE       | Land Development          | 4314     |
| 3  | Baker, Matthew & Melissa         | 5       | WILLIAM'S AVENUE    | Shingles                  | 4316     |
| 4  | Campbell's Contracting           | 5       | NICHOLSVILLE ROAD   | Demolition of Duplex      | 4318     |
| 5  | Gosney, Norman & Sharon & Gordon | 71      | MIDDLE ROAD         | Reshingle Roof            | 4319     |
| 6  | Goodman, John                    | 34      | George Aaron Drive  | Deck                      | 4320     |
| 7  | Gale, Matthew                    | 9       | Mountain View Place | Ext to garage             | 4321     |
| 8  | Goosney, Paul                    | 108     | George Aaron Drive  | Shingles                  | 4322     |
| 9  | Dredge, Mitchell                 | 8A      | Jack's Place        | New Dwelling              | 4324     |
| 10 | Simon, Barbara                   | 1       | Cross's Lane        | Garage                    | 4325     |
| 11 | Companion, Joseph                | 13      | RIVERSIDE DRIVE     | Greenhouse                | 4326     |
| 12 | Pentecostal                      | 14      | JEDDORE'S LANE      | Fence                     | 4327     |
| 13 | Pennell, Larry                   | 56      | MIDDLE ROAD         | Deck/Wheelchair Ramp      | 4328     |
| 14 | Kirby, John                      | 11      | Kennedy Street      | Attached Garage           | 4329     |
| 15 | Jones, Kerry                     | 4       | MAYOR AVENUE        | Deck Repair               | 4330     |
| 16 | Sutton, Anthony                  | 12      | JEDDORE'S LANE      | Garage                    | 4331     |
| 17 | Hall, Hugh                       | 2       | Colbourne Street    | Shed                      | 4332     |
| 18 | Lush, Daisy                      | 7       | High Street         | Renewal Permit 3770 Fence | 4333     |

|    |                   |     |                     |                                  |      |
|----|-------------------|-----|---------------------|----------------------------------|------|
| 19 | Saunders, James   | 17  | MIDDLE ROAD         | Shed                             | 4334 |
| 20 | Vokey, Roy        | 27  | Fifth Avenue        | Replace Windows                  | 4335 |
| 21 | Billard, Mandy    | 54  | GOOSE ARM ROAD      | Replace Deck                     | 4336 |
| 22 | Critch, Todd      | 11  | WILLIAM'S AVENUE    | Fence                            | 4337 |
| 23 | Gale, Matthew     | 9   | Mountain View Place | Fence                            | 4338 |
| 24 | Hoven, James      | 55  | MIDDLE ROAD         | Replace Railing & General Repair | 4339 |
| 25 | Lilly, Paul       | 6   | WILLIAM'S AVENUE    | Fence                            | 4340 |
| 26 | Barney, Travis    | 15  | Wallace Place       | Gazebo                           | 4341 |
| 27 | McCarthy, Duane   | 43  | GOOSE ARM ROAD      | Deck                             | 4342 |
| 28 | 85260 NL          | 29  | REID'S LANE         | Fence                            | 4343 |
| 29 | Luther, Robert    | 15  | OLD BONNE BAY ROAD  | Replace Facia                    | 4344 |
| 30 | Luther, Robert    | 15  | OLD BONNE BAY ROAD  | Deck                             | 4345 |
| 31 | Perry, Dwayne     | 15  | Ridgeview Road      | Shed                             | 4346 |
| 32 | Weir, Roger       | 6   | Morey Avenue        | Gazebo                           | 4347 |
| 33 | TDL Group         | 12  | COMMERCE STREET     | Renovations                      | 4348 |
| 34 | Ledrew, Lisa      | 34  | MURDOCH DRIVE       | Fence                            | 4349 |
| 35 | Marco Group       | 15  | Premier Drive       | Renewal Permit #3981             | 4350 |
| 36 | Young, Kevin      | 18  | AMANDA AVENUE       | New Dwelling                     | 4351 |
| 37 | Hall, Hugh        | 2   | Colbourne Street    | Deck                             | 4352 |
| 38 | Whalen, Stephen   | 174 | NICHOLSVILLE ROAD   | Replace Doors                    | 4353 |
| 39 | Dennis, Elizabeth | 16  | Mountain View Place | Shingles                         | 4354 |
| 40 | McKay, Linda      | 4   | RIVERBANK ROAD      | Covered front step               | 4355 |
| 41 | Cooper, Matthew   | 22  | LUSH'S LANE         | Windows and Siding               | 4356 |
| 42 | Reid, Donna       | 20  | AIRPORT AVENUE      | Wood Shed                        | 4357 |
| 43 | Williams, Bradley | 23  | AMANDA AVENUE       | Roof Repair                      | 4358 |
| 44 | Ball, Timothy     | 3   | SCOTT DRIVE         | Extension 32x32                  | 4359 |

| New Businesses |                     |         |                |                                                                                                                           |                                                              |
|----------------|---------------------|---------|----------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| #              | Name                | Address |                | Description                                                                                                               | Action                                                       |
| 45             | West Coast Hair Co. | 1       | Jeddore's Lane | Home Based Business – Hair Salon.<br>Discretionary use.<br><br>Advertised June 12, responses due by June 22, no response. | Recommend approval, pending service NL approval              |
| 46             | High Street Market  | 7       | High Street    | Home Based Business – Baked Goods, Crafts (Market).<br>Discretionary use.                                                 | Recommend to deny for a home-based business because there is |

|    |                                      |     |                 |                                                                                                                                                                                                                                                              |                                                                                                                                                                |
|----|--------------------------------------|-----|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                      |     |                 | <p>Advertising response due June 30<sup>th</sup>, July 13rd deadline to respond, no response.</p> <p>There is no home here. Property purchased a few years ago with the home torn down and garage left. Property owner looking for ways to use property.</p> | no home on property. Would have to be rezoned to commercial to have business set up at this location                                                           |
| 47 | McKay's Landscaping                  | 97B | Goose Arm Road  | <p>Home Based Business – Landscaping.</p> <p>Advertised June 12, responses due by June 22, 1 response.</p>                                                                                                                                                   | Recommend approval but contact respondent with information on business and contact business owner informing that equipment can not be stored on home property. |
| 48 | Brown's Mechanical Services & Repair | 15  | Goose Arm Road  | <p>Home Based Business – Mechanical Services.</p> <p>Advertised June 12, responses due by June 22, No response.</p>                                                                                                                                          | Recommend defer for more information                                                                                                                           |
| 49 | Goodvibes Getaway                    | 2   | Birchview Place | <p>Requesting permission to advertise under discretionary use for Home based business – Nightly Rental</p>                                                                                                                                                   | Recommend approval pending Service NL approval                                                                                                                 |
| 50 | S&E Pressure Washing                 | 30  | High Street     | <p>Requesting permission to advertise under discretionary use for Home based business – Mobile pressure washing</p>                                                                                                                                          | Recommend defer for more information                                                                                                                           |
| 51 | LSW Wear Parts Ltd.                  | 16  | Wellon Drive    | <p>Commercial retail of heavy equipment and process equipment parts. In CLI zone, permitted use.</p>                                                                                                                                                         | Recommend approval, pending service NL approval                                                                                                                |
| 52 | Ducky's Barbershop                   | 45  | Main Street     | <p>Barbershop, TC zone permitted use.</p>                                                                                                                                                                                                                    | Recommend approval, pending service NL approval                                                                                                                |

| Discretionary Uses |                 |         |                  |                                                                                                    |                                                 |
|--------------------|-----------------|---------|------------------|----------------------------------------------------------------------------------------------------|-------------------------------------------------|
| #                  | Name            | Address |                  | Description                                                                                        | Action                                          |
| 53                 | Jason Humphry   | 20      | Riverside Drive  | Chicken Coop Discretionary use.<br><br>Advertised June 12, responses due by June 22, 2 responses.  | Recommend to defer for more information         |
| 54                 | Justin Wentzell | 16      | Amanda Ave       | Chicken Coop Discretionary use.<br><br>Advertised June 12, responses due by June 22, no responses. | Recommend to defer for more information         |
| 55                 | Off The Hook    | 37      | Old Bonne Bay Rd | Subsidiary Apartments Discretionary use.<br><br>Advertised June 12, responses due by June 22,      | Recommend Approval, pending Service NL approval |

| Other |                         |         |                    |                                                                                                                                   |                                                                             |
|-------|-------------------------|---------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| #     | Name                    | Address |                    | Description                                                                                                                       | Action                                                                      |
|       |                         |         |                    |                                                                                                                                   |                                                                             |
| 56    | John Goulding           |         | Fourth Avenue      | MAA: ?? need to know size first<br>Price:<br>Legal Fees: Purchaser to pay<br>Survey: Purchaser to pay                             | Recommend to get information and contact purchaser with details             |
| 57    | Deer Lake Home Hardware |         | Queen Street       | MAA: \$37,500<br>Price:<br>Legal Fees: Purchaser to pay<br>Survey: Purchaser to pay                                               | Recommend to give price to purchaser                                        |
| 58    | Lisa Goodman            | 34      | George Aaron Drive | Land next to her property, easement for land in back behind Meadow Lane. Wondering if this would be sold, would like to purchase. | Recommend to deny. This land is a road easement for property located nearby |

|    |              |     |                    |                          |                                                   |
|----|--------------|-----|--------------------|--------------------------|---------------------------------------------------|
| 59 | Scott Bungay | 1-3 | Lakeside Drive     | Land behind his building | Recommend to deny. This land is protected highway |
| 60 |              |     | Trailer Court Road | Re-Zoning                |                                                   |

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| (f) Recreation |
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2026-0721-14 Recreation

Councillor David Hynes / Councillor Darren Fitzgerald

Resolved that the minutes/recommendations for The Town of Deer Lake Recreation Committee for July 14<sup>th</sup>, 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

In favor 6; opposed 0. Carried

**Recreation Committee**  
**July 14, 2026**

**Attendees:**

All council  
Town Manager Jason Young  
Director of Recreation Glynn Wiseman  
Director Public Works David Thomas  
PW Superintendent Scott Elms

| Item # | Title | Notes | Action |
|--------|-------|-------|--------|
|--------|-------|-------|--------|

|    |                               |                                                                                                                                                                                                                                                  |     |
|----|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 1. | Annex Gym Floor               | Some gym users have reported that the gym floor is slippery. We purchased and applied a cleaner specifically designed for our sports flooring, and we noticed a significant difference to the flooring.                                          | FYI |
| 2. | Beach Cleanup                 | With the water level in Deer Lake now receded sufficiently, the recreation department will hire a contractor to conduct a second beach cleanup. After which, the recreation department will install the beach volleyball court and the Mobi Mats | FYI |
| 3. | Boat launch and Swimming area | As the water level in the Humber River decreases, the recreation department will adjust the design of the boat launch docks and will install the swimming area dock along with a roped-off swimming area.                                        | FYI |
| 4. | New Dog Park                  | Now that the grass has had time to take hold in the new dog park. The park has reopened for the general public to use                                                                                                                            | FYI |

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| (g) Health and Wellness |
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2026-0721-15 Health and Wellness

Councillor Keith Park/ Deputy Mayor Lindell Smith

Resolved that the minutes/recommendations for The Town of Deer Lake Health and Wellness Committee for June 30<sup>th</sup>, 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

In favor 6; opposed 0. Carried

Health and Wellness Committee  
June 30<sup>th</sup>, 2026

In Attendance:

Councillor Keith Park

Councillor David Hynes

Town Clerk Lori Humphrey

Carmelita Morgan

Tina Oake

Susan Legge

June Park

|   |                         |                                                                                                                                                                                                                                                                                                                                          |                                                                                          |
|---|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1 | Health Care Infusion    | Tod Maffin "Canadian Healthcare Infusion" (Discord) <i>The Healthcare Infusion</i> is a volunteer-driven national movement connecting doctors, nurses, and other healthcare professionals with the Canadian communities that need them most.                                                                                             | Susan is going to inquire if this is something that any of her colleges have hear about. |
| 2 | Walking Trail Exercises | Different stops along the trail where there will be signs with exercises on it<br><br><a href="https://hvftoday.com/index.php/fitness-trail">https://hvftoday.com/index.php/fitness-trail</a> here is a link to an example. Not as elaborate but this is the idea. We would use what is already availed i.e. benches, railing, trees.... | Deferred                                                                                 |
| 3 | Town Search             | Pick item for residents to find throughout the town, partner with local food establishment for prizes and encourage resident to visit establishment                                                                                                                                                                                      | Will run approx. 8 weeks depending on will participates.                                 |
| 4 | Main Street Market      | Will set up a tent for rest area with shade and water. Would like to purchase a banner for the tent, put suggestion box and have information on the Health and Wellness Committee                                                                                                                                                        | Recommend approval                                                                       |
| 5 | Grants                  | Atlantic Lotto – need more info<br>FCC Community Funding – Apply for community garden<br>Community Garden Support – Apply for community garden                                                                                                                                                                                           |                                                                                          |

|  |  |                                                                                                                        |  |
|--|--|------------------------------------------------------------------------------------------------------------------------|--|
|  |  | New Horizons – Generations Together:<br>Passing It On. Skills and traditions<br>passed from one generation to another. |  |
|--|--|------------------------------------------------------------------------------------------------------------------------|--|

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| (g) Emergency Plan |
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2026-0721-16 Emergency Plan

Councillor Keith Park/ Deputy Mayor Lindell Smith

Resolved that the Emergency Plan for the Town of Deer Lake Health 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

In favor 6; opposed 0. Carried

2026-0721-17 Adjournment

Councillor Kerry Jones

Resolved that since there is no further business that the meeting adjourns at 8:35pm. Next Meeting scheduled for Monday, August 17th, 2026.

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

In favor 6; opposed 0. Carried




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Mayor Dean Ball

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Lori Humphrey, Town Clerk

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