

Minutes of the regular meeting of council held Monday, August 17st, 2026 No. 1515 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
Town Clerk, Lori Humphrey
Public Works Director, David Thomas
Director of Recreation Community Services, Glynn Wiseman

Regular meeting of council called to order at 7:37 pm by Mayor Ball

2026-0817-01, Agenda No. 1515

Councillor Kerry Jones / Councillor David Hynes

Resolved to accept the agenda of regular meeting of council, 1515 August 17th, 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

2026-0817-02, Minutes No. 1514

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved to accept the minutes of regular meeting of council, 1514 July 21th, 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. 1515

Date: August 17th, 2026

No	NAME	REGARDING	ACTION
1	73 Royal Canadian Sea Cadet Corp	Recruiting and Outreach Event – September 2026	Will we participate
2	Municipal Assessment Agency	Update	FYI
3	Department of Municipal and Community Affairs	ATIPPA Statutory Review	FYI
4	Dept of Forestry, Agriculture and Lands Emergency Services Division	Emergency Plan requirements	FYI
5	Dept of Forestry, Agriculture and Lands	Follow-up on Renaming Goose Arm Brook to Goose Arm River	FYI
6	MNL	Annual Conference November 5-7, St. John's. Deadline to register is October 15. Deadline for cancelation is 21 days before the conference (75% refund)	Please let Town Clerk know if you are planning to attend.

(a) Finance

2026-0817-03, Finance

Councillor Kerry Jones / Councillor Darren Fitzgerald

Resolved that the recommendations for Finance Report for August 11th, 2026 be adopted as presented excluding #7.

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

2026-0817-04, Finance

Councillor Kerry Jones / Councillor Andrew Strangemore

Be it resolved that the Council of the Town of Deer Lake accept the bid submitted by 10259 Newfoundland Inc. in the amount of \$346,311.10 for the purchase of the Town-owned property located at 25–27 Yetman Drive, arising from the Town's recent public land auction, subject to the terms and conditions of the auction and completion of all required legal and closing documentation

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
August 11, 2026

Attendance:

Mayor Dean Ball
Councillor Kerry Jones
Councillor Andrew Srtrangemore
Councillor Keith Park
Town Clerk Lori Humphrey
Director Glynn Wiseman

Deputy Mayor Lindell Smith
Councillor Darren Fitzgerald
Councillor David Hynes
Town Manger Jason Young
Public Works Director Dave Thomas Recreation

No.	Vendor	Amount	Notes	Action
1.	Ridgeview Contracting	\$12,420	Beach Clean up	Recommend Payment
2.	Long Range Outdoors	\$1,600	Outboard motor for SAR	Recommend Payment

3.	ASDA Holdings	\$6,900	Beach Clean-up June 2026	Recommend Payment
4.	Western Pump	\$7,460.71 \$5,904.29	Lift station pump repairs Lift Station Pump Repairs	Recommend Payment
5.	Marine Contractors	\$4,297.55	Asphalt 20 Tonnes, Road repairs – Goose Arm Road	Recommend Payment
6.	Voyent Alert	\$3,900+HST	Renewal of subscription for notification service.	Recommend Payment
7.	Land Auction Results		Brook Construction (10259 Newfoundland Inc.) \$346,311.10 \$80,500/acre GDR Enterprise \$115,000 \$26,781.75/acre Premium Enterprise \$115,000, \$26,781.75/acre	Motion below
8.	Meridian Engineering Inc.	\$7,740.75	Consultant payment for Garden Road, TI have reviewed and recommended payment	Recommend Payment
9.	Val-U Construction	\$8,970.00	Class a and concrete pad	Recommend payment

(c) Cheque Ledger

2026-0817-05, Cheque Ledger Report

Councillor Kerry Jones / Deputy Mayor Lindell Smith

Resolved that the Town of Deer Lake accepts the cheque ledgers for July 23th, 2026 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: July 23, 2026

No.	Name of Supplier	Amount Owing	Notes
1	Ackland Grainger	\$797.74	Fire Dept supplies
2	Aguathuna Drafting & Consulting	\$2,714.00	Main dam road
3	B & S Trucking	\$3,670.37	Class A stone and dumpster rental
4	Byron's Shoe & Tarp	\$53.99	Hard hat
5	Coleman's	\$664.29	Fire dept, bowling and stadium supplies
6	Dan Soence Refrigeration	\$5,750.00	Trailer
7	Deer Lake Home Hardware	\$765.84	Strawberry fest supplies, cleaners, plugs etc
8	Dulux Paint	\$682.28	Paint for roads
9	Fleet Ready	\$888.07	Truck parts
10	Harvey & Company	\$1,353.88	Parts for trucks
11	HiTech Communication	\$1,291.12	Data plan and monthly AVL's
12	J.N Automotive	\$236.29	Strawberry fest supplies and cable ties
13	K.C Reid Enterprise	\$1,838.90	Strawberry fest supplies
14	Lifesaving Society	\$571.32	Pool supplies
15	Municipal Assessment Agency	\$18,310.50	Quarterly fee's
16	NL Vegetation Control	\$4,485.00	Treatment at Lagoon
17	Pardy's Waste Management	\$1,271.83	Flush line from lift station
18	Purolator	\$81.12	Shipping
19	Rentokil	\$1,339.75	Monthly Inspections, Strawberry fest booth treat.
20	Rudy's Transportation	\$143.75	Shipping various locations
21	Shears Building Supplies	\$991.53	Strawberry fest supplies, plywood, lumber etc.
22	Speedy Automotive	\$208.05	Truck parts

23	Stewart McKelvey	\$6,831.00	Legal advice
24	Toope's Auto	\$166.00	V belt, trailer hitch
25	Tow Fast	\$352.32	Trimmer harness & repairs, hitch etc
26	Western Signs	\$503.13	Street signs
27	Western Steel Works	\$518.84	Weld floor grate, tubing and fix tent
28	Wolsely	\$637.98	Water supplies
29	Woodward Motors	\$55.36	Relay

\$57,174.25

2026-0817-06, Cheque Ledger Report

Councillor Kerry Jones / Councillor Keith Park

Resolved that the Town of Deer Lake accepts the cheque ledgers for August 10th, 2026 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: August 10, 2026

No.	Name of Supplier	Amount Owing	Notes
1	A & C Enterprise	\$720.20	Monthly mats
2	Air Liquide	\$274.60	Cylinder rental
3	Aquam Specialiste	\$231.32	Pool supplies

4	Atlantic Industries	\$1,448.59	Supplies
5	Atta Elevators	\$862.50	Inspection
6	Alpha1 Safety	\$7,452.29	Security for strawberry fest.
7	B & S Trucking	\$7,197.77	Class A & B Stock, dumpster rentals
8	Byron's Shoe & Tarp	\$27.42	Bolys & washers
9	Canadian Safety Equipment	\$2,745.96	Fire dept supplies
10	Central Cashier's Office	\$95.78	Municipal plan amendment
11	Computer's and Communication	\$2,938.25	Monthly support, computer for pool, etc.
12	Countryside Lumber	\$690.00	Fence panels - lagoon
13	Crane Supply	\$684.19	Water supplies, fittings
14	Deer Lake Home Hardware	\$1,774.35	Cold patch, strawberry fest, paint sea cans etc.
15	Deer Lake Truck & Tire	\$1,595.44	Tire repairs, krown, etc
16	Graybar	\$1,416.67	Contactor & cab tire
17	Guillevin	\$65.91	Breakers
18	Humber Motors Ford	\$98.70	Parts for trucks
19	J.N Automotive	\$994.56	Shop supplies, paint reducer, bulb etc
20	K.C Reid Enterprises	\$83.00	Cleaners
21	Kerr	\$834.64	Pool parts
22	Lifesaving Society	\$1,231.90	Pool supplies and training
23	Marine Contractors	\$4,297.55	Asphalt - Goose Arm & Amanada Ave
24	Mcloughlan Supplies	\$875.81	Wire cage, box cable, breakers etc
25	NLCSA	\$241.50	Safety Training
26	O'Brien's Mechanical	\$8,038.86	Vehicle Inspections
27	Odin's Axe	\$2,299.98	Strawberry Fest.
28	Pitney Bowes	\$719.81	Lease agreement

29	Purolator	\$134.79	Shipping
30	Rentokil Canada	\$608.35	Monthly inspections, earwig treatment Hodder
31	Shears Building Supplies	\$756.05	Rake, shovels, hose reel, pipe, connectors etc.
32	Traction	\$434.64	Filter and unit 121 parts
33	Toope's Auto	\$96.32	Gloves
34	Tow Fast	\$236.04	Masks, rain suite, bungee cords
35	Uline	\$526.12	Dog waste bags
36	Watercorp Pumps	\$477.25	Waste Pump Repair Part
37	Western Signs	\$37.66	Public notice sign
38	Western Star Trucks	\$1,141.53	Parts for trucks
39	Western Steel Works	\$1,516.32	Gauge's, pipe, cold roller
40	Williams' Building Supplies	\$757.53	Strawberry Fest, concrete, ballast, bolts etc.
41	Western Regional Waste Management	\$25,041.74	pilot project for waste in the depot yard

\$81,701.89

(d) Public Works

2026-0817-07 Public Works

Deputy Mayor Lindell Smith / Councillor Keith Park

Resolved that the minutes/recommendations for The Town of Deer Lake Public Works Committee for July 14th, 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
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In favor 7; opposed 0. Carried

2026-0817-08 Public Works Capital Projects 2027

Deputy Mayor Lindell Smith / Councillor Keith Park

Resolved that the Town of Deer Lake complete Municipal Capital Works Funding Applications for the projects listed below with the intention of starting said projects in 2027:

Riverbank Road Rehabilitation

Middle Road – Water Sewer, Curb, Gutter, Sidewalk, Pavement

Riverbank Road Lift Station

Firth Avenue Reconstruction

Water Booster Station

Public Works

August 11th, 2026

Committee of a Whole

Jason Young

Scott Elms

Glynn Wisman

David Thomas

Item #	Title	Notes	Action
1.	Chapel Hill	Letter from resident. Has concerns with traffic on Chapel Hill Road.	We have moved the stop signs out further in the intersection to improve sight lines for traffic coming up the hill. We recommend that we install a new sign stating hill has right of way. We will continue to monitor and see how effective these changes are.
2.	Capital funding	Riverbank road rehab, Middle Rd reconstruction, Fifth Avenue Reconstruction, River bank road lift station replacements, water booster station replacements. These are the current capital funding applications. We recommend we review Trailer Court Road to be added to this list to see if it will qualify for funding.	See separate motion.

(e) Environment and Housing

2026-0817-09 Environment and Housing

Councillor Darren Fitzgerald/ Councillor Andrew Strangemore

Resolved that the minutes for The Town of Deer Lake Environment and Housing for August 11th, 2026 be adopted as presented excluding items 32, 33 and 34.

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

2026-0817-10 Environment and Housing

Councillor Darren Fitzgerald/ Councillor Keith Park

Resolved that the minutes for The Town of Deer Lake Environment and Housing for August 11th, 2026 be adopted as presented item 32 only.

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

Opposed Councillor Darren Fitzgerald

In favor 6; opposed 1. Carried

2026-0817-11 Environment and Housing

Councillor Darren Fitzgerald/ Councillor Andrew Strangemore

Resolved that the minutes for The Town of Deer Lake Environment and Housing for August 11th, 2026 be adopted as presented item 33 only.

In Favor: Mayor Dean Ball
Deputy Mayor Lindell Smith
Councillor Kerry Jones
Councillor Keith Park

Councillor David Hynes
Councillor Andrew Strangemore

Opposed

Councillor Darren Fitzgerald

In favor 6; opposed 1. Carried

2026-0817-12 Environment and Housing

Councillor Darren Fitzgerald/ Councillor Andrew Strangemore Resolved that the minutes for The Town of Deer Lake Environment and Housing for August 11th, 2026 be adopted as presented item 34 only.

In Favor:

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

In favor 7; opposed 0. Carried

Environment & Housing

Agenda August 11, 2026

Jan 1, 2026 – Aug 10, 2026	Qty	Construction Value	Jan 1, 2026 – Aug 10, 2026	Qty	Construction Value
<u>Residential</u>			<u>Commercial</u>		
new dwelling	16	\$5,716,800.00	new building	6	\$29,900,000.00
renovations/improvements	37	\$140,450.00	renovations/improvements	3	\$252,800.00
accessory building	31	\$572,738.20	accessory building	0	\$0.00
extension	5	\$85,000.00	extension	0	\$0.00
change of use	0	\$0.00	change of use	0	\$0.00
deck/patio/ramp	31	\$175,651.00	land development	4	\$3,500.00
fencing	25	\$93,100.00	sign	2	\$33,400.00
pool / hot tub	0	\$0.00	temporary vendor permit	0	\$0.00
retaining wall	1	\$1,500.00			
subdivision	1	\$0.00			

Residential Total:	147	\$6,785,239.20	Commercial Total:	15	\$30,189,700.00
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Total Permits issued 2026	162	\$36,974,939.20
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Permits issued					
#	Name	Address		Description	Permit #
1	Gillingham, Dale & Colleen	22	FIFTH AVENUE	Replace existing fence	4360
2	Alantra Leasing	7-9	YETMAN DRIVE	Maintenance Shop 120' x 120'	4361
3	Wiseman, Glynn & Toren	116	NICHOLSVILLE ROAD	Duplex	4362
4	Rideout, Christopher	72	NICHOLSVILLE ROAD	6X9 Metal Shed	4363
5	Burton, Lonnie & Fernanda Ortali	22	GARDEN ROAD	Garden Shed 12X20	4364
6	Randell, Colin & Pauline Anne Young	9	CHAULK'S LANE	Replacing Retaining Wall in Driveway	4365
7	Stratton, Keith & Jesse	19	MAIN DAM ROAD	Utility Storage Shed 10X8	4366
8	Sharpe, Jean	1	FOREST DRIVE	Replace Shingles and replace windows	4367
9	George, Jason & Tammy Angell	73	WIGHT'S ROAD	Metal Roof	4368
10	Hillier, Christopher & Sandi Wight	15	MAYOR AVENUE	Replace Steps & walkway	4369
11	Young, Anthony & Glennis	8	RIDGEVIEW ROAD	Building patio 30X40	4370
12	Critch, Matthew	43	GRACE AVENUE	Ground Level Deck	4371
13	Williams, Shawn & Amanda	48	MIDDLE ROAD	Repair existing Patio	4374
14	Lush, Claude & Christina	1	BIRCH STREET	Extending Patio 12X12 - Was 6X12	4375
15	Young, Rufus & Debbie	49	HIGH STREET	Replacing siding on garage & shed	4376
16	Hounsell, Nicholas	7A	HINK'S LANE	Shed	4377
17	Roberts, Cathy	61	WIGHT'S ROAD	New Dwelling	4378
18	Rumbolt, Erica	7	FIFTH AVENUE	Deck 10x4	4379
19	Bennett, Jessica	23	ELIZABETH AVENUE	Deck 16x16	4381
20	Janes, Todd	10	BALL STREET	Replace door and step	4382
21	Jenkins, Dean & Angela	7	REID'S LANE	Replace front steps	4383
22	Samms, Barry	74	GEORGE AARON DRIVE	Replace roof on garage/steps	4384
23	Mooney, Jeremy	64	GEORGE AARON DRIVE	Fence	4385

24	Nichols, Darin	4	HIGH STREET	Ext to garage	4386
25	Hewitt-Coish, Jacob	87	NORTH MAIN STREET	Fence and Shingles	4387
26	Roberts, Cathy	61	WIGHT'S ROAD	Garage	4388
27	Hayden, Bradley & Jenna-Lee	2	ELIZABETH AVENUE	Re-Shingle Roof	4389
28	White, Jennifer & Lloyd Pinksen	37	TRAILER COURT ROAD	Replace 3 windows & siding	4390

New Businesses

#	Name	Address		Description	Action
29	Christina and Craig Reid	7	Cross's Road	Requesting to operate nightly business	Recommend Approval pending service NL approval and advertising
30	MSR enterprise	4	Sixth Ave	Home based business social media, marketing, web development, printing	Recommend Approval pending service NL approval and advertising
31	S&E Pressure Washing	30	High Street	Requesting permission to advertise under discretionary use for Home based business – Mobile pressure washing	Recommend Approval pending service NL approval and advertising

Discretionary Uses

#	Name	Address		Description	Action
32	Darren Williams	8	Willow Place	Wants to build extension on garage. He has 66 square meters now, allowed to have 100 square meters. Addition is 59 square meters. With councils' discretion he can have 130 square meters	Recommend to advertise
33	Catlin Reid	265	Nicholsville Road	Wants to build extension on garage. He has 35 square meters now, allowed to have 100 square meters. Addition is 95 square meters. With council's discretion he can have 130 square meters	Recommend to advertise
34	Chad Halfyard	20	Mayor Avenue	Wants to build fence along one side yard 2.4 meters high, allowable is 1.8	Recommend to advertise

				meters. Neighbors yard is 0.6 meters higher than his yard which is the reason for the height difference	
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Other					
#	Name	Address		Description	Action
35	Diane Waldron	5	Lakeside Drive	Would like to purchase land behind house	Recommend to deny
36			Trailer Court Road	Re-zoning request responses Read Statement	FYI responses have been sent to John Baird
37		126	Nicholsville Road	Wrecked cars	Recommend that a clean-up order be issued
38		211	Nicholsville Road	Business being conducted on property and sea cans placed without permits	Recommend that letter be given to owner about business and obtain permits for sea cans

Crown Land Applications					
#	Name	Address		Description	Action
39	Timberstone Stone		Goose Arm Road	Application #165767	Recommend to approve
40	70851 Newfoundland and Labrador Inc		Wight's Road	Application #165788	Recommend to deny because it is potentially future town use.

(f) Recreation

2026-0817-14 Recreation

Councillor David Hynes / Deputy Mayor Lindell Smith

Resolved that the minutes/recommendations for The Town of Deer Lake Recreation Committee for August 11th, 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
August 11th, 2026

Committee of a Whole

Jason Young

Scott Elms

Glynn Wisman

David Thomas

Item #	Title	Notes	Action
1.	Strawberry Festival	The Strawberry Festival took place July 17–19 and saw a great turnout from the community. A post has been shared inviting new members to join the organizing committee and help plan and deliver the 2027 event. The continued success of the festival depends on having a strong team of volunteers to share the workload. With the positive response to this year’s festival and additional members joining the committee, we are hopeful that the 2027 event will be even more successful.	Fyi
2.	Community improvements	Community Improvements staff have been busy keeping the community clean, well-maintained, and manicured. The students’ employment will finish on August 21.	Fyi
3.	Summer Activity Camp	Summer Activity Camp has completed the fourth week of its six-week program. The children are having a great time and enjoying the activities. The students’ employment will finish on August 14.	Fyi

4.	Harvest and Holiday market at the Annex	Planning is underway for the Harvest Market and Holiday Market, scheduled for October 3 and December 5, respectively. Vendor applications have been distributed, and we have received great interest so far.	FYI
5.	Main street market and motors	The Main Street Market and Motors event will take place on August 12. The hard work and preparation by Hillary, Julie, Dave, Keith, Scott, Brett, and Danielle should help make the event a great success. I would also like to add that the Community Improvements Students will be on site that day to help with the event.	FYI
6.	E Bikes	Deer Lake Town Council is currently reviewing the development of a policy regarding the use of e-bikes and scooters within the Town. Council is examining policies and regulations implemented by other municipalities and provinces to gain insight into best practices and help determine an appropriate approach for Deer Lake. The Province of Newfoundland and Labrador is also reviewing the use of e-bikes and scooters, with the intention of developing provincial regulations in the fall. Council will continue to monitor the provincial process and consider any new regulations when developing a policy for the Town of Deer Lake.	FYI

(g) Policy

2026-0817-15 Unsightly Properties

Councillor Keith Park/ Deputy Mayor Lindell Smith

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



Unsightly Properties By-Law

Amended and adopted by the Town Council of the Town of Deer Lake on the 17th day of August A.D. 2025, and to come into effect on the 17th day of August A.D. 2026.

Mayor

Town Clerk

Pursuant to the authority conferred in Section 8 of the Towns and Local Service Districts Act (TLSDA) the Town Council of Deer Lake has adopted, through resolution of the Town Council of the Town of Deer Lake on the 17th day of August, A.D. 2026 the following Unsightly Properties By-Law.

By-Law Statement

The purpose of this By-Law is to address unsightly properties within the Town of Deer Lake.

1. Title

This By-Law may be cited as the Town of Deer Lake Unsightly Properties By-Law.

2. Definitions

- (a) "Accumulated junk or refuse" means piles of garbage, scrap materials, discarded appliances, or other waste.
- (b) "Act" means the Town and Local Service Districts Act.
- (c) "By-Law Enforcement Officer" for the purpose of these regulations means a peace officer with powers as outlined in the Act and who is appointed by Council with powers to enforce the Town of Deer Lake's By-Laws.
- (d) "Council" means the Municipal Council of the Town of Deer Lake.
- (e) "Derelict vehicles, recreation vehicles or machinery" means any vehicle, recreational vehicle, vessel, machinery, or equipment that is abandoned, non-operational, dismantled, partially dismantled, unregistered where required, unsafe, or in a state of disrepair such that it cannot be lawfully or reasonably used for its intended purpose, and that is left, stored, or accumulated on a property.
- (f) "Dilapidated structures" means buildings or parts of buildings in disrepair, unsafe, or collapsing.
- (g) "Order" means a clean-up Order issued under this By-law, except otherwise indicated.
- (h) "Overgrown vegetation" means grass, weeds, brush, or other unmanaged plant growth exceeding **45 centimetres** in height, including noxious weeds and vegetation that creates a nuisance or health and safety concern.
- (i) "Owner" means a person, group or organization that legally owns land as listed on the property title or deed.
- (j) "Town" means the Town of Deer Lake as defined in paragraph 2 of the Order-In-Council dated the 27th day of May, A.D. 1950, and made under the provisions of the Act.
- (k) "Town Clerk" means the town clerk of Deer Lake

- (l) "Untidy or unsafe conditions" means anything that negatively affects the use, value, or enjoyment of nearby properties, such as obstructed sightlines, dangerous debris, or offensive displays.
- (m) "Unsightly property" means land or building(s) visible condition that is considered by the opinion of council to be neglected, unsafe, or aesthetically unpleasing, often due to accumulated debris, dilapidation, or overgrowth.

3. Application

The provision of this by-law shall apply to all properties, either residential, commercial, or industrial within the Town of Deer Lake in accordance with the Towns and Local Services Districts Act.

4. Clean-up Order

Contents of the Order:

The Order will be issued to the Owner within a period of time specified in the Order:

- a) to remedy the condition of the property in a manner and to the extent directed in the Order;
- b) to demolish any dilapidated buildings, structures, or parts thereof, or to remove any litter causing or contributing to the unsightliness of the property;
- c) to construct anything to prevent the property from being viewed;
- d) to do any other thing to remedy the unsightliness of the property; or
- e) to do all or any of the matters specified in clauses (a) to (d).

5. Procedure

1. Upon receipt of complaint or discovery of an unsightly property, the By-Law Enforcement Officer will contact the Owner, visit the property, and inspect. Based on the outcome of inspection, the By-Law Enforcement Officer shall:
 - a) Discard the complaint or discovery if the property is considered aesthetically pleasing, free of dilapidated structures, derelict vehicles, and/or overgrown vegetation; or
 - b) Issue an Order under this By-law to the Owner if the property is deemed as an Unsightly Property.
2. The Order shall be served on the Owner by:
 - a) personal delivery thereof to the Owner; or

- b) by posting the Order in a conspicuous place on the property where the address of the Owner is unknown.

3. Where an Order is presented to a Owner, the Owner shall:

- a) Within seven (7) calendar days submit a written description to the Town a written plan outlining the manner in which the Owner intends to comply with the Order;
- b) Commence all required clean-up or remedial work immediately upon submission of the written plan, and ensure that the property is brought into compliance within thirty (30) calendar days of the date of the Order.

Where, in the sole opinion of the By-law Enforcement Officer, the Owner has failed to comply with the Order within the prescribed period, the Owner may be subject to daily fines commencing on the thirty-eighth (38th) day following issuance of the Order and continuing until the Order is lifted.

Where compliance is delayed due to unforeseen or uncontrollable circumstances, the By-law Enforcement Officer may grant an extension of up to a maximum of fourteen (14) additional calendar days. Where such extension is granted and the Owner remains non-compliant following expiry of the extension period, the Owner may be subject to daily fines commencing on the fifty-second (52nd) day following issuance of the Order, to a maximum period of seventy-five (75) days, after which section 4.4 of this By-law may be enforced.

4. Where a person upon whom an Order has been served fails to comply with the Order, the By-law Enforcement Officer may cause the work required by the Order to be carried out by a third party. All costs incurred by the Town in conducting such work may be charged to the person to whom the Order was issued, and that person shall be personally liable for such costs.

Neither the Town nor the By-law Enforcement Officer shall be personally liable for any action taken pursuant to this By-law, or for any costs associated with goods, materials, labour, or services incurred in the exercise of powers granted under this By-law.

5. An Order shall be deemed lifted only when the property has been inspected and determined by the By-law Enforcement Officer to be in compliance with the requirements of the Order.

6. Penalties

1. Any Owner who is guilty of an offence under this By-Law shall be subject to the fines stipulated in Schedule A or costs incurred by the Town to address the Order.

2. Every person who commits an offence under these By-laws or who acts in contravention of or fails to comply with any provision thereof, or neglects or refuses to do so:
 - (a) May be liable to penalties as stipulated in accordance with section 290 of the Towns and Local Service Districts Act;
 - (b) May be subject to an Order under section 285(1) of the Towns and Local Service Districts Act;
 - (c) May be subject to a violation notice issued under section 287(1) of the Towns and Local Service Districts Act; and/or
 - (d) May be issued a ticket under the Provincial Offences Act in accordance with section 288 of the Towns and Local Service Districts Act.
3. Any person doing any of the acts outlined in section 298 of the Towns and Local Service Districts Act is considered to have committed an offence.

7. Severability

If a court of competent jurisdiction should declare and section or part of a section of these By-Laws to be invalid, such declaration shall not affect the remainder of these By-Laws and the remainder shall remain valid and in force

SCHEDULE 'A' – FINES

Section	Description	Fine
4.3 (b)	Fails to address Order, day 38 to 51	\$15/calendar day
4.3 (b)	Fails to address Order, day 52 to 75	\$25/calendar day
4.4	Fails to comply with Order	All costs incurred to clean-up property

2026-0817-16 Adjournment

Councillor Kerry Jones

Resolved that since there is no further business that the meeting adjourns at 8:35pm. Next Meeting scheduled for Monday, September 21th, 2026.

In Favor:

Mayor Dean Ball
Deputy Mayor Lindell Smith

Councillor Kerry Jones
Councillor Darren Fitzgerald
Councillor Keith Park
Councillor David Hynes

In favor 7; opposed 0. Carried

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

Mayor Dean Ball

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

Lori Humphrey, Town Clerk