

MINUTES

Regular Meeting of Council
Wednesday, May 19, 2021 @ 4:00 pm
Council Chambers

Present:

P. Farwell	Mayor
R. Anstey	Councillor
G. Brown	Councillor
B. Dove	Councillor
O. Fudge	Councillor
P. Woodford	Councillor

**Advisory and
Resource:**

D. Chafe	CAO
B. Hefford	Town Clerk
K. Hiscock	Director of Finance (A)
B. Freeborn	Director of Recreation & Community Services
T. Barron	Director of Municipal Works
H. Lowe	Fire Chief
R. Locke	Director of Development
J. Blackwood	Director of Engineering
K. Bull	Deputy Municipal Clerk

Regrets: T. Pollett Deputy Mayor

1. CALL TO ORDER

The Meeting was called to order at 4:00pm.

2. VISITORS/PRESENTATIONS

Early Childhood Educators' Week Proclamation

The Mayor proclaimed May 30 – June 5, 2021 as Early Childhood Educators' Week in the Town of Gander.

Municipal Awareness Day Proclamation

The Mayor proclaimed May 17, 2021 as Municipal Awareness Day in the Town of Gander.

3. APPROVAL OF AGENDA

Motion #21-074

Approval of Agenda

Moved by Councillor Fudge and seconded by Councillor Brown that the Agenda for the Regular Meeting of Council on May 19, 2021 be adopted.

In Favour: 6 Opposing: 0

Decision: Motion carried.

4. MINUTES FOR APPROVAL

Motion #21-075

Regular Minutes for Approval

Moved by Councillor Brown and seconded by Councillor Fudge that the Minutes from the Regular Meeting of Council on April 28, 2021 be adopted as presented.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Motion #21-076

Special Minutes for Approval

Moved by Councillor Woodford and seconded by Councillor Dove that the Minutes from the Special Meeting of Council on May 7, 2021 be adopted as presented.

In Favour: 6 Opposing: 0

Decision: Motion carried.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

None.

6. REPORTS – STANDING COMMITTEES:

A. Recreation & Community Services:

The Recreation & Community Services report was presented by Councillor Fudge.

The Recreation & Community Services meeting was held on May 11, 2021. The meeting was chaired by O. Fudge, Councillor. Other members present included: T. Pollett, Deputy Mayor; G. Brown, Councillor; P. Woodford, Councillor; B. Freeborn, Director of Recreation & Community Services (A); B. Hefford, Town Clerk.

The following items were discussed:

RCMP Musical Ride

The RCMP Musical Ride wrote advising that the 2021 events were canceled and asked if the Town of Gander would be interested in hosting the ride in 2022. The Director noted that the event was confirmed for 2021. However, securing a suitable location for the event has been problematic. Previously the event was held on the Art Walker Baseball Field, However, recently there has been significant investment into the maintenance and upgrading of this facility and it is no longer a suitable location.

The Committee confirmed the Town of Gander's interest in the event. The Department will work with partners to identify a location that is appropriate prior to final agreement.

Steele Community Centre COVID 19 Event Plan

Service NL (Environmental Health) has approved the operational plan to allow the Steele Community Centre to host seated stage performances under the following conditions:

- Total number of people is not to exceed 300 including any stage performers (equally divided cohorts between three entrances/exits)
- A contract between the Town and the renter shall include how patrons are informed of the designated entrances/exits.
- Patrons should be encouraged to download the COVID Alert App
- Any change in Alert levels or restrictions may alter this plan.

Any organization interested in hosting an event within these guidelines, are asked to contact the Department for further information.

Steele Community Centre Cafeteria Sales, Alcohol Sales and Vending Machines Request for Proposals (RFP)

The Town of Gander is requesting proposals for the Steele Community Centre's cafeteria, alcohol sales and vending machines sales. This RFP was previously put out in 2020, however, there was no interest. The Director feels this was due to COVID-19 and the restrictions put on events. It is anticipated that by fall restrictions will be easing to allow for events and the cafeteria to be operational. If the restrictions are lifted, there will be a demand for cafeteria services. Anyone interested in receiving a copy of the proposal or for more information, can contact the Recreation & Community Services Department at 651-5927. The deadline for RFP submissions is June 18, 2021 at 2 pm.

Hockey NL High-Performance Program

The Department is pleased to announce that Hockey NL's High-Performance Program will be returning to the Steele Community Centre from August 9 – 20, 2021. This event brings hundreds of young athletes, coaches, and parents to Gander. Events such as these provide an economic spinoff for the local businesses in the community.

Clean and Green Campaign

The Department will be conducting our annual Clean and Green event from June 7 – 21, 2021 whereby organizations or families are assigned an area and provided with garbage bags and gloves to clean up around town. If any family and their bubble would like to help with this program, the Department will supply what is needed and town staff will pick up the garbage after they are completed. For more information, please contact the Department by calling 651-5927 or email recreation@gandercanada.com.

Thomas Amusements

Thomas Amusements wrote asking if the Town of Gander would consider allowing them to host their event in Gander in 2021. They have provided the letter of approval from the Department of Health and Community Services as well as their COVID-19 operational policies and procedures. The Committee felt that since the Town of Gander has been approved to operate inside events of up to 300 people, they should allow outside events subject to their plan being approved by Environmental Health and fits with the Department's operational plans. The Department will advise Thomas Amusements and work with them on a date.

Upcoming Events

The Department provided a list of events that staff will be working on over the summer. The following are some of the upcoming events:

- National Paper Airplane Contest – May 20th
- Commander Gander’s Stuff to Be At – May 21st & 28th
- Victoria Day Photo Contest – May 24th
- Craft Corner – May 26th
- Seniors Wellness – May 27th
- Recreation Month Contest – June 1st & 8th

B. Development and Tourism Committee:

The Development and Tourism Committee report was presented by Deputy Mayor Pollett.

The Development and Tourism Committee meeting was held on May 11, 2021. The meeting was chaired by T. Pollett, Deputy Mayor. Other members present included: O. Fudge, Councillor; G. Brown, Councillor; R. Locke, Development Director; B. Hefford, Town Clerk.

The following items were discussed:

Home-Based Business Application-110 Bennett Drive

The Committee reviewed a Home-Based Business application from the resident of 110 Bennett Drive. The application has been received from “Get Ready. Get Set. Grow” to operate a home-based childcare business.

The Director advised that advertising and discretionary use notices were posted with no formal objections received and it meets all the Town of Gander’s Development Regulations.

Motion #21-077

Home-Based Business Application-110 Bennett Drive

Moved by Councillor Fudge and seconded by Councillor Brown that “Get Ready. Get Set. Grow” be permitted to operate a home-based childcare business from 110 Bennett Drive.

In Favour: 6 Opposing: 0

Decision: Motion carried.

The applicant is to be reminded that all related provincial and federal regulations must be followed.

Placement of Advertising Sign-Gander Business Park

The Committee discussed the possibility of placing signs throughout the Gander Business Park advertising commercial land available for sale.

The Committee asked staff to contact local sign businesses to determine costs and engage with the Municipal Works department to erect the above-mentioned signs.

Temporary Diversion of Obstetrical & Pediatric Services to CNRHC

The Committee reviewed a Public Service Announcement from Central Health advising the public that effective 8:00 a.m. May 10, 2021, obstetrical and pediatric services at James Paton Memorial Regional Health Centre (JPMRHC) has been temporarily diverted to the Central Newfoundland Regional Health Centre (CNRHC) in Grand Falls-Windsor.

Pediatric services are available at JPMRHC in Gander from Monday to Thursday. From 8:00 a.m. on Friday to 8:00 a.m. on Mondays, pediatric services will be diverted to CNRHC in Grand Falls-Windsor. If you require imminent pediatric emergency care, please proceed to the nearest emergency centre for assessment.

The diversion is due to an inability to secure sufficient anesthesia and pediatric locum coverage to sustain safe and reliable services at two sites. Central Health is working diligently to provide a solution to the situation and is pursuing all avenues to resolve the matter.

Despite this diversion, Midwives will continue to be supported within their scope of practice standards, and to allow for Midwifery services, including labor and delivery, to be offered safely at JPMRHC for their clients who are currently availing of these services.

Obstetrical patients who feel they may be in labour are asked to proceed directly to the admitting department at CNRHC in Grand Falls-Windsor. If delivery is imminent, pregnant women in labour who live closer to Gander should proceed to the nearest emergency centre for assessment. If you have any questions in this regard, please contact your obstetrical care provider.

For questions regarding your health, please call 811. For emergency assistance please 911.

The Committee has asked staff to monitor the situation and offer support to Central Health to assist in the restoration of obstetrical and pediatric services at JPMRHC.

C. Public Works & Services Committee:

The Public Works & Services Committee report was presented by Councillor Anstey.

The Public Works & Services Committee meeting was held on May 11, 2021. The meeting was chaired by R. Anstey, Councillor. Other members present included: G. Brown, Councillor; P. Woodford, Councillor; T. Pollett, Deputy Mayor; T. Barron, Director of Municipal Works and Services; B. Hefford, Town Clerk; G. Whitt, Administrative Support Clerk.

The following items were discussed:

Residential Tree and Branches Disposal Site

The Committee discussed the residential tree and branches disposal site located adjacent to the old Magee Sewer Treatment Facility. Considering construction for the new recreation facility is set to begin in the area this season, it is recommended to relocate the site to the west side of the Derby Pit, accessible from Cooper Boulevard.

The Committee agrees with the recommendation to relocate the residential tree and branches disposal site to the west side of the Derby Pit, with access from Cooper Boulevard. Residents will be notified when the site has been relocated and is ready for use.

Municipal Works – Spring / Summer Maintenance Programs Update

The Director informed the Committee that the department is progressively moving forward with their spring and summer maintenance schedules and have had no issues to report since the last meeting of Council. The following is an update of the status of several programs that has been initiated:

- The line painting program is progressing well with the majority of yellow lines installed throughout Town. We are monitoring the availability of road paint for purchase and continuing to prioritize areas to lay first paint in an effort to ensure it is applied in the most effective way to service pedestrian and vehicle traffic.
- The asphalt program is progressing well with all hazard repairs required now complete.
- Water and Sewer leak repairs identified are all up to date.
- The spring water flushing program is progressing well and is anticipated to be completed on schedule.
- The lawn repair program has begun and is progressing on schedule.
- Little Harbour wharfs are in place and the access road is scheduled for grading this week.

Council would like to thank residents for their patience and understanding during challenging circumstances that affect the progression of spring and summer maintenance programs in place.

Notable Dates

Garbage Collection scheduled for the Victoria Day Holiday, Monday, May 24th will now be collected on Wednesday, May 26th.

- The next Waste Transfer Station is scheduled for May 29th. Hours of operation are 8 a.m. – 4 p.m.

Details on this event can be viewed on the Town of Gander Website at www.gandercanada.com.

D. Public Safety & Protective Services Committee:

The Public Safety & Protective Services Committee report was presented by Councillor Dove.

The Public Safety & Protective Services Committee was held on May 12, 2021. The meeting was chaired by B. Dove, Councillor (Via Teams). Other members present included: T. Pollett, Deputy Mayor; R. Anstey, Councillor; O. Fudge, Councillor, P. Woodford, Councillor; H. Lowe, Director of Protective Services/Fire Chief; B. Hefford, Town Clerk; L. Small, Administrative Assistant.

The following items were discussed:

Speed Hump Requests

The Committee reviewed two separate requests for the installation of speed humps, one on Magee Road and another on Cochran Street.

The Director advised that these requests will be processed through the Traffic Calming Policy and the residents will be contacted regarding that procedure.

St. Paul's Intermediate School- Traffic Congestion

The Committee reviewed correspondence from a resident offering suggestions for resolving the traffic congestion problems at St. Paul's Intermediate School area which encompasses the long-term care facility and will likely bring increased traffic as well to that section of road.

This issue has been brought forward to Minister of Transportation and Infrastructure and Minister Haggie as our local MHA. The Committee is requesting the Engineering Department refine a draft proposal for a new entrance to the Long-Term Care Home, which may be part of a long-term solution for traffic in this area. The Committee asked that the plan be returned for review and consideration from a safety perspective. Management will continue to consult with the Dept of Transportation and Infrastructure, NL & Labrador English School Board, and our local MHA.

8 Lewington Place-ATV Trail

The Committee reviewed correspondence from the owner of 8 Lewington Place regarding damage incurred by ATV's crossing their front lawn.

They are requesting that the trail adjacent to their lot be designated as "walking only". They have felt impacted by snowmobile and ATV traffic for many years.

The Committee asked the Public Works Department to begin evaluation of select areas and provide costing to remedy the most problematic areas around town.

Thirsk Place- Walking Trail

The Committee also reviewed correspondence from a resident who has safety concerns with ATV and Dirt Bike users on a trail. This area will be considered during the evaluation by the Public Works Department and the barriers re-instated.

Ogilvie Street Boardwalk

The Committee reviewed correspondence from residents of Ogilvie Street regarding the snow clearing of boardwalk that created a safety issue this past winter. They are pleased that the Town is willing to meet with the residents to find a solution that considers the needs of all users.

The Director advised that he is waiting on permit approvals from NL Power and NL Hydro and will work with the Engineering Director and Director of Municipal Works regarding design and operational considerations; he will also aim to form a user group for the area.

E. Engineering, Planning & Controls:

The Engineering, Planning & Controls Committee report was presented by Councillor Woodford.

The Engineering, Planning & Controls Committee meeting was held on May 12, 2021. The meeting was chaired by P. Woodford, Councillor. Other members present included: T. Pollett, Deputy Mayor; G. Brown, Councillor; O. Fudge, Councillor; J. Blackwood, Director of Engineering; B. Hefford, Town Clerk; R. Locke, Director of Development.

Delegation: A. Kean, Bursey's Excavating & Development Inc.

The following items were discussed:

Delegation – Burseys Excavating and Development Inc.

Mr. Adam Kean representing Burseys Excavating & Development Inc. joined the meeting to discuss their recent application to occupy the property located at 60 Elizabeth Drive for the purpose of running their heavy civil contracting operations. Mr. Kean gave the Committee a general overview of their current operations and their plans for expansions into Central Newfoundland, including Gander. He relayed to the Committee how their operations in Gander would function specifically as it related to 60 Elizabeth Drive, and elaborated on information previously communicated through written correspondence reviewed by the Committee. The group discussed how the new 2019-2029 Municipal Town Plan has changed the zoning for this area from Commercial General to Town Centre and that the proposed use would not be permitted as either a permitted or discretionary use and did not fit within the intent of the new Town Plan.

The Committee relayed to the applicant that they were excited to see a new business trying to establish themselves in Gander and that they would provide whatever assistance they could to help assist in that process.

The Committee thanked the delegation for his time and for meeting with them to discuss his application.

The delegation left the Committee meeting.

After Mr. Kean had left the meeting, the Committee agreed that that application as presented was not a good fit for the proposed location and is not prepared to recommend Council approval of the application as attached.

It should be noted that under the Urban Rural Planning Act, the applicant can appeal this decision and that information will be provided about the process.

The Committee is recommending that Town staff work with Burseys Excavating and Development Inc. to locate a facility in Town that would be better suited to accommodate their operations.

Sign Request – Orange Store 100 Trans-Canada Highway

The Committee reviewed correspondence from the retail field representative of North Atlantic regarding a portable sign located at their property at 100 Trans-Canada Highway in Gander. Their request to Council was to amend the current sign regulation to permit year-round placement of the portable sign on private property. The Committee was generally in agreement and requested staff provide recommended wording to accommodate this change at the next regularly scheduled Engineering Committee meeting for review and consideration. The Committee is recommending that any change in the regulation would provide Council the opportunity to revoke the permit in the event they deemed it necessary.

Discretionary Use – 150 Roe Avenue

The Committee reviewed an application to operate a cabinet shop at 150 Roe Avenue. The property is situated within a Commercial General zone as Light Industry, which includes a workshop is permitted as a discretionary use under the Town of Gander Development Regulations.

There were no objections received and after a general discussion the Committee felt this would be a good location for the proposed use.

Motion #21-078

Discretionary Use – 150 Roe Avenue

Moved by Councillor Woodford and seconded by Councillor Fudge that the application (Reference Receipt #70360) as attached be approved to operate a cabinet shop at 150 Roe Avenue.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Discretionary Use – 131 Roe Avenue

The Committee reviewed an application to house and operate a mineral exploration company at 131 Roe Avenue. The property is situated within a Commercial General zone and Light Industry uses are permitted as a discretionary use in this zone as per the Town of Gander Development Regulations.

There was one objection received and reviewed by the Committee. After careful review of the application the Committee had concerns with the operation and the potential impact on neighboring properties and has requested the department reach out to the applicant for clarification of the proposed use. The Committee would like the opportunity, if it can be arranged to meet with the applicant to discuss the proposed development.

Building Statistics

The Committee reviewed the Town of Gander’s Building Statistics for the first quarter from Jan 1 to March 31, 2021. The total building permits obtained in this period totaled 16 with an estimated construction value of \$932,310 which was up slightly from the same period last season. The Committee was pleased with the early construction activity and is hopeful the trend will continue throughout the remainder of the year.

Fence Request – 35 Hornell Street

The Committee reviewed correspondence from the property owner of 35 Hornell Street requesting Council's permission to construct a fence on that property and for the section, from the front building line to the front property line, exceed the existing maximum permitted height under the Town of Gander's building permit guidelines for fences. The Director advised that the maximum height under this regulation is in accordance with the Occupancy and Maintenance Regulations under the Urban and Rural Planning Act and has been established to ensure visibility is not reduced for vehicles entering or exiting a street or intersection.

Council can vary the height by 10% and the Committee feels that although it would not provide the total height, requested by the property owner, it would help.

Motion #21-079**Fence Request – 35 Hornell Street**

Moved by Councillor Woodford and seconded by Councillor Anstey that the maximum height for a fence at 35 Hornell Street be varied to permit a total height of 0.825M from the front building line to the front property boundary provided all other requirements of the development regulations were met.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Councillor Anstey advised that the Town of Gander is undertaking a review of walkways to reducing impacts on neighboring properties. He asked that we advise the homeowner of this ongoing discussion.

Central NL Biking Association

The Committee reviewed an application from the Central Newfoundland Biking Association to operate a Mountain Bike Trail at the location of the former runway alpine ski trails and winter park. It was noted that, although the facility had stopped formally operating several years back, the property has been in continuous use and therefore considered an existing non-conforming use. The Committee was excited to see the potential for a revitalized recreation facility that could promote biking, hiking, snowshoeing and other multiuse activities.

Motion #21-080**Central NL Biking Association**

Moved by Councillor Woodford and seconded by Councillor Anstey that the application from the Central Newfoundland Biking association be approved as attached.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Special Engineering, Planning & Controls:

The Special Engineering, Planning & Controls Committee report was presented by Councillor Woodford.

The Special Engineering, Planning & Controls Committee meeting was held on May 17, 2021. The meeting was chaired by P. Woodford, Councillor. Other members present included: R. Anstey, Councillor; P. Farwell, Mayor; O. Fudge, Councillor; J. Blackwood, Director of Engineering; B. Hefford, Town Clerk; D. Quinton, Development Officer.

Delegation – N. Ryan and I. Herbranson – Exploits Discovery Corporation

The following items were discussed:

Delegation – Exploits Discovery Corp.

The Committee welcomed Mr. Nick Ryan and Mr. Ian Herbranson representing Exploits Discovery Corp. to the meeting and provided them the opportunity to better describe their proposed operations at 131 Roe Avenue. The Committee discussed concerns that were brought forward regarding compatibility with an adjacent, established business and the potential impact that their proposed operations could have. Both the Committee and the delegation felt that many of the concerns raised could be overcome by applying conditions on the permit. The requirement for the installation of fencing/screening could provide security, safety and a visual barrier between adjacent properties. The careful placement of a proposed accessory building, and a requirement for insulation or noise damping could alleviate the concerns with core cutting operations, which are intended to be carried out inside. There would also be a requirement for dust control on the property to alleviate concerns about the use.

The Committee thanked the delegation for meeting with them to discuss their application.

The delegation left the Committee meeting.

After the delegation left the meeting, the Committee discussed the application and agreed that provided the conditions described above were followed, the impact on adjacent properties could be mitigated.

Motion #21-081

Delegation – Exploits Discovery Corp.

Moved by Councillor Woodford and seconded by Councillor Fudge that Exploits Discovery Corp. be permitted to operate a mineral exploration company at 131 Roe Avenue as attached and to include as conditions of the permit, screening on the common boundary between 131 and 135 Roe Avenue, sound dampening for any saw cutting activities to maintain audible limits within those specified in the Town of Gander Nuisance Regulations and dust control measures to mitigate disruption to adjacent properties.

In Favour: 6 Opposing: 0

Decision: Motion carried.

F. Finance & Administration:

The Finance and Administration Committee report was presented by Councillor Brown.

The Finance & Administration Committee meeting was held on May 13, 2021. The meeting was chaired by G. Brown, Councillor. Other members present included: P. Woodford, Councillor; T. Pollett, Deputy Mayor; O. Fudge, Councillor; B. Hefford, Town Clerk; K. Hiscock, Director of Finance (A).

The following items were discussed:

Councillor Anstey arrived at the Committee meeting.

Invoice for Approval

OPERATING

1. Stewart McKelvey	\$59,409.45	
00-120-1000-7220 – Legal Fees		
Budget: \$100,000		Spent to Date: \$44,051.00

Total operating invoice for approval \$59,409.45

The Director of Finance (A) advised that the invoice met the policies of the Town of Gander.

Motion #21-082
Invoice for Approval

Moved by Councillor Brown and seconded by Councillor Anstey that the invoice be paid as presented.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Property Tax Reductions

The Committee reviewed five applications for residential property tax reductions that met Council’s policy based on income criteria.

Motion #21-083
Property Tax Reductions

Moved by Councillor Brown and seconded by Councillor Woodford that the property tax reductions be approved as attached.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Tender - 4 x 4 Backhoe/Loader

The Public Works Committee referred the results of the tender for the supply and delivery of a new 4x4 Backhoe/Loader. There were four bids received, with the lowest of the bids that met specifications submitted by Brandt Tractor Ltd., in the amount of \$170,671.50, HST included.

The item is \$35,229.15 under budget.

Motion #21-084
Tender – 4 x 4 Backhoe/Loader

Moved by Councillor Brown and seconded by Councillor Anstey the tender for the supply and delivery of a new 4x4 backhoe/loader be awarded to Brant Tractor Ltd. in the amount of \$170,671.50 HST included.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Invitation to Quote – Rental of Garbage Truck

The Public Works Committee referred the invitation to quote for the rental of a garbage truck for use during the 2021 annual curbside cleanup event scheduled for September 20th – October 1st to the Finance Committee for consideration.

There were two quotes received with the lowest that met specifications submitted by Ridge G&P Services Ltd., at the hourly rate of \$268.32 HST included. Based on total hours required to complete this event in the past, it is anticipated the 2021 annual curbside cleanup will be \$8,000.00 over the approved budget of \$25,000.00.

Motion #21-085

Invitation to Quote – Rental of Garbage Truck

Moved by Councillor Brown and seconded by Councillor Fudge the invitation to quote for the rental of a garbage truck for use during the 2021 annual curbside cleanup event be awarded to G&P Services Ltd. at the hourly rate of \$268.32 HST inclusive.

In Favour: 6 Opposing: 0

Decision: Motion carried.

The Mayor highlighted the cost of cleanup is approximately \$80,000 per event. He suggested that this cost is a major factor in limiting the event to once per year.

Tender – Soda Ash Contract

The Public Works Committee referred the request to extend the Standing Offer for soda ash for an additional year at a minimal increase in cost.

The offer to extend is at the rate of \$1.01/kg, delivered to the Town of Gander. This is an increase of \$0.05/kg from the previous standing offer. To purchase current inventory in stock at the warehouse, the vendor will honor the original standing offer price of \$0.96/kg with new pricing to apply to future deliveries. The costs associated to return the shipping skids will be at the Town’s expense. It is confirmed the vendor has secured the Town’s annual volume with their supplier.

Motion #21-086

Tender – Soda Ash Contract

Moved by Councillor Brown and seconded by Councillor Anstey to extend the Standing Offer # SO19-01 with Brenntag for the purchase of soda ash at \$1.01/kg for the period ending April 17, 2022.

In Favour: 6 Opposing: 0

Decision: Motion carried.

SCC COVID Event Plan

The Recreation Committee referred the rental rate to host events at the Steele Community Centre during COVID to the Finance Committee for consideration.

Due to current restrictions the Centre can only host a maximum of 300 people. With the current rate of \$2,500 per day the cost is prohibitive for outside organizations to host events. The Director of Recreation is recommending the following rates:

- ½ day event rental rate is \$500 plus HST and,
- Full day event rental rate is \$1,000 plus HST.

This cost would include the services of two Facility Attendants, however, if more staff or equipment were required an additional cost would be charged.

Motion #21-087

SCC COVID Event Plan

Moved by Councillor Brown and seconded by Councillor Fudge the event rental rate for ½ day be charged at \$500 plus HST and the full day event rental rate at the Steele Community Centre be charged at \$1,000 plus HST while the restrictions to host events with a maximum occupancy of 300 people is in place.

In Favour: 6 Opposing: 0

Decision: Motion carried.

G. Other Reports:

None

7. ADMINISTRATION

None

8. CORRESPONDENCE

None

9. NEW BUSINESS

220 Baird Place Site Plan

The Town of Gander and the owner of 220 Baird Place have been working to resolve various non-compliance issues at the property.

As a part of the process, a revised Site Plan has been submitted. The Plan has been reviewed for the purposes of regulatory compliance and is deemed acceptable from a technical perspective.

The most significant change involved the requirement for screening, which was required in the original. Council is now prepared to consider the development without screening.

Motion #21-088

220 Baird Place Site Plan

Moved by Councillor Woodford and seconded by Councillor Fudge that the revised Site Plan submitted for 220 Baird Place be adopted as attached in Cecon Project #19539 Drawing #S1.

In Favour: 5 Opposing: 1 – Councillor Anstey

This approval is subject to settlement of other outstanding legal issues associated with 220 Baird Place.

Councillor Anstey stated he was on Council when the screening requirement was stipulated for this property. It was intended to prevent industrial areas from becoming unsightly. He cannot support the motion as he feels the rationale used at that time is still relevant.

Councillor Brown stated she believes that the property can be developed without compromising aesthetics. It is an industrial area and feels this is a balance in maintaining priority of curb appeal, while creating an environment that is supportive of business growth.

Councillor Fudge stated the Regulations say “may”. In his opinion the requirement for screening is at Council’s prerogative to exercise discretion.

Councillor Dove shares Councillor Anstey’s concern as he was part of original decision. However, in spirit of give and take, he would support the motion in an effort to move this complicated file forward.

They Mayor says it is complicated. He asked if the regulations would allow Council to impose the requirement for screening after the permit has been issued if the operation of the business creates concerns.

The Director of Engineering stated Section 74 does provide a mechanism to apply if the activity justifies imposition of screening of existing occupancy.

The Town Clerk clarified that Section 74 would be subject to full and comprehensive review and appeal.

Building Permit – 530 Gander Bay Road

Council has received an Application, as attached, for a permit to construct a single dwelling at 530 Gander Bay Road. The zoning under the 2019 -2029 Municipal Town Plan is Residential Rural (RR) and Single Dwelling is listed as a permitted use in this zone.

Motion #21-089

Building Permit – 530 Gander Bay Road

Moved by Councillor Woodford and seconded by Councillor Anstey that Permit #21083, as attached, to permit a single dwelling at 530 Gander Bay Road be permitted, subject to approval from the Department of Municipal Affairs and Environment for development within the Solid Waste Disposal Buffer and other Provincial regulatory requirements.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Capital Investment Plan Application for Street Resurfacing

The Town of Gander has funds remaining in the Ultimate Recipient Gas Tax Agreement. The Engineering Committee is recommending that the funds be allocated from this agreement to complete street resurfacing on the following projects:

- Airport Boulevard from Fraser Road to the east side of Elizabeth Drive intersection in the curb lane only and west of Elizabeth Drive Intersection to Bennett Drive, both east bound lanes, excluding the new asphalt that was recently placed in front of Shoppers Drug Mart and the Fraser Mall. As well, from Memorial Drive to Cohen’s entrance, both east bound lanes.
- Elizabeth Drive from the Medical Building to School Board entrance excluding the new asphalt placed in 2018.
- Raynham Avenue from Morgan Drive to Cooper Blvd. including both lanes and some minor subgrade work and catch basin repairs.

Motion #21-090

Capital Investment Plan Application for Street Resurfacing

Moved by Councillor Brown and seconded by Councillor Fudge that the Capital Investment Plan applications for the infrastructure upgrades to Airport Blvd, Elizabeth Drive and Raynham Avenue be approved as attached.

In Favour: 6 Opposing: 0

Decision: Motion carried.

10. ADJOURNMENT

Motion #21-091

Adjournment

There being no further business, it was moved by Councillor Woodford and seconded by Councillor Fudge that the meeting be adjourned.

In Favour: 6 Opposing: 0

Decision: Motion carried.

The meeting adjourned at 5:33 p.m.

P. Farwell, Mayor

B. Hefford, Town Clerk