

MINUTES

Regular Meeting of Council Wednesday, July 21, 2021 @ 4:00 pm Council Chambers

Present:

P. Farwell	Mayor
T. Pollett	Deputy Mayor
B. Dove	Councillor
O. Fudge	Councillor
P. Woodford	Councillor

Advisory and Resource:

D. Chafe	CAO
B. Hefford	Town Clerk
K. Hiscock	Director of Corporate Services
K. Sceviour	Director of Community Services (A)
D. Whitt	Director of Municipal Works (A)
H. Lowe	Fire Chief
J. Blackwood	Director of Engineering
B. Dawe	Communications Officer

Regrets:

G. Brown	Councillor
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1. CALL TO ORDER

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

2. VISITORS/PRESENTATIONS

Pride Week Proclamation

The Mayor proclaimed July 19-25, 2021 as Pride Week in the Town of Gander.

3. APPROVAL OF AGENDA

Motion #21-118

Approval of Agenda

Moved by Councillor Fudge and seconded by Deputy Mayor Pollett that the Agenda for the Regular Meeting of Council on July 21, 2021 be adopted.

In Favour: 5 Opposing: 0

Decision: Motion carried.

4. MINUTES FOR APPROVAL

Motion #21-119

Regular Minutes for Approval

Moved by Deputy Mayor Pollett and seconded by Councillor Dove that the Minutes from the Regular Meeting of Council on June 30, 2021 be adopted as presented.

In Favour: 5 Opposing: 0

Decision: Motion carried.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

None.

6. REPORTS – STANDING COMMITTEES:

A. Community Services Committee:

The Community Services report was presented by Councillor Fudge.

The Community Services meeting was held on July 13, 2021. The meeting was chaired by O. Fudge, Councillor. Other members present included: T. Pollett, Deputy Mayor; G. Brown, Councillor; P. Woodford, Councillor; K. Sceviour, Director of Community Services (A); B. Hefford, Town Clerk.

The following items were discussed:

Black Pearl Kayak Rentals

The Town of Gander has been contacted by the owner of Black Pearl Kayak Rentals asking for permission to use Cobb's Pond Rotary Park as one of his kayaking locations. The Acting Director expressed some concerns about the area at Cobb's that will be used for unloading and launching kayaks as the vehicle used to transport the kayaks would have to crossover part of the boardwalk. The Committee felt this concern could be addressed with signage ensuring users are aware of potential hazards.

This business would be a great asset to Cobb's Pond. The Committee requested the Department ask Black Pearl for an operations plan and a copy of their insurance and once this is received, will work with them to make this a reality. It is believed that if this is successful this may lead to more infrastructure improvements at Cobb's Pond for this type of activity.

The owner had attached pictures of areas on the pond that would be hazardous to anyone canoeing or kayaking and requested help to mark these areas. This can be taken care of easily and will be forwarded to the Supervisor of Facilities and Grounds for action.

The Mayor asked that permitting considerations be taken into account when considering the request.

Dust Issue at Ballfields

Management reviewed the complaints about dust from the access roads to the ballfields behind Cohen's and in the area of the new pump track. A proposal to use recycled asphalt from future road resurfacing projects was considered. The millings will be used to dress sideroads and entrances between the ballfields, the Art Walker entrance and parking lot, and the section of town land from Lindbergh Road to the Pump Track. This process will require coordination and may take more than one construction season. While asphalt millings are generally not suitable for high traffic areas, they work well on side roads with low traffic and do not require snow clearing.

The Director noted that organizations using the field will be notified if adjustments are required. The Department will update all user groups.

The Committee also asked the Department to contact those who have sent in complaints and let them know we are actively exploring options and will be addressing the problem over the next few years.

Gander Ladies' Softball League – Outfield Netting

At the last meeting of Council, a question regarding the location of netting previously installed at the fields years ago was asked. The Acting Director informed the Committee that the netting was damaged and disposed of some time ago. The poles remain, however the purchase of new netting would require budget allocation.

Accessible Swing Set and Matting

The Department has received notification from the supplier of the swing set for Cobb's Pond Rotary Park that there is a delay at the factory and the swing set will not arrive until at least mid-September.

The Committee felt that the project could be arranged for early spring or as soon as the weather is conducive for installation. This would also give the department more time to work on funding for the matting.

Senior Pilots Request to Waive Rental Fee

The Senior Pilots will be hosting the Senior NL B Baseball Tournament at the Art Walker Field from July 23 – 25, 2021 and have asked that Council waive the fees for this tournament. The cost for the field rental is \$150 per day plus taxes for a total of \$517.50. The Department will be required to groom and line the field after all seven games and setup a beer tent. The cost to host this tournament is approximately \$2,500 to \$3,000 and most expenses are attributed to the travel for umpires.

The Committee agreed to waive the fees as this is the first tournament of this caliber to take place in many years in Gander and the funds to cover this cost will come from the Special Events hosting budget.

Festival of Flight

The Acting Director reviewed the draft schedule for the 2021 Festival of Flight. While the Festival will not be as large as normal due to public gathering restrictions, we will be having some in person events including: a Concert in the Park, Opening Ceremonies, Princess and Superhero Picnic, Drive in Movie, Drive in Kitchen Party, and a Gospel Concert. Most events will take place outside as this will allow more attendance, however, if we have inclement weather and have to move inside, participation numbers will decrease significantly.

The Department is still working on the plan for Gander Day but can confirm there will be a Fireworks Display. The show will feature all high-level fireworks and residents will be encouraged to watch from their homes or designated parking areas instead of Cobb's Pond Rotary Park.

There will also be a limited number of "Gander Day in a Box" available to purchase and we would like to thank local businesses for helping to sponsor the contents of the box. Further details will be made available to the public shortly regarding this fun initiative.

The Festival of Flight schedule will be available on all the Town's social media platforms and website by Wednesday, July 21st.

Correspondence from Island Furniture

The Department received a letter from Island Furniture about a Supported Employment Program for businesses in the Town of Gander which would involve creating real jobs for developmentally delayed persons. The Committee asked the Department to respond to Island Furniture to inform them of our support, existing partnership with Broadening Horizons and to let them know we are open to facilitating conversations between them and Broadening Horizons.

Department's Revised Terms of Reference

The revised terms of reference were presented to the Committee for review. The Committee agreed with the changes that were added and refers to the Governance and Legislative Services Committee for their review.

Upcoming Events

- Concerts in the Park – July 22nd, July 29th and August 5th
- Festival of Flight Baggage Claim Contest on Krock– July 14th – 27th
- 2021 Festival of Flight – July 29th – August 2nd
- Drive in Movie – August 4th

B. Public Works & Services Committee:

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

The Public Works & Services Committee meeting was held on July 13, 2021. The meeting was chaired by P. Woodford, Councillor. Other members present included: G. Brown, Councillor; O. Fudge, Councillor; T. Barron, Director of Municipal Works & Services; B. Hefford, Town Clerk; G. Whitt, Administrative Support Clerk.

The following items were discussed:

Broadening Horizons – Letter of Support Request

The Committee reviewed correspondence from Broadening Horizons requesting the Town of Gander provide a letter of support in their efforts to obtain funding for building renovations. The Town is delighted to learn of the ongoing efforts of Broadening Horizons to upgrade their facility in a new location. Your service to the residents and local area is certainly appreciated and we look forward to continuing a mutually beneficial relationship.

The Committee agrees the Town write a letter of support to assist Broadening Horizons in their quest for funding.

Indigenous Crosswalk Proposal

The Committee reviewed correspondence from a summer student who is working under the Kikmanaq Indigenous Cultural Revival Association. It was proposed that the Town consider supporting the Indigenous Community through projects such as a crosswalk.

The Committee agrees that the Town support the Indigenous Community and is recommending Council meet with members of the organization to discuss options for a crosswalk or similar projects that may be considered as supportive initiatives.

Notable Dates

Garbage Collection scheduled for the Civic Holiday, Monday, August 2nd, will now be collected on Wednesday, August 4th.

- The next Waste Transfer Station is scheduled for August 14th. 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.

C. Governance & Legislative Services Committee:

The Governance & Legislative Services Committee report was presented by Deputy Mayor Pollett.

The Governance & Legislative Services Committee was held on July 13, 2021. The meeting was chaired by T. Pollett, Deputy Mayor. Other members present included: G. Brown, Councillor; P. Woodford, Councillor; O. Fudge, Councillor; B. Hefford, Director of Governance & Legislative Services/Town Clerk; K. Bull, Deputy Municipal Clerk.

The following items were discussed:

Update on Legal Affairs

The Committee was provided an update on the various legal affairs, Appeals, and ATIPPA Applications.

Committee Terms of Reference

The Committee reviewed the updated Terms of Reference for the new Committee Structure to be considered for adoption in response to the Organizational changes implemented from the KPMG review.

The new Committees include:

- Community Services Committee
- Public Works and Services Committee
- Governance and Legislative Services Committee
- Public Safety and Protective Services Committee

- Planning and Development Committee
- Corporate Services Committee

The Committee was satisfied with the changes to the mandates. However, there was discussion regarding the makeup of the Committees, modifications to the Council schedule, and the requirement to introduce a Committee of the Whole.

Municipal Elections

At the previous meeting of Council, the Town of Gander presented and approved the Municipal Election Vote By Mail Regulations. This is enabling legislation allowing the Town of Gander to conduct Vote By Mail for future municipal elections.

Upon submission of the Legislation to the Minister of Municipal and Provincial Affairs for final approval, departmental staff have made some suggestions, ensuring the Town of Gander is fully compliant with the Departmental legal advice.

The Town of Gander has incorporated the recommended changes and the Regulations are presented for consideration.

Motion #21-120

Municipal Elections – Motion Rescinded

Moved by Deputy Mayor Pollett and seconded by Councillor Woodford Motion # 21-115 be rescinded.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Motion #21-121

Municipal Election Vote by Mail Regulations and Associated Procedures

Moved by Deputy Mayor Pollett and seconded by Councillor Fudge that Pursuance to the Power vested in it under Section 54 of the NL Municipal Elections Act, and all other enabling powers, the Town Council of the Town of Gander hereby Adopts and Enacts the amended Municipal Election Vote by Mail Regulations and associated procedures and forms as attached hereto.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Deputy Mayor Pollett advised that Mail In Voting will be an option. Standard in person voting polls will be available.

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 July 14, 2021. The meeting was chaired by B. Dove, Councillor. Other members present included: O. Fudge, Councillor; H. Lowe, Director of Protective Services/Fire Chief; B. Hefford, Town Clerk; G. Whitt, Administrative Support Clerk.

The following items were discussed:

Town of Gander Motorized Snow and All-Terrain Vehicle Regulations, 1st Reading

The Committee presents The Town of Gander Motorized Snow and All-Terrain Vehicle Regulations to Council for the first reading. Any objections must be presented to Council in writing on or before August 31, 2021.

Traffic Study, Areas of Concern

The Director presented the Committee with a Traffic Study of sections of Town that were reported as areas of concern. The survey was conducted over a period of four days and at various times throughout the day. It was identified that high rates of speed are exercised in school zone areas with the highest rate of speed clocked at 102 km/hr., and two vehicles engaged in the act of “stunting” as described in the NL Highway Traffic Act. While speeding throughout Town was identified, it was not at an excessive rate of speed for the majority of traffic. Also identified was a significant number of vehicles that are not coming to a complete stop at stop signs.

The Committee agrees that studies of this nature help identify problematic areas and provide Council with data to address any areas of concern that are brought forward. Details of the study are included in the attachment.

Summer Student, Hydrant Painting & Numbering

The Director informed the Committee that the Department has a summer student placement for the painting and numbering of the fire hydrants throughout town.

Council would like to remind residents that the student placement will be accessing fire hydrants on residential properties over the next six weeks.

E. Planning & Development Committee:

The Planning & Development Committee report was presented by Councillor Woodford.

The Planning & Development Committee meeting was held on July 14, 2021. The meeting was chaired by P. Woodford, Councillor. Other members present included: T. Pollett, Deputy Mayor; O. Fudge, Councillor; B. Dove, Councillor; J. Blackwood, Director of Planning & Development; B. Hefford, Town Clerk.

The following items were discussed:

Sign Regulations – 2nd Reading

The Committee was presented with the second and final reading of the Town of Gander Sign Regulations. It was noted that since the last reading there were no objections received. The Committee is pleased with the proposed regulation.

Motion #21-122

Sign Regulations – 2nd Reading

Moved by Councillor Woodford and seconded by Councillor Fudge that the Town of Gander Sign Regulations as attached be approved and adopted by Council.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Development Application – 4 Gray Avenue

The Committee reviewed a development application to permit a furniture reupholstering and alteration shop at 4 Gray Avenue. The 2019-2029 Municipal Town Plan and Development Regulations, recently approved by Council, has this area zoned Commercial Local and General Service/Shop is listed as a permitted use in that zone.

Motion #21-123

Development Application – 4 Gray Avenue

Moved by Councillor Woodford and seconded by Councillor Dove that the development application as attached be approved to permit a furniture reupholstering and alteration shop at 4 Gray Avenue.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Accessory Building Request – 391 Gander Bay Road

The owner of 391 Gander Bay Road has requested Council’s approval to construct an accessory building at that location measuring 94 square meters. The Director presented to the Committee a Town of Gander drawing # 21-1053 as attached which showed the proposed location of the accessory building on the lot and indicated that all required side yards, rear yards and building separations could be obtained.

It should be noted that by definition, “An accessory use shall be clearly subsidiary and complementary to the main use, controlled so as to be compatible in character, use and size with the main use and nearby properties.” The main dwelling has been permitted and thus the accessory use can be permitted. The accessory building permit is in compliance with the Town of Gander Accessory Building Regulations.

Motion #21-124

Accessory Building Request – 391 Gander Bay Road

Moved by Councillor Woodford and seconded by Deputy Mayor Pollett that the owner of 391 Gander Bay Road be permitted to construct an accessory building measuring 94 square meters at that property as attached.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Committee Terms of Reference

The Committee reviewed the Terms of Reference for the newly formed Planning and Development Committee which replaces the former Engineering, Planning and Control’s Committee. The department and associated Committee were realigned as a result of the recent organizational review that was carried out and the Terms of Reference were adjusted to better reflect the new responsibilities of the department. Most notable additions to the department were Capital Project Management and core responsibilities of Economic Development including but not limited to, Investment attraction and Business retention. The Committee was pleased with the new Terms of Reference and forwards it to the Governance and Legislative Services Committee for their review in conjunction with the overall organizational restructuring.

Home Based Business – 35 Fitzmaurice Road

The Committee reviewed a Home-Based Business application from the resident of 35 Fitzmaurice Road. The application was submitted requesting Council’s permission for the operation of Black Pearl Kayak Rentals for the purpose of providing Kayak and Paddle Board rental services from that address.

The Director advised that discretionary use notices were advertised with one piece of correspondence being received raising an objection to the application. After carefully reviewing the application as presented and the associated objection, the Committee feels that concerns raised can be addressed while still permitting the business to operate at this location.

Motion #21-125

Home Based Business – 35 Fitzmaurice Road

Moved by Councillor Woodford and seconded by Councillor Fudge that Black Pearl Kayak Rentals be permitted to operate a home-based business as 35 Fitzmaurice Road.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Sale of Commercial Land – 195 Baird Place

The Committee reviewed a request to purchase a 3-acre parcel of land on Baird Place to construct a yard with a 4000 square foot steel building to support their existing and future business ventures in Central Newfoundland. Several scenarios were discussed to accommodate the request, which included possible future rezoning of land and combining existing parcels to acquire the desired footprint. The Committee is recommending that this item be forwarded to the Corporate Services Committee for their review, consideration, and to establish the price of land.

NLHC – Emergency Housing

The Committee reviewed correspondence from the Newfoundland and Labrador Housing Corporation (NLHC) regarding emergency housing opportunities for Gander. The correspondence gave a general overview of the proposed project, potential project structure, functional model, and outlined benefits to the community and region. They asked the Town of Gander to identify any municipal requirement or concerns to be addressed prior to commencement of the program.

The Town of Gander recognizes the socioeconomic makeup of our society is changing. As such, challenges faced by members of our community are also evolving. The Town of Gander is pleased to see community partners step forward with new and innovative solutions for Gander and its residents. It also very pleased that these projects will be led by NLHC who has the provincial mandate for social housing and Central Health who is leading the service delivery models with the objective of improving the Social Determinants of Health. The Town of Gander is pleased to be considered a community partner in these models.

Projects such as the Emergency Housing Project position the community successfully respond to the diverse needs of our residents. Inclusionary models, led and support by government with Community-based partners are at the table, ensure community needs drive the solutions put forward. Furthermore, the Town of Gander recognizes the opportunity for partnership. Under the National Housing Strategy, the Government of NL and the Government of Canada signed the 2019-2028 Bilateral Agreement, which Committed \$270 Million to Newfoundland and Labrador to provide more affordable and social housing options for families and individuals here in Newfoundland and Labrador. The plan has stated objectives to protect, renew and expand social and community housing in our province. The Town of Gander welcomes opportunity to participate and plan how those strategic objectives will come to fruition in our community.

The proposed model indicated that the Provincial Government would repurpose existing NLHC property to offer more supportive residential housing options. Existing provincially owned units would not be subject to municipal permitting.

Accessory Request – 9 Ratcliffe Place

The Committee reviewed correspondence from the owner of 9 Ratcliffe Place requesting Council’s consideration in permitting an accessory building on that property measuring 130 square meters. The Director advised that the Town’s Building Inspector had visited the property and confirmed that the required side yards and setbacks can be obtained with the proposed size and location of the new structure.

Motion #21-125

Accessory Request – 9 Ratcliffe Place

Moved by Councillor Woodford and seconded by Deputy Mayor Pollett that the owner of 9 Ratcliffe Place be permitted to construct an accessory building measuring 130 square meters in accordance with the Town of Gander’s Accessory Building Regulations.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Infrastructure Upgrades – Street Resurfacing

The Committee reviewed the results of the recent tender for Infrastructure Upgrading 2021 Contract #2, Street Resurfacing. Two bids were received and the lowest of the bids that met the Tender Specifications was received from Exploits Valley Paving Ltd. Engineering staff have reviewed the bids for compliance with the Tender specifications and has confirmed that the low bidder is compliant and is recommending that the Tender be awarded to the low bidder, Exploits Valley Paving Ltd. in the amount of \$529,902.64 HST inclusive. The low bid was \$19,096.45 over the pre-tender estimates however, the Committee is recommending the work be carried out and forwards it to the Corporate Services Committee for their review and consideration.

Land Sales – 300 Garrett Drive

The Committee reviewed a request from the owners of 300 Garrett Drive to purchase a parcel of vacant land directly adjacent to that property bounded on the North by the Trailway and as better described in the attached drawing # 21-1021. It was noted that this parcel of land is not serviced but could be incorporated into 300 Garrett as a single parcel or serviced by the applicant to Town standards and sold as an independent parcel.

The Committee is recommending the sale of the parcel of land as attached in drawing # 21-1021 and forwards it to the Corporate Services Committee for their review and consideration.

F. Corporate Services Committee:

The Corporate Services Committee report was presented by Councillor Woodford.

The Corporate Services Committee meeting was held on July 14, 2021. The meeting was chaired by P. Woodford, Councillor. Other members present included: B. Dove, Councillor; O. Fudge, Councillor; K. Hiscock, Director of Corporate Services; B. Hefford, Town Clerk.

The following items were discussed:

Psychology & Counselling Centre

The Committee reviewed correspondence from the owner of Psychology & Counselling Centre requesting the creation of a new business classification known as “Psychology” to the Town’s Class 3 business category.

Currently, Psychology centres are classified as “Professional & Real Estate Offices” in Class 7 and taxed at a rate of 31.70 mills. The Class 3 business classification includes businesses more general in nature such as bars, retail, service stations etc. and is taxed at 11.55 mills.

The owner is requesting the same consideration be applied to the new classification as physiotherapy centres and referred to the minute of Council from March 19, 2014, in which physiotherapy centres changed business classification from Class 7 to Class 3.

The owner stipulated several issues as the reason for the request as follows:

- the increase in business taxes from \$1,704 to \$7,018 due to a substantial increase in the assessed value of the new location.
- the use of 600 out of the total 2600 square feet for consulting rooms to see patients with the remainder used for office space, testing rooms etc.
- the need to re-locate to a larger facility was not to generate additional revenue but due to health restrictions stipulating that in-person appointments would only be permitted if a six -foot distance between clinician and client could be maintained due to the pandemic.

The Committee discussed the request but does not recommend the creation of a new business classification to be known as “Psychology” in Class 3. There will be a review of the current business classifications and mill rates completed prior to the 2022 budget.

Invoices for Approval

OPERATING

1. Avalon Coal, Salt & Oil Limited 00-000-0070-1405 – Inventory	\$167,353.61
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CAPITAL

1. Hickman Motors 00-320-5500-8100 – Capital From Revenue Budget: \$120,000 Spent to Date: \$0	\$ 39,129.90
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Total operating and capital invoices for approval \$ 206,483.51

The Director of Corporate Services advised that the invoices met the policies of the Town of Gander.

Motion #21-126

Invoices for Approval

Moved by Councillor Woodford and seconded by Councillor Fudge that the invoices be paid as presented.

In Favour: 5 Opposing: 0

Decision: Motion carried.

MAA – Retirement Announcement

The Executive Director/CEO of the Municipal Assessment Agency Mr. Sean Martin recently retired from the position. The current Vice President of Valuation and Client Services with the agency, Mr. Don Hearn was appointed to the position in an acting role.

The Committee wishes both all success in their future endeavours and would like to thank them for providing timely advice and support to Town of Gander staff.

Tender – Infrastructure Upgrading 2021 – Contract #2 Street Resurfacing

The Planning and Development Services Committee referred the results of the tender for the Infrastructure Upgrading 2021 Contract #2 – Street Resurfacing, to the Corporate Services Committee for consideration. Two bids were received, and both met specifications with the lowest bid submitted by Exploits Valley Paving Ltd. in the amount of \$529,902.64, HST included.

The project is \$19,096.45 over budget which includes engineering costs and is funded through the Canada Community Building Fund (CCBF) formally known as Gas Tax. Once the project is completed, a request to re-allocate additional funds from the CCBF agreement will be presented to Council for approval if required.

Motion #21-127

Tender – Infrastructure Upgrading 2021 – Contract #2 Street Resurfacing

Moved by Councillor Woodford and seconded by Councillor Dove the tender for the Infrastructure Upgrading 2021 Contract #2 – Street Resurfacing be awarded to Exploits Valley Paving Ltd. in the amount of \$529,902.64, HST included.

In Favour: 5 Opposing: 0

Decision: Motion carried.

The Director of Planning and Development provided a brief summary of the streets to be upgraded.

300 Garrett Drive – Parcel of Land

The Committee reviewed an application to purchase commercial land located at 300 Garrett Drive. The proposed use meets zoning regulations, and the Planning and Development Services Committee is recommending approval of the application.

Motion #21-128

300 Garrett Drive – Parcel of Land

Moved by Councillor Woodford and seconded by Councillor Fudge that the Town of Gander approve the sale of 300 Garrett Drive in accordance with Section 201.2 of the NL Municipalities Act, 1999, conditional on all other requirements of the NL Municipalities Act, 1999 being met and in accordance with the Town’s Commercial Land Sales Policy.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Asphalt Repairs Budget

The Public Works Committee referred the request from the Municipal Works Department to reallocate funds to asphalt repairs for \$40,000 from departmental savings to the Corporate Services Committee for consideration.

The Committee reviewed the proposed areas requested to be repaired and agreed with the areas except for the repairs at the Depot with a cost of \$10,000 be approved.

The added cost of the asphalt repairs will be offset by projected overall savings in the Municipal Works budget.

Motion #21-129

Asphalt Repairs Budget

Moved by Councillor Woodford and seconded by Deputy Mayor Pollett to re-allocate funds to asphalt repairs from departmental savings for \$30,000 as per the areas requested as attached except for the asphalt repairs at the depot be approved.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Senior Pilots Request to Waive Rental Fee

The Community Services Committee referred the request from the Gander Pilots to waive the fees for the Senior NL B Baseball Tournament to be held at the Art Walker Field from July 23 – 25, 2021 to the Corporate Services Committee for consideration.

The Gander Pilots will incur a cost of \$2,500 to \$3,000 to host the tournament with the majority attributed to the cost of travel for the umpires. The revenue to the Town for the field rental is \$150 per day with a total fee of \$517.50. The cost of the lost revenue will be offset by savings in the special events hosting budget.

The Corporate Services Committee agreed with the recommendation brought forward from the Community Services Committee to waive the fees and is pleased that this high caliber tournament is returning to Gander after many years.

Motion #21-130

Senior Pilots Request to Waive Rental Fee

Moved by Councillor Woodford and seconded by Deputy Mayor Pollett to waive the fees of the Gander Pilots to host the Senior NL B Baseball tournament to be held at the Art Walker Feld from July 23-25, 2021, for \$517.50 HST inclusive.

In Favour: 5 Opposing: 0

Decision: Motion carried.

G. Other Reports:

None

7. ADMINISTRATION

None

8. CORRESPONDENCE

None

9. NEW BUSINESS

Municipal Plan and Development Regulations 2019-2029

The proposed Municipal Plan and Development Regulations, 2019-2029, is now ready for approval by Council.

The required advertising and provincial review have been completed. Two (2) public hearings were held, on November 5, 2020 and November 23, 2020 at the Albatross Hotel, Gander, NL.

The Committee has reviewed the Commissioner's Report from the hearings and wish to proceed with the approval.

The documents were forwarded to Municipal Affairs for review and registration. A change requested by Christopher Hardy, Department of Municipal and Provincial Affairs, with respect to Council's discretion to exempt buildings from the frontage requirement has been implemented. He had indicated that this disagrees with section 23(1) of the Province's *Protected Road Zoning Regulations* for any building within the building control lines.

Motion #21-131**Municipal Plan and Development Regulations 2019-2029**

Moved by Councillor Woodford and seconded by Councillor Fudge that the proposed Municipal Plan and Development Regulations 2019-2029 be approved, with the aforementioned change, under Section 23 of the Urban and Rural Planning Act 2000.

In Favour: 5 Opposing: 0

Decision: Motion carried.

195 Baird Place – Parcel of Land

The Committee reviewed an application to purchase commercial land located at 195 Baird Place. The proposed use meets zoning regulations, and the Planning and Development Services Committee is recommending approval of the application.

The business indicated its desire to purchase land adjacent to the land in question. Council agreed that it would enter into a Purchase and Sale Agreement in accordance with price schedules in the Commercial Lands Sales Policy. If zoning changes are approved, the Town of Gander will adjust the pricing accordingly. This change would be conditional upon acceptance of the revised pricing schedule by NLHC.

Motion #21-132**195 Baird Place – Parcel of Land**

Moved by Councillor Woodford and seconded by Councillor Dove that the Town of Gander approve the sale of 195 Baird Place in accordance with Section 201.2 of the NL Municipalities Act, 1999, conditional on all other requirements of the NL Municipalities Act, 1999 being met and in accordance with the Town's Commercial Land Sales Policy.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Gander International Airport Authority Nomination

As a proud partner, the Town of Gander has the right to nominate three members to the Gander International Airport Authority Board of Directors. This is an honour that Council takes very seriously as it is the foundation that fosters and supports the spirit of co-operation. This partnership has a proven record of success and will become increasingly important to the Airport's future growth, especially as we emerge from the COVID-19 restrictions.

There are currently two Town of Gander nominees on the Board. Mr. Gene Hedges and Mr. Zane Tucker have demonstrated leadership and made significant contributions to the organization. On behalf of the residents of Gander, Council thanks these individuals for their dedication.

At this time, the Gander International Airport Authority has asked the Town of Gander to nominate an individual to fill a vacant position. Through an internal review and assessment process, the Town of Gander identifies community members who satisfy the Airport's desired background. In this case, they have asked for an individual with experience in aviation. As with all nominees, the GIAA screen individuals ensuring they meet all eligibility criteria. Bruce Terris has been identified and approved through this process.

Mr. Terris is a strong candidate who has demonstrated knowledge of the aviation sector and commitment to community. With 35 years' experience in Air Traffic Services in various leadership roles, Mr. Terris has a proven professional record. Beyond that having set strong roots in Gander, Council is confident that he will represent the residents of the community, ensuring continued advocacy for the GIAA in the provincial and national aviation landscape.

Motion #21-133

Gander International Airport Authority Nomination

Moved by Deputy Mayor Pollett and seconded by Councillor Woodford that Bruce Terris be nominated by the Town of Gander to serve on the Board of Directors of the Gander International Airport Authority.

In Favour: 5 Opposing: 0

Decision: Motion carried.

10. ADJOURNMENT

Motion #21-134

Adjournment

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

In Favour: 5 Opposing: 0

Decision: Motion carried.

The meeting adjourned at 5:25 p.m.

P. Farwell, Mayor

B. Hefford, Town Clerk