

MINUTES

Special Meeting of Council
Friday, May 7th, 2021 @ 9:30 a.m.
Council Chambers

Present:	P. Farwell	Mayor
	T. Pollett	Deputy Mayor
	G. Brown	Councillor
	O. Fudge	Councillor
	P. Woodford	Councillor

Advisory and Resource:	B. Hefford	Town Clerk
	K. Hiscock	Director of Finance (A)
	J. Blackwood	Director of Engineering
	R. Locke	Director of Development
	K. Bull	Deputy Municipal Clerk

Regrets:	R. Anstey	Councillor
	B. Dove	Councillor

The meeting was called to order at 9:30 a.m.

Approval of Agenda

Council reviewed the agenda.

Motion #21-070

Approval of Agenda

Moved by Councillor Woodford and seconded by Deputy Mayor Pollett to approve the agenda as presented.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Town Plan

During the process of developing the 2019 -2029 Town Plan and Development Regulations, the Town's consultants met with representatives from organizations and land use stakeholders to discuss the future Town Plan and land use zoning.

There were two public consultations held in the form of open houses where residents had the opportunity to speak with representatives of Council, planning consultants and Town staff to discuss the proposed plan.

Following this, the plan was adopted by Council on October 14, 2020 and presented at public hearings held on November 5, 2020 and November 26, 2020.

During the public consultation process, Council received representation regarding a change from open space to the proposed Residential Medium Density. Following the Public Hearings, Council received the Commissioners Report which, subject to several detailed recommendations, proposed the adoption of the Plan and Regulations.

One of the recommendations was to give greater attention to the concept of promoting land as a “green belt”, ensuring transparency since Open Space does not provide a permanent reservation. However, Council did understand the residents’ perspective. Though not legally required, Council asked staff to work towards a solution that respects the needs of the residents, but also allows for continued and efficient development. In this proposed plan, Council has worked to maintain areas of Open Space/Recreation in Spruce Court. Specifically, adjacent property that currently borders Open Space/ Recreation zoning. The attached drawing 21-1023a-R2, depicts the revised zoning boundaries that were adjusted following the last public consultation and will be incorporated into the new Town Plan.

Other minor adjustments following the public consultation included the realignment of the railway North of Roe Avenue to accommodate the extension of Dickens Street, the addition of a road reservation adjacent to 391 Gander Bay Road to support future growth in that area and the expansion of an Environmental Protection zone to include both sides of a stream near the property of 255 Magee Road that was absent in the original mapping.

At this time, Council would like to thank the residents of Gander, Stakeholders, Consultants and Town staff for their efforts in developing the new Town Plan.

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.

Motion #21-071

Town Plan

Moved by Councillor Woodford and seconded by Councillor Brown that the proposed Municipal Plan and Development Regulations 2019-2029 be approved under Section 23 of the Urban and Rural Planning Act 2000. Approval is subject to the above referenced amendments being included in the Wood Environment & Infrastructure Solutions, a Division of Wood Canada Limited proposed plan as attached.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Tender #17-CCR-21-00018 Sports Complex

This tender represents the first phase of Gander’s new multi-sports facility and will see the construction of a FIFA Regulation artificial turf soccer field, 400 m outdoor running track and a regulation field sport site including javelin, shot put, discus and other field related infrastructure. There will be additional supporting infrastructure including a paved parking space, bleachers for viewing and lighting to extend the play time into the evening hours.

There were six bids received with the lowest that met specifications being received from CAN-AM Platforms & Construction Ltd. In the amount of \$6,777,725.92 HST inclusive.

This capital project is cost shared with the Provincial and Federal Governments under the ICIP, Investing in Canada Infrastructure Program with the Town paying 33.33% of the total project funding.

Motion #21-072

Tender #17-CCR-21-00018 Sports Complex

Moved by Councillor Woodford and seconded by Deputy Mayor Pollett the Tender #17-CCR-21-00018 Gander Sports Complex be awarded to CAN-AM Platforms & Construction Ltd. In the amount of \$6,777,725.92 HST inclusive.

In Favour: 5 Opposing: 0

Decision: Motion carried.

Motion #21-073
Adjournment

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

In Favour: 5 Opposing: 0

Decision: Motion carried.

The meeting adjourned at 10:02 a.m.

P. Farwell, Mayor

B. Hefford, Town Clerk