

MINUTES

**Regular Meeting of Council
Wednesday, January 17, 2024 @ 4:00 pm
Council Chambers**

Present:	P. Farwell	Mayor
	B. Ford	Deputy Mayor
	T. Pollett	Councillor
	P. Woodford	Councillor
	S. Handcock	Councillor
	M. White	Councillor
Regrets:	W. Hoffe	Councillor
Advisory and Resource:		
	B. Hefford	Town Clerk
	J. Blackwood	Director of Planning and Public Works/CAO (A)
	K. Hiscock	Director of Corporate Services/Acting Town Clerk (virtual)
	J. Knee	Director of Community Services
	S. Armstrong	Communications Officer
	D. Chafe	CAO
	H. Lowe	Director of Public Safety & Protective Services

1. CALL TO ORDER

The Meeting was called to order at 4:00 p.m.

2. VISITORS/PRESENTATIONS

Crime Stoppers Month

Mayor Farwell proclaimed January 2024 as Crime Stoppers Month. For the month of January, Crime Stoppers has their flag risen at the Town Hall in support of its initiatives and mandate Newfoundland and Labrador Crime Stoppers through volunteering and providing information to help prevent and solve crimes.

Eating Disorders Awareness Week

Mayor Farwell proclaimed February 1st – 7th as Eating Disorders Awareness Week. Flag ceremony will be held on February 1st at the Town Hall in support of the Eating Disorder Foundation of Newfoundland to raise awareness, promote understanding, and provide support to individuals affected by this illness.

World Wetlands Day

Mayor Farwell proclaimed February 2nd as World Wetlands Day which is celebrated each year to highlight the value of wetland ecosystems. This day also marks the anniversary of the Convention on Wetlands, which was adopted as an intergovernmental treaty in 1971.

Lions Club – Santa Claus Parade Winners

Councillor Pollett recognized the winners of the 2023 Gander Lions Santa Claus Parade which took place on December 2nd. Graham Luscombe with Gander Lions Club then presented the awards to the winners:

- Commercial – Gander Family Dental Clinic (Tooth Ferry)
- Non-Commercial – Central Dragons (Michelle Morey and Angie Dalley were present to accept)
- Family/Neighborhood – Rachel Perry/Key Assets (Dino Christmas)

3. APPROVAL OF AGENDA

Motion #24-001

Approval of Agenda

Moved by Councillor Handcock and seconded Councillor Pollett by that the Agenda for the Regular Meeting of Council on January 17, 2024 be adopted.

In Favour: 6 Opposing: 0

Decision: Motion carried.

4. MINUTES FOR APPROVAL

Motion #24-002

Regular Minutes for Approval

Moved by Councillor Hoffe and seconded by Councillor Pollett that the Minutes from the Regular Meeting of Council on December 20, 2023 be adopted as presented.

In Favour: 6 Opposing: 0

Decision: Motion carried.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

6. REPORTS – STANDING COMMITTEES:

A. Community Services Committee:

The Community Services Committee report was presented by Councillor T. Pollett/Chair.

The Community Services Committee meeting was held on January 3, 2024. The meeting was chaired by T. Pollett, Councillor. Other members present included: B. Ford, Deputy Mayor; W. Hoffe, Councillor; and J. Knee, Director, Department of Community Services.

The following items were discussed:

Seniors’ Advisory Committee

The Committee discussed the Seniors’ Advisory Committee and the value that this group adds to the community. It was decided that the committee should do a refocus, complete with a refresh of the members as well as an in-depth look at the terms of reference. The Community Events Coordinator will add this to the next agenda for the Seniors Advisory Committee.

Community Partnership Fund

The Department is currently accepting applications for the Community Partnership Fund. The deadline to apply is February 1st. Interested groups can find the information on the Town of Gander’s Facebook page or can contact the Department at 651-5927 for a copy of the application.

Airials Gymnastics Club

The Committee discussed the request from Airials Gymnastics Club regarding a request for additional funding. It was decided that the group would be invited to a meeting with Council to discuss this request. The Department will reach out to confirm a meeting date and time.

Gene’s Catering

Gene’s Catering is requesting a reduction in his rental cost for the Steele Community Centre Cafeteria. The letter referenced rising food prices, lower turnout, and changes in alcohol sales. The contract and bids were reviewed, and the Committee agreed they would waive the monthly fee of \$200 for alcohol sales. It was noted that most sales at the cafeteria happen during the winter months, January to April, as more tournaments are hosted at that time.

Motion #24-003
Gene's Catering

Moved by Councillor Pollett and seconded by Deputy Mayor Ford, that the monthly fee of \$200 Alcohol Sales be waived effective January to ice rental season.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Mayor Farwell excused himself due to conflict at 4:15 p.m.

Avion Players – Provincial Drama Festival

The Provincial Drama Festival is being held in Gander from March 31st to April 6th. The local Avion Players will be hosting the festival and is requesting a donation to cover costs associated with renting the theatre for seven days. As 2024 has been declared “Years of the Arts” by the provincial government, the Committee thought it was a good time to provide support to the Arts in Gander by providing a donation of \$10,000.

Motion #24-004
Avion Players – Provincial Drama Festival

Moved by Councillor Pollett and seconded by Councillor Woodford, that \$10,000 be provided to the Avion Players to assist with the hosting the Provincial Drama Festival being held in Gander from March 31 - April 6, 2024.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Mayor Farwell returned at 4:16 p.m.

NL Winter Games Update

The Committee is pleased with the hard work and dedication of the NL Winter Games Committee and would like to express our gratitude to everyone that has been involved in the planning process so far. We are still looking for volunteers to help during the games from February 24th to March 2nd. If you are interested and can dedicate even a little of your time, please visit www.nlgames.ca/Gander-2024 and click the link for volunteers. Deputy Mayor Ford advised official intake form is uploaded and it is required to sign up online.

Upcoming Events

The following events will take place in the coming months:

January 19 - 21	Gander Minor Hockey U13 Tournament
January 26 - 28	Gander Minor Hockey U15 Tournament
February 2 – 3	Cy Hoskins Tournament
February 2 – 4	Gander Minor Hockey U11 Rep 3 Tournament
February 7	Seniors Wellness Program
February 9 – 11	Gander Minor Hockey Matthew Sargent Tournament

B. Economic Development Committee:

The Economic Development Committee report was presented by Councillor Woodford/Chair.

The Economic Development Committee meeting was held on January 9, 2024. The meeting was chaired by P. Woodford, Councillor (Chair). Other members present included: T. Pollett, Councillor; S. Handcock, Councillor; B. Hefford, Town Clerk; and D. Chafe, CAO.

The following items were discussed:

Development Officer's Report

The Development Officer's report advised that recent development interests for land along the south side of the Trans-Canada Highway have been derailed due to alleged moratoriums on development and highway access imposed by the Provincial Government. The Committee is very concerned over not only the immediate, but also long-term implications this will have on future commercial and residential development for our growing community. As a first step, the Committee will be seeking verification that the restrictions are as stated. A formal meeting with Ministers Haggie and Abbott to discuss this matter will be made, as well as a request under the Access to Information and Protection of Privacy Act for information on how, when and why this decision is being considered.

CAC-CCC Inc. Request

The Committee reviewed correspondence from a representative of Canadian Adventure Charters and Continental Climate Construction seeking support for a multi-sector, multi-phase, large scale development for the central region with specific developments proposed for Cat Bay, Bonavista Bay. The Committee feels that the leadership and resources required for an initiative of this scale align better with other levels of government. The proponent will be written advising the same and offering to look at specific requests should they arise.

Public Transit

The Committee reviewed and discussed the request from a resident to consider establishing a bus based public transit service. They note the multiple community, social and economic benefits for our community. The Committee recognizes the potential of public transit and included funding in the 2024 budget to formally investigate the need and viability of this type of service. The Committee would like to thank the resident for their input.

2023 Building Statistics

In 2023, our residents and business owners continued to demonstrate confidence in our future, investing \$13.59M in new construction and renovations. There were 264 permits issued; 30 for new homes with a total combined value of approximately \$7M and 185 for residential renovations valued at an additional \$2.9M. During that same time, 49 permits were issued for the construction and renovation of commercial, industrial, and institutional properties, valued at approximately \$3.62M. With new building lots now available and high demand for housing of all types, 2024 projections look promising.

It was noted that the information provided here is based on building permits issued by Council and may not fully reflect the extent of building activity. New construction and the renovation of federal and provincial government properties are subject to different accountabilities. The Committee has asked staff to confirm additional work and its value for inclusion in future reports.

C. Public Safety and Protective Services Committee:

The Public Safety and Protective Services Committee report was presented by Councillor White/Chair.

The Public Safety and Protective Services meeting was held on January 4, 2024. The meeting was chaired by M. White, Councillor/Chair. Other members present included: S. Handcock, Councillor; P. Woodford, Councillor; B. Ford, Deputy Mayor; H. Lowe, Director of Protective Services/Fire Chief; B. Hefford, Town Clerk; and T. Byrne, Administrative Human Resources Coordinator.

The following items were discussed:

Delegation – Rod Pike, Crime Stoppers NL

Mr. Rod Pike with Crime Stoppers NL attended the Public Safety and Protective Services Committee to discuss the advantages of partnering between Crime Stoppers and the Town of Gander.

Crime Stoppers NL is a not-for-profit, registered Charity whose mission is to provide a conduit for local law enforcement and other investigative/enforcement agencies to receive information on

crimes and other regulatory offences. Their objective is to improve lives, build community, prevent crime, report incidences of crime and create public awareness of ways to identify criminal activity in our communities and regions.

Crime Stoppers NL is seeking a minimum of 4-6 members from Gander to form a Committee to help identify needs in the community to support their efforts in working with enforcement agencies, the media, communities and the general public to increase reports of incidents, initiate or contribute to more arrests and the seizure of more goods. It is an anonymous conduit for citizens to provide this information therefore making it safer for everyone.

The delegation left the Committee meeting at 11:40am.

The Town would like to work with Crime Stoppers NL and will promote and build awareness through social media and see what interest is available from the residents of the Town of Gander. If anyone is interested, please contact Harold Lowe at hlowe@gandercanada.com.

Also, January is Crime Stoppers Month and there will be a flag raising to create awareness in the Town of Gander.

Policy – A018 Intrusion Alarms at Municipal Buildings

The Director of Public Safety and Protective Services brought forward the A018 Intrusion Alarms at Municipal Buildings for its second reading.

Motion #24-005

Policy – A018 Intrusion Alarms at Municipal Buildings

Moved by Councillor White and seconded by Councillor Handcock, that A018 Intrusion Alarms at Municipal Buildings Policy be adopted as attached.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Department Update

The Committee discussed the Department Updates up to January 3, 2024. They are as follows:

- Keep the Wreath Green campaign – Starting December 1st and until the end of December we have the wreath outside the fire station. It is lit up with green lights, and this December we have had to change from 7 green bulbs to 7 red bulbs. 1 electrical plug on a Christmas tree, 1 burnt food, 1 private aircraft hangar beside their cabin, and 4 chimney fires. Last year we had 5 red bulbs.

- Ember our Elf has been visiting GFR from December 2nd to December 24th. There was a total of 48,790 views, for an average of 2121.3 people per day for the 23 days Ember visited GFR.
- Adopt-A-Hydrant campaign will be starting in the new year, January 1st 2024, with weekly prizes to be won, and will be on-going until March 31, 2024. Participants are invited to submit a picture of the fire hydrant, with the location and hydrant number that was cleared to hlowe@gandercanada.com to be entered for a weekly prize. There should be a one-meter area cleared of snow around the hydrant on all sides and a path to the street. Please refrain from throwing snow onto the street or sidewalk, be aware of traffic and your own safety. Thank you to everyone that keeps their hydrants clear.

Byrd Avenue Parking

The Committee discussed installing “No Parking Signs” on both sides of Byrd Avenue around the sharp turn between the civic address numbers 49-69.

There appears to be an increase in the number of rental properties and multiple vehicle owners in the area, possibly contributing to an increased demand for on-street parking. Traffic is being forced into the oncoming lane in an area with limited visibility to safely do so.

Motion #24-006

Byrd Avenue Parking

Moved by Councillor White and seconded by Deputy Mayor Ford, that “No Parking Signs” be placed on both sides of Byrd Avenue around the sharp turn between the civic address numbers 49-69.

In Favour: 6 Opposing: 0

Decision: Motion carried.

A letter will also be written advising the residents of 49-69 Byrd Avenue informing of Council’s decision.

Volunteer Firefighter Recruitment

Gander Fire Rescue has 12 new recruits that will be starting their recruit training on January 10th. This year GFR used a new recruitment strategy including holding an open house, having an information session, as well as an interview system.

D. Planning and Public Works Committee:

The Planning and Development Committee report was presented by Councillor Handcock/Chair.

The Planning and Development Committee was held on January 9, 2024. The meeting was chaired by S. Handcock, Councillor/Chair. Other members present included: B. Ford, Deputy Mayor; M. White, Councillor; T. Pollet, Councillor; P. Farwell, Mayor; B. Hefford, Directory of Governance & Legislative Services/Town Clerk; and J. Blackwood, Director of Planning and Public Works.

The following items were discussed:

Town of Gander Tap Water Quality Report, Winter 2023

The Director presented the Committee with a summary of the Town of Gander Tap Water Quality Report. The report shows the Town's water quality with reference to the Canadian Drinking Water Guidelines for each parameter.

The most recent report is for Winter 2023, where the Town's Water Quality Index has a rating of 100%, categorized excellent. Water quality is protected with a virtual absence of impairment; conditions are very close to pristine levels. This index level can only be obtained if all measures meet the recommended guidelines virtually all the time.

Testing is conducted and reported by the Provincial Government and the results may be viewed on the GOVNL – Environment and Climate Change, water resources management webpage. <https://maps.gov.nl.ca/water>

Town of Gander Wastewater Effluent Quality Report, 2023 – 3rd Quarter

The Director presented the Committee with a summary of the Town of Gander Wastewater Effluent Quality Report. The report shows the Town's wastewater quality with reference to the Wastewater Systems Effluent Regulations for each parameter.

The most recent report is for the 3rd Quarter of 2023, where the results show the effluent quality is within the recommended guidelines.

Composite samples are collected by the Wastewater Treatment Plant Operators on a bi-weekly basis and submitted to an accredited laboratory for testing.

Snow Clearing Concerns

The Committee reviewed correspondence from a resident who expressed concerns with the quality of snow clearing on December 22nd, 23rd, and 24th, 2023. The individual felt that the relatively small event, which measured approximately 18cm over a 72-hour period, placed Gander's streets and parking lots in conditions that did not align with Council's approved Snow Plan for snow and ice control.

The Director advised that he had reviewed the environmental conditions, on those dates, with the Deputy Director of Public Works and reviewed the weekend report as prepared by the Supervisor on call. There were some mechanical issues with the fleet that caused some disruption to operations over that period, however nothing of significance prevented staying within the approved plan. It was noted that the snow was wet and tracked in by motorists followed by a significant drop in temperature turning it into ice which made it very difficult to clear the roads to bare pavement. The resident also suggested training for the Supervisors of snow clearing operations. The Director will follow up with existing training levels and potential enhancements for the staff.

Excessive Traffic on Raynham Avenue – Resident Concerns

Correspondence was received from a resident of Raynham Avenue with concerns about the amount of traffic using that street. The homeowner indicated that recent developments within the community have changed traffic volumes and the dynamic of movements throughout Town, making Raynham Avenue a popular route connecting Spruce Court Subdivision and Cooper Boulevard. The resident is asking Council to look at the possibility of connecting Penney Avenue to Cooper Boulevard to help divert vehicular traffic away from Raynham Avenue.

The Committee discussed future development in that area, including the connection of Penney Avenue and Cooper Boulevard as the Town continues to grow. It is recommended that vehicular traffic movement data be collected for Raynham Avenue to determine the level of service for that street.

Subdivision of Property – 520 Gander Bay Road

Council has received an application from the owner of 520 Gander Bay Road to subdivide that property as indicated in the attached drawing number 24 - 1004. The department has reviewed the request and indicated that the subdivision can be accommodated within the Municipal Town Plan and Development Regulations, however, subdivision approval is subject to:

- Department of Municipal Affairs and Environment approval for development within an active waste disposal buffer.
- Department of Transportation and Infrastructure approval for three individual accesses onto a highway.
- Submission of final surveys for review and approval by the Town of Gander.

Motion #24-007

Subdivision of Property – 520 Gander Bay Road

Moved by Councillor Handcock and seconded by Councillor Pollett, that permission be granted to subdivide 520 Gander Bay Road as indicated in the attached drawing number 24–1004, subject to Department of Municipal Affairs and Environment approval for development within an active

waste disposal buffer, Department of Transportation and Infrastructure approval for three individual accesses onto a highway, and submission of final surveys for review and approval by the Town of Gander.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Notable Dates

- The next scheduled Waste Transfer Station date is scheduled for Saturday, March 9th. The hours of operation are 8 a.m. to 4 p.m. There is no Waste Transfer Station event for the month of February.
- Winter Parking restrictions are in effect from November 1st – April 30th annually. During this time, no vehicle shall be parked on any street between midnight and 8:00 a.m., regardless of weather conditions, nor may any vehicle be parked such as to impede or interfere with snow clearing operations at any time of the day or night, at any time of the year. Residents are reminded that it is illegal to throw, sweep, shovel or place snow or ice from any private property upon any town street or sidewalk, or such that it obstructs access to fire hydrants. Snow clearing regulations include Sections 23-26 of Town of Gander Traffic Regulations.

Council would like to remind residents that details of notable dates and events can be viewed on the Town of Gander's Website at www.gandercanada.com.

H. Lowe left @ 4:50 p.m.

E. Governance & Legislative Services Committee:

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

The Governance & Legislative Services Committee was held on January 10, 2024. The meeting was chaired by B. Ford, Deputy Mayor. Other members present included: M. White, Councillor; T. Pollett, Councillor; W. Hoffe, Councillor; and B. Hefford, Town Clerk/Director of Governance & Legislative Services.

The following items were discussed:

MNL Call for Committee Members

The Committee has reviewed the call for committee nominations from Municipalities NL, which is vital to achieving our shared goals and serves as an essential avenue for MNL members to actively participate in the ongoing work of MNL.

Members of Council interested in participating are requested to carefully consider their interests and available time. If you wish to put forth a nomination, please inform the Town Clerk.

Resident – Neighborhood Issues

The Committee conducted a review of correspondence from a resident expressing concerns about trespassing and property rights. The Town Clerk informed the Committee that this inquiry is part of a series of similar concerns raised by residents.

In light of these issues, the Committee received a concise overview of legislative jurisdiction. In such cases, municipal authorities have limited capacity to address instances of third-party trespassing on private property. While acknowledging the genuine personal concern associated with these matters, the Committee emphasized that trespassing is primarily a personal security issue and should be reported to the RCMP (Royal Canadian Mounted Police).

Residents were also reminded of their ability to take proactive measures to safeguard their personal and private property. This includes the installation of security alarms, fencing, and camera systems as effective deterrents against unauthorized access. The Committee encourages residents to be vigilant in securing their properties and, when necessary, to seek assistance from law enforcement to address trespassing concerns.

Re-appoint Assessment Commissioner

Municipalities rely on the ASSESSMENT ACT, 2006 as the foundation for assessing real property for the purpose of levying property taxes.

Property assessments are conducted by the NL Municipal Assessment Agency, mandated to systematically assess properties in municipalities using industry-based assessment techniques to ensure a fair and accurate determination of market value.

Under the provisions of the Act, there is an appeal process allowing property owners who believe their property has been improperly assessed to appeal to a third-party commissioner. The commissioner objectively considers arguments from the property owner or representative and the Municipal Assessment Agency Assessor. This process aims to provide a transparent and neutral avenue to ensure fairness for all parties involved.

The municipality is responsible for appointing an Appeal Commissioner to oversee this process. In 2022, the Town of Gander issued an Expression of Interest, resulting in a single individual applying.

Motion #24-008**Re-appoint Assessment Commissioner**

Moved by Deputy Mayor Ford and seconded by Councillor Handcock, that the Town of Gander reappoint Gerald Ralph as the Town of Gander Assessment Appeal Commissioner for 2024.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Motion #24-009**Appoint Assessment Commissioner Alternate**

Moved by Deputy Mayor Ford and seconded by Councillor Pollett, that the Town of Gander appoint Ben Blackmore as the Town of Gander alternate Assessment Appeal Commissioner for 2024.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Council Engagement Report

The role and responsibility of Council goes beyond the formal business of Council and the attendance of meeting. Members of Council regularly attend community events and functions to offer Council's support. It is also a chance to learn and engage about things that are important throughout Town.

Over the past month, here is a glimpse of some noteworthy examples:

- Christmas Coffee Break - Walker/Skater Christmas Social – December 21st
- U11 Hot Tub Pros Hockey Tournament – January 5th
- Coffee Break with CNA Students – January 5th
- Crime Stoppers Flag Ceremony – January 11th

F. Corporate Services Committee:

The Corporate Services Committee report was presented by Deputy Mayor Ford.

The Corporate Services Committee meeting was held on January 10, 2024. The meeting was chaired by W. Hoffe, Councillor/Chair. Other members present included: T. Pollett, Councillor; P. Woodford, Councillor; B. Hefford, Director of Governance & Legislative Services/Town Clerk; and K. Hiscock, Director of Corporate Services.

The following items were discussed:

Invoice for Approval

OPERATING

1. Call LeGrow Insurance & Financial Group		
00-120-1000-7215– Insurance		\$ 238,677.35
Budget: \$240,000	Spent to Date: \$0	
Total invoice for approval		\$ 238,677.35

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

Motion #24-010

Invoice for Approval

Moved by Deputy Mayor Ford and seconded by Councillor Pollett, to approve the invoice as presented.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Update on Municipal Assessment Agency

Correspondence from the Municipal Assessment Agency on the Board of Director’s meeting held in Bonavista on January 3, 2024, was presented to the Committee for review.

Some of the items discussed in the correspondence were as follows:

- Effective January 1, 2024, the Agency will reduce the annual supplementals provided to municipalities from 5 to 2 annually. For the 2024 year, supplementals will be mailed in June and December.
- A change to the Board of Directors included the election of Connie Reid, representative of PMA to the Chair of the Finance and Audit Committee.
- The winners of the 2023 Clar Simmons Scholarship were announced. The Committee would like to congratulate the three winners and wish them all success in their future endeavors.
- The next Board meeting is scheduled for March 8, 2024, in Corner Brook.

Canoe Purchasing

As a requirement of the Canoe Procurement Program, all participants are to inform the public of their participation in the program. The contact details and period of participation will be posted on the Town of Gander website.

Motion #24-011 Canoe Purchasing

Moved by Deputy Mayor Ford and seconded by Councillor Pollett, that the Town of Gander participate in the Canoe Procurement MNL Municipal Group Buying Program for 2024.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Quote for Lawnmower with Grass Catcher

The Committee reviewed the quote from NL Kubota Limited to purchase a lawnmower with grass catcher through canoe purchasing. The quote met specifications and is \$2,978.67 under budget.

Motion #24-012 Quote for Lawnmower with Grass Catcher

Moved by Deputy Mayor Ford and seconded by Councillor Pollett, that the quote for the supply of a lawnmower with grass catcher be awarded to NL Kubota at a cost of \$31,267.35 HST included.

In Favour: 6 Opposing: 0

Decision: Motion carried.

Schedule of Rates & Fees 2024

The December supplementary from the Municipal Assessment Agency indicated a reduction in the assessed value for all three Golden Legion Manor buildings. As a result, the water & sewer tax reductions in the 2024 schedule of rates and fees recently adopted are to be reduced by \$627.27.

Motion #24-013
Schedule of Rates & Fees 2024

Moved by Deputy Mayor Ford and seconded by Councillor Handcock, to update the charitable and not for profit organizations water & sewer tax reductions in the 2024 schedule of rates and fees as attached.

In Favour: 6 Opposing: 0

Gasoline Storage Tank Refit

The results for the Invitation to Quote for the gasoline storage tank refit were presented to the Corporate Services Committee for consideration. Only one bid was received, and it did meet specifications.

The required work was discovered while conducting maintenance on the bulk fuel tanks at the Municipal Works Depot. To comply with provincial regulations for safe storage and handling of fuels, both the gasoline and diesel fuel tanks need to be relocated to a safe distance from the building. After the relocation and inspection is completed, the tanks will be registered with the applicable governing body and returned to service.

As this item is unbudgeted, the Director of Planning & Public Works will defer the purchase of other budgeted items if the overage cannot be absorbed within departmental savings.

Motion #24-014
Gasoline Storage Tank Refit

Moved by Deputy Mayor Ford and seconded by Councillor Handcock, that the request for quote #RFQ24-01 for the gasoline storage tank refit be awarded to Petroleum & Environmental Services Inc. at a cost of \$16,675.00 HST included.

In Favour: 6 Opposing: 0

Gander Grow Co. Funding Request

The Economic Development Committee referred the request from Gander Grow Co. for funding to complete a feasibility analysis and business plan to establish an indoor community market to the Corporate Services Committee for consideration.

The request for funding is not eligible under the Community Development Fund due to the requirement that an organization be operating for a minimum of two years. As this item is not budgeted, the CAO identified the consulting expense account in Economic Development for the expenditure.

Motion #24-015

Gander Grow Co. Funding Request

Moved by Deputy Mayor Ford and seconded by Councillor Pollett, to provide funding to Gander Grow Co. in the amount of \$2,667.00 to complete a feasibility analysis and business plan to establish an indoor community market.

In Favour: 6 Opposing: 0

G. Committee of the Whole

The Committee of the Whole report was presented by Deputy Mayor Ford.

The Committee of the Whole meeting was held on January 11, 2024. The meeting was chaired by P. Farwell, Mayor. Other members present included: B. Ford, Deputy Mayor; T. Pollett, Councillor; S. Handcock, Councillor; M. White, Councillor; W. Hoffe, Councillor; P. Woodford, Councillor; B. Hefford, Town Clerk; D. Chafe, CAO; J. Blackwood, Director of Planning and Municipal Works; J. Knee, Director of Community Services; H. Lowe, Director of Public Safety & Protective Services/Fire Chief; and K. Hiscock, Director of Corporate Services.

The following items were discussed:

Urban Municipal Committee

The Committee conducted a review of a request to appoint members to the Urban Municipalities Committee. The Urban Municipalities Committee serves to advocate for the concerns of municipalities with a population exceeding 3,000. Quarterly meetings facilitate discussions on pertinent issues, and recommendations for action are subsequently presented to the Board of Directors of MNL.

Motion #24-016

Urban Municipal Committee

Moved by Deputy Mayor Ford and seconded by Councillor Pollett, that Councillor Woodford be appointed as the Town of Gander Council representative on the Urban Municipalities Committee. Additionally, Councillor Hoffe is appointed as the Alternate, and CAO Derm Chafe as the Administrative Representative will be included in the representation.

In Favour: 6 Opposing: 0

Short Term Accommodation Framework

The committee conducted a thorough review of a briefing note presenting background information on the Provincial Short-Term Accommodation Act, designed to establish a provincial framework for regulating short-term accommodation. After deliberation, the following directives were collectively agreed upon:

1. The Council recognizes platforms such as Airbnb, VRBO, and other short-term rental options as necessary accommodations within the community.
2. To achieve various goals, regulatory provisions in the Town of Gander Development Regulations should be implemented, specifically enabling the use of short-term accommodations in RMD and RHD zones. However, this should be contingent upon the establishment of reasonable protections to maintain a balanced environment.
3. Conditions to be incorporated into the land use tables and Development Regulations include:
 - a. Setting a community limit based on a percentage of overall households, deemed nonmaterial to the overall housing model of the community. This determination will be based on expert advice regarding balance and manageable short-term accommodation levels, considering Gander's community profile.
 - b. Ensuring a balance between the commercial interests of existing hotels and tourism establishments in the community, while simultaneously offering complementary tourism accommodation options.
 - c. Exploring mechanisms to limit the concentration of short-term accommodations in neighborhoods, preserving the primarily residential nature and character of these areas

It is crucial to highlight that adherence to provincial regulations, encompassing health, safety, and fire codes, necessitates prior municipal approval. Currently, within the existing Town of Gander Development Regulations, there is no provision for the consideration of Short-Term Accommodations. Consequently, there lacks a municipal framework that facilitates compliance in Gander. Addressing this gap in the regulations becomes imperative to align with provincial standards and ensure the safety and well-being of residents and visitors alike. The establishment of a comprehensive municipal framework will be essential in guiding the integration of Short-Term Accommodations within the town while upholding the necessary health and safety standards.

The goal of Council is to have amendments adopted prior to March 31, 2024.

H. Other Reports

7. ADMINISTRATION

8. CORRESPONDENCE

9. NEW BUSINESS

10. ADJOURNMENT

Motion #24-017

Adjournment

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

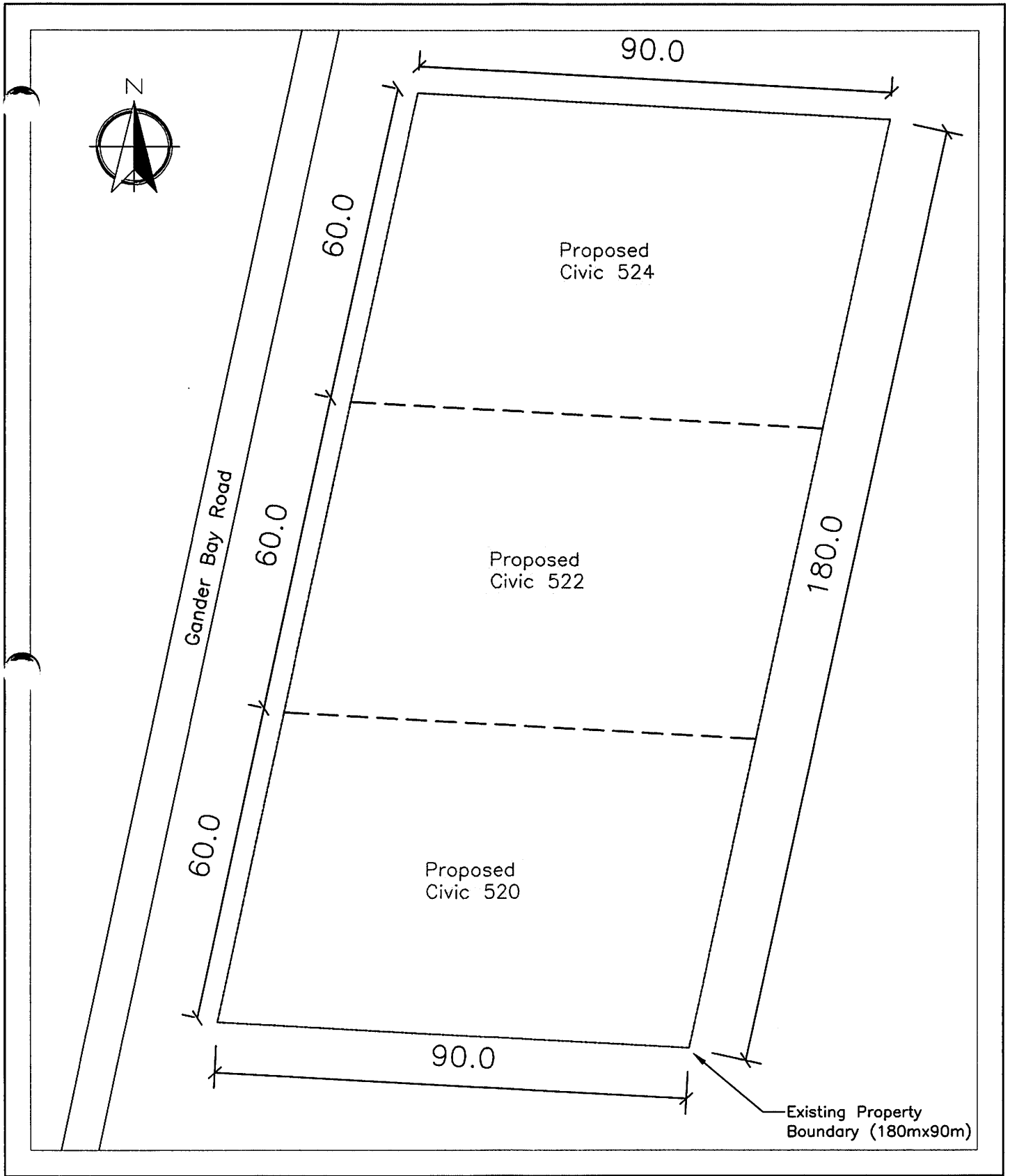
In Favor: 6 Opposing: 0

Decision: Motion carried.

The meeting adjourned at 5:15 p.m.

P. Farwell, Mayor

B. Hefford, Town Clerk



Drawing Title:

520 Gander Bay Road
Proposed Subdivision
of Land

Drawn By:

B. Howell

Scale:

1:1000

Date:

January 12, 2024

Drawing Number:

24-1004

Town of Gander

Charitable Organization water & sewer reduction:

	2024 W&S Reduction	2024 W&S Payable
Golden Legion Manor (Bldg. #1)	\$3,210.45	\$15,674.57
Golden Legion Manor (Bldg. #2)	12,143.67	12,143.67
Golden Legion Manor (Bldg. #3)	1,341.51	6,111.32

Revised

Golden Legion Manor (Bldg. #1)	\$3,094.74	\$15,109.60
Golden Legion Manor (Bldg. #2)	11,684.37	11,684.37
Golden Legion Manor (Bldg. #3)	1,289.26	5,873.28

	Assessed Value	Revised Value	Rate	Reduction	Difference
Golden Legion Manor (Bldg. #1)	2,452,600	2,364,200	7.7	17%	-115.72
Golden Legion Manor (Bldg. #2)	3,154,200	3,034,900	7.7	50%	-459.31
Golden Legion Manor (Bldg. #3)	967,900	930,200	7.7	18%	-52.25
					-627.27