TOWN OF GANDER
REGULAR MEETING OF COUNCIL
Tuesday, November 03, 2026, 04:00 PM
Council Chambers

Council Present:
Pat Woodford, Councillor
Sheldon Handcock, Councillor
Tara Pollett, Deputy Mayor
Jim Lidstone, Councillor
Samantha Abbott, Councillor

Staff Present:
Brad Hefford, Chief Administrative Officer
Alexa Oldford, Town Clerk
James Blackwood, Director of Planning and Public Works
Kelly Hiscock, Director of Corporate Services
Jerry Knee, Director of Community Services
Dave Shea, Fire Chief
Kayla White, Manager of Communications, Branding and Partnerships

Regrets:
Percy Farwell, Mayor
Krystle West, Councillor

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1. CALL TO ORDER

The meeting was called to order by Deputy Mayor Pollett at 4:00 pm.

2. LAND ACKNOWLEDGEMENT

Deputy Mayor Pollett delivered the Land Acknowledgement.

"We acknowledge that the lands on which we gather are situated on the unceded traditional territories of the Beothuk [bee-oth-uck], and Mi'kmaq [mee-gum-maq] Nations. We also acknowledge Labrador as the traditional homelands of the Innu [in-new], and Inuit [in-new-eet].

We strive to be responsible stewards of the land and commit ourselves to working in a spirit of truth and reconciliation. Therefore, the Town of Gander has an inherent responsibility to foster healthier relationships with First Peoples and further the Calls to Action as outlined by the Truth and Reconciliation Commission."

3. VISITORS/PRESENTATIONS

3.1 Cheque Presentation - Food for Thought, Salvation Army

Council recognized a generous donation of $13,553 received from a family outside the community in appreciation of the kindness and hospitality extended by the people of Gander during the events of September 11, 2001. The family requested that the funds be used to make a meaningful difference in the community.

Following Council's earlier consideration, $10,000 was allocated to the Central Northeast Health Foundation, with the remaining $3,553 directed to the Salvation Army's Food for Thought program. The program provides more than 170 nutritious lunches each week to local schoolchildren, helping ensure that children have access to healthy meals during the school day.

Council expressed its sincere appreciation to the family for their generosity and to the volunteers and organizers of Food for Thought for their continued dedication to supporting children and families in Gander. The donation serves as a meaningful reminder of the lasting impact of the compassion shown by the community during September 11, 2001.

Representatives of the Food for Thought program were invited forward for a cheque presentation in recognition of the contribution.

4. APPROVAL OF AGENDA

The agenda for the Regular Meeting of Council was presented for approval.

Resolution: **26-259**
Moved By Councillor Lidstone
Seconded By Councillor Abbott
THAT the agenda for the November 3, 2026 Regular Meeting of Council be approved as presented.

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

5. APPROVAL OF PREVIOUS MINUTES

5.1 October 14, 2026 Minutes - Regular Meeting of Council

Minutes from the October 14, 2026 Regular Meeting of Council were presented for approval.

Resolution: **26-260**
Moved By Councillor Handcock
Seconded By Councillor Lidstone
THAT Minutes from October 14, 2026 Regular Meeting of Council were approved as presented.

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

5.2 October 19, 2026 Minutes - Special Meeting of Council

Minutes from the October 19, 2026 Special Meeting of Council were presented for approval.

Resolution: **26-261**
Moved By Councillor Lidstone
Seconded By Councillor Handcock
THAT Minutes from the October 19, 2026 Special Meeting of Council were approved as presented.

For (4): Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (4 to 0)

6. STANDING COUNCIL BUSINESS

6.1 Governance and Legislative Services

The Governance and Legislative Services Report was presented by Councillor Abbott.

a. Residential Greenspace Retention Policy: Defer Second Reading

Committee reviewed the proposed Residential Greenspace Retention Policy and additional feedback received following its previous consideration. Administration advised that several comments and suggested amendments had been submitted, some of which may warrant further consideration or incorporation into the policy.

To ensure the feedback is thoroughly assessed and any necessary revisions are appropriately addressed, Administration recommended deferring second reading. Council supported the recommendation, emphasizing the importance of taking the necessary time to finalize a clear, comprehensive, and effective policy.

6.2 Planning and Public Works

The Planning and Public Works Report was presented by Councillor Handcock.

a. Planning Departmental Report

The Committee reviewed the Planning Department Report for the period of Sept 17 to October 30, 2026. The report provided a summary of development applications received, permits issued, zoning compliance letters processed, and construction activity during the reporting period.

During this time, 41 development applications were received, 31 building permits were issued, and 10 occupancy permits were issued.

b. Public Works Departmental Report

Between September 23 and October 22, 2026, Public Works crews continued seasonal maintenance and service activities throughout the community.

During this reporting period, crews undertook 45 pothole repair deployments**,** addressing numerous roadway defects on municipal streets and helping to maintain safe driving conditions.

The Water and Sewer Division responded to 47 service calls and completed 3 main line repairs on municipal water and sewer infrastructure, ensuring the continued reliability of essential services for residents and businesses.

c. Wastewater Effluent Quality Report - 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 2026, where the results show the effluent quality is within the recommended guidelines.

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

d. Subdivision of Lot #222 Bannock Street

The Committee reviewed a development application seeking approval to subdivide the property located at Lot 222 Bannock Street. The proposed subdivision would create two separate legal properties, as illustrated on Wayne Hodder Surveys drawings No. 10971A-26 and 10971A-26B.

It was noted that the Department has reviewed the proposal and confirmed that the resulting lots will comply with the requirements of the Town of Gander Development Regulations and the Design Standards for Streets and Subdivisions.

The Committee recommends, and I move,

Resolution: **26-262**
Moved By Councillor Handcock
Seconded By Councillor Lidstone
THAT Council approve the application to subdivide Lot 222 Bannock Street into two legal properties, subject to the submission and approval of final survey plans to the satisfaction of the Town of Gander and any conditions outlined in the development permit.

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

e. 2026-2027 Town of Gander Snow Plan

The Committee reviewed the proposed 2026–2027 Snow Clearing and Maintenance Plan as part of the Town's annual review of winter maintenance operations. The Plan outlines snow-clearing priorities, staffing and shift coverage, service standards, street widening, sidewalk maintenance, ice control, and fire hydrant clearing requirements.

The proposed revisions reflect the expansion of the Town's street network, adjustments to existing snow-clearing routes, and updates to winter maintenance priorities. The Committee also discussed the Town's continued efforts to provide accessible outdoor recreational opportunities throughout the winter, recognizing the success of winter maintenance at Cobb's Pond Rotary Park. Administration emphasized the importance of focusing available resources on maintaining established winter walking areas and ensuring reliable service throughout the community.

The Committee expressed support for the proposed revisions, recognizing the importance of balancing winter maintenance priorities with available resources while continuing to provide essential services and recreational opportunities for residents.

The Committee recommends, and I move,

Resolution: **26-263**
Moved By Councillor Handcock
Seconded By Councillor Abbott
THAT Council adopt the revised 2026–27 Snow Plan, as presented, for implementation during the 2026–27 winter season.

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

f. Potential Placement of Walkway - Penwell Avenue

The Committee reviewed a resident's request to leave a planned trail connection within the subdivision undeveloped. Administration advised that the trail forms part of the approved development requirements and is intended to provide residents with access to surrounding open space while maintaining access for future municipal maintenance and servicing needs. The Committee supported retaining the planned public access and proceeding with construction of the trail in accordance with the approved development requirements.

g. 2025 National Building Code & National Fire Code

The Committee reviewed the requirements associated with implementation of the 2025 National Building, Fire and Energy Codes and discussed the potential impacts on the local construction industry. It was noted that the updated codes introduce changes related to radon mitigation, energy efficiency, building envelope requirements and other construction standards.

The Committee emphasized the importance of communicating the new requirements to contractors, developers and designers. Staff will undertake an education and communication initiative to support the transition to the new codes.

h. Access Between Carr Crescent and Ogilvie Street

The Committee discussed options to improve access between the Ogilvie Street residential area and the Carr Crescent commercial area. Staff were directed to explore feasible access options, in consultation with adjacent property owners, to enhance neighbourhood connectivity and support safer, more efficient traffic movement, including consideration of potential improvements to traffic flow near the adjacent schools.

i. 25 Ward Street - Site Development

The Committee reviewed the interpretation of the Town's building-line and fencing requirements in relation to the proposed development at 25 Ward Street. The Committee concurred with Administration's interpretation that the established building line, rather than the actual location of a building constructed farther back on a property, serves as the reference point for determining permitted fence height.

It was noted that a fence not exceeding 2.0 m in height may be considered at or behind the established building line, subject to all other applicable municipal requirements.

6.3 Community Services

The Community Services Report was presented by Councillor Lidstone.

a. Call for Street Name suggestions

The Town's Street Naming Policy provides for the recognition of individuals who have contributed to Gander's aviation history while ensuring street names are distinct and suitable for emergency response purposes.

Council was advised that the Town will invite residents to submit suggestions for new street names, providing an opportunity for public participation in recognizing individuals and celebrating Gander's aviation heritage. All submissions will be reviewed in accordance with the Street Naming Policy, with eligible suggestions considered for inclusion on the Town's list of potential street names.

b. Upcoming Events

The following events are scheduled for the coming weeks:

Nov 5th - Bonfire night, 6-8pm, Cobb's Pond

Nov 7th - 8th - Silver Jets Skating Club, Megan Spirit on Ice Seminar

Nov 13th - Seniors Fall Forum, 10am-3pm, Sports Hall of Fame

Nov 14th & 15th - Gander Flyers vs Grand Falls-Windsor Chiefs

c. Events and Active Living Project

Committee received an update on the proposed Event and Active Living Project. Administration advised that the conceptual design is substantially complete and has been submitted for preparation of a Class C cost estimate. The proposed development includes an additional ice surface, expanded parking, shared gathering spaces, and potential food service amenities, along with improvements to the existing Steele Community Centre to support additional capacity to host more professional events.

Council discussed the proposed design, parking considerations, functionality of the expanded facility, and opportunities to maximize the use of existing spaces. Administration also provided an overview of potential infrastructure funding opportunities and emphasized the importance of advancing project planning to ensure the Town is well positioned to pursue funding as it becomes available.

Council expressed support for continuing to advance the project, with consensus to proceed with preparing a Request for Proposals (RFP) for the next phase of design work.

6.4 Corporate Services

The Corporate Services Report was presented by Councillor Woodford.

a. Municipal Assessment Agency

The Committee was presented with correspondence from the Municipal Assessment Agency regarding the 2027 Assessment Service Fees. The annual assessment service fee for 2027 will remain at $26.00 per parcel and per tenant, consistent with the rate charged in recent years, payable by the Town in quarterly installments. Based on 4,893 assessed parcels and 500 tenants currently on the 2027 assessment roll, the fee for the Town of Gander is estimated at $140,218 for 2027.

The Town's invoice is based on the final parcel and tenant counts in the 2027 assessment roll and excludes the supplementary assessment notice issued in December.

The Committee reviewed the information for consideration as part of the Town's 2027 Operating Budget.

b. Property Tax Reduction

The Committee reviewed two (2) applications for residential property tax reductions in accordance with Council's established income-based criteria. Both applications were found to meet the eligibility requirements. The reductions total $1,766.27.

It was noted that, including these applications, the Town has issued 30 residential property tax reductions in 2026, totaling $23,436.77.

The Committee recommends, and I move,

Resolution: **26-264**
Moved By Councillor Woodford
Seconded By Councillor Handcock
THAT the two (2) applications for residential property tax reductions, totaling $1,766.27, be approved as attached.

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

6.5 Public Safety and Protective Services

The Public Safety and Protective Services Report was presented by Councillor Handcock.

a. By-Law Enforcement Update

An update was received regarding Municipal Enforcement activities and ongoing efforts to strengthen bylaw enforcement, community safety and compliance throughout the Town.

From September 11 to October 24, 2026, Municipal Enforcement responded to 107 incidents involving a range of community concerns, including traffic safety, parking, noise, illegal dumping and property maintenance. During this period, officers conducted 31 traffic stops, resulting in 22 citations and 9 verbal warnings. Particular attention continues to be directed toward school zones, high-traffic areas and locations identified through resident complaints.

The Committee was advised of ongoing improvements to the Municipal Enforcement program, including enhanced coordination, more proactive enforcement, improved complaint tracking and greater consistency in applying Town bylaws. The program continues to emphasize education and voluntary compliance where appropriate, while taking enforcement action when necessary to address ongoing or serious violations.

Moving forward, Municipal Enforcement will continue to prioritize timely responses to resident concerns, traffic and neighbourhood safety, property maintenance and repeat non-compliance.

b. Gander Fire Rescue Quarterly Report

Council was provided with an update on Gander Fire Rescue's fourth-quarter activities, marking the conclusion of the department's honorarium year at the end of October. During the quarter, the department responded to 85 calls for service and completed a combined 818 hours of training.

In addition to its emergency response and training activities, the department continued its involvement in community outreach and public education initiatives, including daycare visits, Trunk or Treat events, Pumpkin Patrol, a departmental open house, family reading sessions at the Gander Public Library, and the Walk for Breakfast at Gander Academy. These activities highlight the department's continued commitment to emergency preparedness, public safety education, and community engagement.

c. No Parking Signs - Mifflin Place

Council was advised that Municipal Enforcement had identified concerns regarding the narrow roadway width on Mifflin Place, particularly where vehicles are parked on both sides of the street, potentially restricting access for emergency vehicles.

Administration reviewed the roadway against the Town's Placement of No Parking Signs Policy and confirmed that it meets the criteria for restricting parking on one side of the road.

Staff will proceed with the installation of No Parking signage on one side of Mifflin Place in accordance with the existing policy.

d. Gilmore Place - Noise Concerns

Council discussed concerns received from a resident of Gilmore Place regarding noise from refrigerated transport trailers operating at a nearby commercial property, particularly during overnight hours. It was noted that the noise has been affecting nearby residents and that clarification is needed regarding the Town's ability to address the concern under existing bylaws.

Administration advised that the matter had been raised during a recent compliance meeting. Council requested that Administration review the complaint, determine what options may be available, and provide an update at a future meeting.

6.6 Communications, Engagement and Strategy

The Communications, Engagement, and Strategy Report was presented by Councillor Woodford.

a. Request for Logo Use

The Committee reviewed a request from the Rotary Club of Gander regarding the incorporation of the Town’s logo into the Club’s branding. The Committee acknowledged the Club’s contributions to the community and discussed the importance of maintaining the Town’s distinct corporate identity and consistent branding standards.

The Committee supported Administration working with the Club to explore an appropriate alternative design and reviewing the Public Communications Policy to provide greater clarity regarding external use of the Town’s logo.

b. External Relations and Advocacy Update

An External Relations and Advocacy Update was presented to keep Council and residents informed of the Town’s efforts to build partnerships and advance local and regional priorities.

Council reviewed and discussed three draft letters:

- Support for New-Wes-Valley's efforts to secure a new health care facility.

- A request for federal partnership and capital funding for the New Beginnings housing initiative in Gander.

- A request for a provincial update on the proposed Atlantic Wildfire Centre in Gander, including its status, funding and anticipated timelines.

Council agreed that the letters be sent on behalf of the Town.

c. Council Engagement Report

Reporting Period: October 14 to November 2, 2026

Community engagement continues to be an important part of Council's work, supporting open communication, collaboration, and responsiveness to local needs. Over the reporting period, Council members participated in a number of community events and meetings, including:

- Participation in a meeting with MHA Bettina Ford regarding community priorities.

- Grand Lodge of Newfoundland & Labrador, Ancient Free & Accepted Masons Annual Communication

- Participation in the Poppy Flag Raising and Proclamation with the Royal Canadian Legion.

7. NEW BUSINESS

The New Business was presented by Councillor Abbott.

7.1 Stewart McKelvey Invoice

Council is presented with an invoice from Stewart McKelvey for legal services related to the Town's administration of Access to Information and Protection of Privacy (ATIPP) matters.

The Town's approved annual legal budget is $100,000, with expenditures to date of $48,633. Approval of the current invoice would bring total legal expenditures to $76,506.00.

The Town recognizes that access to information is a fundamental component of transparent and accountable municipal government and remains committed to ensuring that requests are administered fairly, consistently, and in accordance with its legislative obligations.

Complex ATIPP matters can require specialized legal advice to ensure that the rights of applicants, the protection of personal information, and the Town's statutory responsibilities are appropriately considered. While these services can represent a significant financial investment, they also support sound decision-making and responsible administration.

Given that these expenditures are funded through municipal resources, it is equally important to ensure transparency regarding their financial impact. The Town remains committed to balancing its obligations under ATIPP legislation with the responsible management of public funds, recognizing that both are essential components of good municipal governance.

Resolution: **26-265**
Moved By Councillor Abbott
Seconded By Councillor Lidstone
THAT Council approve payment to Stewart McKelvey for Invoice No. 91334539 in the amount of $30,737.20, including HST, for legal services related to ATIPP matters

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

8. ADJOURNMENT

Deputy Mayor Pollett requested a motion for adjournment.

Resolution: **26-266**

Moved By Councillor Woodford
Seconded By Councillor Handcock
THAT the November 3, 2026 Regular Meeting of Council be adjourned at 4:35 pm.

For (5): Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, and Councillor Abbott

Carried (5 to 0)

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P. Farwell, Mayor

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A. Oldford, Town Clerk

TOWN OF GANDER
REGULAR MEETING OF COUNCIL
Wednesday, October 14, 2026, 04:00 PM
Council Chambers

Council Present:
Percy Farwell, Mayor
Pat Woodford, Councillor
Sheldon Handcock, Councillor
Tara Pollett, Deputy Mayor
Jim Lidstone, Councillor
Krystle West, Councillor
Samantha Abbott, Councillor

Staff Present:
Brad Hefford, Chief Administrative Officer
James Blackwood, Director of Planning and Public Works
Kelly Hiscock, Director of Corporate Services
Jerry Knee, Director of Community Services
Dave Shea, Fire Chief
Kayla White, Manager of Communications, Branding and Partnerships

Regrets:

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1. CALL TO ORDER

The meeting was called to order by Mayor Farwell at 4:00 pm.

2. LAND ACKNOWLEDGEMENT

Mayor Farwell delivered the Land Acknowledgement.

"We acknowledge that the lands on which we gather are situated on the unceded traditional territories of the Beothuk [bee-oth-uck], and Mi'kmaq [mee-gum-maq] Nations. We also acknowledge Labrador as the traditional homelands of the Innu [in-new], and Inuit [in-new-eet].

We strive to be responsible stewards of the land and commit ourselves to working in a spirit of

truth and reconciliation. Therefore, the Town of Gander has an inherent responsibility to foster healthier relationships with First Peoples and further the Calls to Action as outlined by the Truth and Reconciliation Commission."

3. VISITORS/PRESENTATIONS

3.1 Gander Wings Recognition - Presentation

We're pleased to welcome members of the Gander Wings and their families to the Council Chambers today to celebrate achievements that make our community proud.

Congratulations to Floressa Harris, provincial Athlete of the Year, who participated in fitness, curling, athletics and snowshoeing, and to Lillian Paul, provincial Volunteer of the Year, whose dedication helps athletes participate, grow and succeed.

We also congratulate the Gander Eagles Curling Team,

These achievements reflect the talent, commitment and community spirit we have here in Gander. Behind them are athletes who work hard, volunteers who give generously of their time, and families and supporters who cheer them on.

On behalf of Council and the Town of Gander, congratulations and thank you for representing our community with pride. We're proud to celebrate you today.

3.2 Proclamation Request - Foster Families Month

3.3 Proclamation Request - National Legion Week, Sept. 20-26, 2026

3.4 Proclamation Request - National Dental Care Day, October 10, 2026

3.5 Proclamation October 2, 2026 - Wrongful Conviction Day

3.6 Proclamation Request - NL Hydro and NL Power Energy Efficiency Month October 1-31, 2026

4. APPROVAL OF AGENDA

The agenda for the Regular Meeting of Council was presented for approval.

Resolution: **26-227**
Moved By Councillor Woodford

Seconded By Deputy Mayor Pollett
THAT the agenda for the October 14, 2026 Regular meeting of Council be approved, as presented.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

5. APPROVAL OF PREVIOUS MINUTES

5.1 September 2, 2026 - Regular Meeting of Council

Minutes from the September 2, 2026 Regular Meeting of Council were presented for approval.

Resolution: **26-228**
Moved By Deputy Mayor Pollett
Seconded By Councillor Handcock
THAT Minutes from the September 2, 2026 Regular Meeting of Council be approved, as attached.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

6. BUSINESS ARISING FROM PREVIOUS MINUTES

7. STANDING COUNCIL BUSINESS

7.1 Governance and Legislative Services

The Governance and Legislative Services Report was presented by Councillor Handcock.

a. Rescission of Motion 26-146

Council considered the status of the previously approved variance for 31 Waterton Street. It was noted that the related development permits have been cancelled and the variance approval is therefore no longer required.

The Committee recommends, and I move,

Resolution: **26-229**
Moved By Councillor Handcock
Seconded By Deputy Mayor Pollett
THAT Motion 26-146, which approved a variance to the side yard requirement at 31 Waterton Street from 3.0 metres to 2.85 metres to accommodate the construction of a residential dwelling unit, be rescinded.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

b. Fireworks

The Committee discussed ongoing complaints regarding fireworks being discharged during late-night and early-morning hours in several areas of the community. Municipal By-Law Enforcement advised that the activity does not appear to be isolated to one location and that the primary challenge is identifying those responsible and obtaining sufficient evidence to support enforcement under the Town's Community Standards By-law.

The Committee discussed information gathered to date, including reported locations and times, engagement with local fireworks retailers, practical enforcement challenges, and the value of coordinating with the RCMP where relevant factual information may assist with related complaints or enforcement.

c. Council Reports

The Committee discussed the ongoing review of Committee of the Whole agenda processes and the importance of ensuring consistent and sufficient information is provided with agenda items. Discussion included the use of attachments and the benefit of providing a concise staff summary, analysis and, where appropriate, a recommendation to clearly identify the matter being presented and any direction or decision being requested.

The Committee considered a proposed Council Report template intended to provide a consistent format for presenting the purpose and background of an item, relevant analysis and implications, a staff recommendation where appropriate, and the

direction or decision being requested, with attachments continuing to serve as supporting material.

d. Residential Greenspace Retention Policy: First Reading

Committee was presented with the draft Residential Greenspace Retention Policy for first reading. Committee discussed the importance of recognizing residential greenspace as Town-owned land and a public asset, rather than land associated with adjoining residential properties or available for private purchase.

Discussion included unauthorized clearing, filling, grading, storage, parking, fencing, structures and other encroachments on Town-owned residential greenspace, as well as the use of the compliance process to identify and disclose known encroachments. Committee agreed that existing encroachments should not create a right or expectation to purchase Town-owned land and should not be used as justification for its sale.

The policy is intended to confirm that residential greenspace will be retained by the Town, preserve the Town's ability to require removal, remediation or other enforcement where warranted, and clarify that the absence of immediate enforcement does not constitute approval of an encroachment.

The Committee recommends, and I move,

Resolution: **26-230**
Moved By Councillor Handcock
Seconded By Councillor Lidstone
THAT Council approve the first reading of the Residential Greenspace Retention Policy, as presented.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

e. Policy Manual Review: Phase One Rescissions

Council considered a number of policies recommended for rescission as part of the ongoing review and modernization of the Town's policy framework. It was noted that

the identified policies no longer reflect current legislative requirements, operational needs or governance practices and that, where applicable, the underlying requirements will continue to be addressed through legislation, replacement or consolidated policies, collective agreement provisions, or administrative procedures.

Council noted that the review is intended to provide residents and staff with a clearer, more current and consistent policy framework, while removing outdated requirements, reducing unnecessary administrative burden and helping to streamline Town processes.

Policies recommended for rescission are P030 - Dress and Deportment, A007 - Theft of Town Property, A016 - Computer Passwords, A002 - Privacy of Information, P044 - Clean Shaven, P047 - Employee Code of Conduct, PS005 - Deaf and Blind Sign Policy, P013 - Employee Absenteeism, P010 - Suggestion Awards Program, F021 - Elected Officials SmartPhones and R012 - Use of Cameras in Change Rooms and Washrooms of Town Facilities.

The Committee recommends, and I move,

Resolution: **26-231**
Moved By Councillor Handcock
Seconded By Councillor Abbott
THAT Town Policies P030, A007, A016, A002, P044, P047, PS005, P013, P010, F021 and R012 be rescinded.

For (6):	Mayor Farwell, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott
Against (1):	Councillor Woodford

Carried (6 to 1)

f. Quarterly Town Clerk Report

The Committee reviewed the Town Clerk's Q3 2026 Quarterly Report, which highlighted ongoing work in governance, access to information and privacy, legal and regulatory matters, municipal enforcement, policy development and records management.

The Committee noted the importance of the ATIPP process in supporting transparency and public access to information, while also recognizing the significant administrative

resources required to respond to complex and high-volume requests. During the quarter, approximately 290 staff hours were devoted to ATIPP matters, in addition to records processing and, where required, legal and privacy review. The Committee noted the importance of continuing to balance timely and meaningful public access to information with the responsible use of municipal resources.

The Committee also noted continued efforts to strengthen municipal enforcement, modernize Town policies and improve records management, with this work continuing as a priority in the next quarter.

g. MNL Resolutions

Resolutions for the upcoming Municipalities Newfoundland and Labrador (MNL) Annual General Meeting have been submitted for consideration.

The resolutions address municipal access to Crown lands for community development, municipal enforcement authority under the Highway Traffic Act, reform of the development appeal process under the Urban and Rural Planning Act, and emergency communications coverage in highway and remote areas.

MNL has requested that Council formally confirm its endorsement of the resolutions by motion.

The Committee recommends, and I move,

Resolution: **26-232**
Moved By Councillor Handcock
Seconded By Councillor West
THAT Council endorse all four resolutions including Municipal Access to Crown Lands for Community Development, Reform of the Development Appeal Process Under the Urban and Rural Planning Act, Emergency Communications Coverage for Highway and Remote Areas, and Municipal Enforcement Authority Under the Highway Traffic Act.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

h. Municipal By-Law Enforcement - Attendance at Seniors Fall Forum

The Committee discussed the upcoming Seniors Fall Forum scheduled for Friday,

November 13, with Municipal By-Law Enforcement proposing to participate with an information booth focused on public education and topics commonly raised by residents.

The Committee also discussed the possibility of partnering with the RCMP at the event to promote public awareness and highlight the cooperative relationship between municipal enforcement and police services. Staff will work with Communications to prepare appropriate educational materials for the forum.

i. Resident Delegation

The Committee received a delegation from residents regarding concerns associated with a neighbouring property. The residents outlined concerns relating to driveway and paving activity, grading and drainage, noise, vehicle activity, property boundaries, safety, and alleged commercial activity at the property. The delegation requested that the Town consider appropriate corrective and enforcement action in relation to the concerns presented.

The Committee received the information provided and advised that matters relating to regulatory compliance, enforcement and any associated legal considerations would require further review by Council through the appropriate process.

7.2 Planning and Public Works

The Planning and Public Works Report was presented by Councillor Lidstone.

a. Planning Departmental Report

The Committee reviewed the Planning Department Report for the period of August 20 to September 16, 2026. During the reporting period, 14 development applications were received, 21 building permits were issued, and six occupancy permits were issued.

The Committee was advised that residential construction activity remained limited during the period, with additional applications anticipated. A comparison of residential construction activity with the same period in the previous year was requested. The Committee also discussed potential future residential development, including opportunities in the Spruce Court area and the status of other proposed development areas where progress has been limited.

b. Public Works Departmental Report

The Committee reviewed the Public Works Report for the period of August 18 to

September 22, 2026. During the reporting period, Public Works crews completed 14 pothole repair deployments, while the Water and Sewer Division responded to 44 service calls and completed three main line repairs.

The Committee discussed seasonal maintenance activities, including line painting and asphalt repairs, and was advised that weather conditions had affected the completion of some outdoor work. Discussion also included the Town's approach to pothole repairs and the importance of residents reporting roadway concerns through the Town's established reporting channels.

c. Home Based Business - 9 Wilcockson Crescent

The Committee reviewed an application from *96360 NL & Lab. Inc. (Deep Kleen)* to operate a home office for a commercial cleaning business from 9 Wilcockson Crescent. A home occupation is a discretionary use within the applicable zone, and the application was advertised in accordance with the Town of Gander Development Regulations, with no objections received.

The Committee recommends, and I move,

Resolution: **26-233**
Moved By Councillor Lidstone
Seconded By Councillor Handcock
THAT the application from 96360 NL & Lab. Inc. (Deep Kleen) to operate a home office for a commercial cleaning business from 9 Wilcockson Crescent be approved as a discretionary use, subject to the Town of Gander Development Regulations and any conditions specified in the development permit.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

d. Home Based Business - 53 Forester Street

The Committee reviewed an application from *Happy Cardinal Candle Company* to operate a home-based scented candle business from 53 Forester Street. A home occupation is listed as a discretionary use within the applicable zone, and the application was advertised in accordance with the Town's Development Regulations, with no objections received.

The Committee recommends, and I move,

Resolution: **26-234**
Moved By Councillor Lidstone
Seconded By Councillor Handcock
THAT the application from Happy Cardinal Candle Company to operate a home-based scented candle business from 53 Forester Street be approved as a discretionary use, subject to the Town of Gander Development Regulations and any conditions outlined in the permit.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

e. Home Based Business - 29A Melvill Place

The Committee reviewed an application from *Lisa's Sweet Bakes* to operate a home-based bakery, specializing in home baked cinnamon rolls, from 29A Melvill Place. A home occupation is listed as a discretionary use within the applicable zone, and the application was advertised in accordance with the Town's Development Regulations, with no objections received.

The Committee recommends, and I move,

Resolution: **26-235**
Moved By Councillor Lidstone
Seconded By Councillor Handcock
THAT the application from Lisa's Sweet Bakes to operate a home-based bakery business from 29A Melvill Place be approved as a discretionary use, subject to the Town of Gander Development Regulations and any conditions outlined in the permit.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

f. HAF Application - 85-87 Elizabeth Drive

The Committee reviewed correspondence from a recipient of the Housing Accelerator Fund Program requesting release of the remaining funding allocation. The applicant acknowledged that not all program criteria had been met but requested consideration of the full allotment based on the overall intent of the program and the circumstances of the project.

The Committee discussed the established program requirements and the funding agreement, which provides for funding based on the achievement of specified criteria. Following discussion, the Committee determined that the established evaluation criteria should continue to be applied and does not recommend any additional disbursement beyond the funding for which the project has qualified.

g. Fence Request - 25 Ward Street

The Committee reviewed correspondence from the property owner developing 25 Ward Street requesting approval to extend a 2.0m high fence forward of the established front building line toward the front property boundary. The Committee discussed the request in relation to the Town's Fence Regulations, the established interpretation of fencing requirements for non-residential properties, and the rationale provided for the proposed fence location.

Following discussion, the Committee was not prepared to approve the proposed fence height forward of the established front building line and recommended that the request be denied.

h. Development Application - 340 Garrett Drive

The Committee reviewed an application to occupy the building located at 340 Garrett Drive for the purpose of operating accommodation/efficiency units. The property is zoned Commercial General, and Commercial Residential is a discretionary use within the zone under the Town of Gander Development Regulations. The application was advertised in accordance with the Regulations, and no objections were received during the prescribed notice period.

The Committee recommends, and I move,

Resolution: **26-236**
Moved By Councillor Lidstone

Seconded By Deputy Mayor Pollett
THAT Council approve the application to occupy the building located at 340 Garrett Drive for a Commercial Residential use, subject to the Town of Gander Development Regulations and any conditions specified in the development permit.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

i. Driveway Request - 33 Morgan Drive

The Committee reviewed an application from the property owner of 33 Morgan Drive requesting permission to install a secondary driveway. The Committee noted that the proposed driveway location would be directly adjacent to the neighbouring property and would not comply with the Town's Residential Landscaping Regulations.

The Committee further noted that the existing driveway may be widened to provide additional parking. Municipal staff were directed to work with the applicant to explore options that would address the property's parking needs while remaining in compliance with the applicable regulations.

j. Proposed Accessory Building By-Law - Second Reading

At the regularly scheduled meeting of Council held on September 2, 2026, Council considered the proposed new Accessory Building By-Law following first reading. The proposed amendments increase the maximum cumulative accessory building coverage permitted in residential zones from 8% to 10% of lot area, clarify that all roofed accessory structures are included in the coverage calculation regardless of construction material, increase the maximum permitted height from 5.5 m to 6.5 m, and exempt one roofed accessory structure measuring less than 10 m^2 per property from the coverage calculation.

The proposed by-law also establishes clearer provisions for the regulation of fabric shelters, portable garages, and tarped structures by defining such structures as accessory buildings where a roof is present. The intent of the amendments is to provide additional flexibility for homeowners while maintaining existing requirements related to setbacks, height, separation distances, drainage, safety, and permitting.

Following review of the proposed amendments and public feedback received, Council determined that the revised by-law appropriately balances the needs of property

owners with the Town's development standards and regulatory requirements.

The Committee recommends, and I move,

Resolution: **26-237**
Moved By Councillor Lidstone
Seconded By Deputy Mayor Pollett
THAT the Town of Gander Accessory Building By-Law be adopted as presented.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

k. Subdivision of Property - 39&41 Waterton Street

The Committee reviewed a development application seeking approval to subdivide the property located at Lot 285 Waterton Street. The proposed subdivision would create two separate legal properties, as illustrated on Wayne Hodder Surveys drawings No. 11005-26 and 11005-26B.

It was noted that the Department has reviewed the proposal and confirmed that the resulting lots will comply with the requirements of the Town of Gander Development Regulations and the Design Standards for Streets and Subdivisions.

The Committee recommends, and I move,

Resolution: **26-238**
Moved By Councillor Lidstone
Seconded By Councillor West
THAT Council approve the application to subdivide Lot 285 Waterton Street into two legal properties, subject to the submission and approval of final survey plans to the satisfaction of the Town of Gander and any conditions outlined in the development permit.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

7.3 Community Services

The Community Services Report was presented by Deputy Mayor Pollett.

a. Orange Tulip Garden Request

The Committee reviewed a request from the Kikmanaq Indigenous Revival Association to plant 94 orange tulips in the existing flower bed near the building and bench at Cobb's Pond in recognition of National Day for Truth and Reconciliation.

Committee members agreed the location is suitable and discussed the installation of signage recognizing the planting and partnership associated with the project. The Committee supported the request in principle and agreed that Rotary should be provided with a courtesy notification prior to proceeding.

Administration advised that discussions are ongoing with Indigenous partners regarding opportunities to establish a more permanent Indigenous presence at Cobb's Pond and will follow up on related correspondence raised during the discussion.

b. Festival of Flight Derby

Correspondence from Gander Boys and Girls Club regarding the structure and leadership of the annual Festival of Flight Demolition Derby was reviewed. The Committee discussed the future organization of the event following the departure of the recent organizer, including fundraising, insurance, safety requirements, and event administration. The Committee also discussed the Boys and Girls Club's historical role in the event and the importance of considering its fundraising interests in any future organizational model.

The Committee agreed to meet with representatives of the Boys and Girls Club to discuss its plans for the event and explore potential options for future organization. No decision was made regarding the future administration of the event.

c. Gander Curling Club

The Committee reviewed a request from the Gander Curling Club for assistance with ice plant start-up, end-of-season shutdown, and ongoing operational support. Discussion included the significant role volunteers play in operating the facility and supporting hosted events.

The Committee supported Administration working with the Curling Club to provide assistance with ice plant start-up and end-of-season shutdown and to further assess the condition and operational requirements of the ice plant. Administration will

explore opportunities to provide operational support for hosted events on a cost-recovery basis, where appropriate. The Committee noted that any broader or ongoing operational commitment would require further consideration.

d. 2027 Canadian Mixed Curling Championships Bid

The Committee was advised that the Town of Gander's bid to host the 2027 Canadian Mixed Curling Championships was unsuccessful. The department will follow up with the organizing body to request feedback on the bid and identify opportunities for future submissions.

e. Cobbs Pond Proposal

The Committee reviewed a proposed funding initiative for improvements to Cobb's Pond, including opportunities to leverage Town of Gander and Gander Rotary Club funding for a multi-phase project involving enhancements to park infrastructure and amenities.

The Committee discussed the development of a master plan to establish priorities and preliminary costing for future improvements and to support funding applications and partnership opportunities.

The Committee supported continued development of the proposal and master plan for further engagement with the Gander Rotary Club and other potential funding partners.

f. 25th Anniversary of 9/11

Council extended its sincere appreciation to all committee members, Town staff, volunteers and community partners for their time, dedication and hard work in organizing the events commemorating the 25th anniversary of September 11, 2001. Council noted that the events were very well attended and recognized the Commemoration Service as an exceptional and meaningful tribute.

g. Bonfire Night

The Committee received an update regarding Bonfire Night for 2026. The previous event sponsor will no longer be hosting Bonfire Night, and the Town is planning a revised family-friendly event at Cobb’s Pond Rotary Park featuring small firepits for attendees to enjoy. As a result of the new format, residents will not be required to drop off or donate wood for the event. The Committee noted that further details will be communicated to the public as plans are finalized and looks forward to welcoming residents for an enjoyable evening of family, friends, and community togetherness.

h. Upcoming Events

The following events will be taking place in the coming weeks:

October 16: Home Routes presents Dave Penny and Daunt Lee at Union East Restaurant at 7 pm. In partnership with the Town of Gander and MNL's Tomorrow Tours.

October 16 - 17: 2A Female Soccer Provincials

October 18: Halloween Skate at 2 pm

October 21: Seniors Community Wellness Session

October 22 - 24: SSNL 2A Boys Provincial Soccer Tournament

October 23 - 25: Silver Jets Skating Club hosting the Agnes Thistle Figure Skating Competition

October 28: Gander Collegiate hosting the SSNL Co-Ed Softball Tournament

October 28 & 29: Haunted House taking place at 59 Elizabeth Drive. Tickets go on sale on Thursday, Oct 15th at 9 am and cost is $6 each.

October 30 - November 1: Central Icepak hosting the Female AAA U18 Tournament

November 5 - Bonfire Night at Cobb's Pond Rotary Park from 6 - 8 pm

For more information, please call 709-651-5927.

7.4 Corporate Services

The Corporate Services Report was presented by Councillor West.

a. Property Tax Reduction

The Committee reviewed one (1) application for residential property tax reductions submitted in accordance with the income-based criteria outlined in the Schedule of Rates and Fees. The application was found to meet Council’s established eligibility requirements.

Including this application, a total of twenty seven (27) residential property tax reductions have been approved to date, amounting to $21,670.50 in reductions.

The Committee recommends, and I move,

Resolution: **26-239**
Moved By Councillor West
Seconded By Councillor Abbott
THAT one (1) application for residential property tax reductions, totaling $292.29, be approved as attached.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

b. Sale of Surplus Equipment

The Committee reviewed the results of Tender OC26-07 for the sale of one (1) used 2014 International 7400 Aquatech Sewer Jet. As one bid was received and it complied with the tender requirements, the Committee recommended that the tender be awarded to the bidder.

The Committee recommends, and I move,

Resolution: **26-240**
Moved By Councillor West
Seconded By Councillor Lidstone
THAT Tender OC26-07 for the sale of one (1) used 2014 International 7400 Aquatech Sewer Jet, plate # GMK 461, be awarded to H. Warham & Sons Ltd. in the amount of $91,250.52 plus HST.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

c. Infrastructure Upgrading 2026 Street Resurfacing

The Committee reviewed the tender results for street resurfacing upgrades to Penwell Avenue and Bennett Drive. Three bids were received. Following its review, the

Department of Planning and Public Works confirmed that the lowest bid, submitted by Exploits Valley Paving Ltd., met all tender terms, conditions, and specifications. The project is fully funded through the Canada Community-Building Fund and is projected to be $1,542.72 under budget.

Therefore, The Committee recommends, and I move,

Resolution: **26-241**
Moved By Councillor West
Seconded By Deputy Mayor Pollett
THAT Tender OC26-05, Infrastructure Upgrading 2026 Street Resurfacing, be awarded to Exploits Valley Paving Ltd. in the amount of $384,256.63, HST included.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

The Director of Planning and Public Works left Council Chambers at 5:04 pm

The Director of Planning and Public Works returned to Council Chambers at 5:09 pm

d. Quote for Asphalt Repairs

The Committee reviewed the quote summary for sectional asphalt repairs, covering larger areas that cannot be efficiently completed by municipal operations with the Town's existing fleet. The identified locations include, but are not limited to, shave-and-pave repairs on Cooper Boulevard, Memorial Drive, and Magee Road, totaling approximately 1,000 m².

Three submissions were received, and the Department of Planning and Public Works confirmed that the lowest quote met the required terms, conditions, and specifications.

Exploits Valley Paving Ltd. submitted the lowest compliant quotation. After the HST rebate, the net cost to the Town is $77,484.50, which is $22,515.50 below the approved budget.

Therefore, the Committee recommends, and I move,

Resolution: **26-242**

Moved By Councillor West
Seconded By Councillor Handcock
THAT the contract for sectional asphalt repairs be awarded to Exploits Valley Paving Ltd. in the amount of $85,445.00 (HST included).

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

e. 2027 Budget Schedule

The Committee reviewed the proposed 2027 Budget Schedule outlining the key dates for Council's budget deliberations and public consultation. The schedule provides for a public consultation on October 28, 2026, pre-budget deliberations during November 16–18, 2026, with the 2027 Budget Speech and press release tentatively scheduled to be brought forward at the Regular Council Meeting on November 25, 2026.

The Committee recommends, and I move,

Resolution: **26-243**
Moved By Councillor West
Seconded By Councillor Abbott
THAT Council approve the 2027 Budget Schedule, as attached.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

f. 2025 Audited Financial Statements

The Town's auditor, Doane Grant Thornton, presented the 2025 Audited Financial Statements to the Committee of the Whole for review. The statements reported an annual surplus of $3,808,715, with total revenue of $27,918,657 and total expenses of $24,109,942.

The auditor issued an unmodified opinion, concluding that the financial statements fairly present, in all material respects, the Town's financial position as of December 31, 2025, and its results of operations, changes in net debt, and cash flows for the year in accordance with Canadian public sector accounting standards. The results differ from the Town's annual financial budget primarily because of the accounting treatment of capital funding, capital expenditures, and amortization.

The Committee recommends, and I move,

Resolution: **26-244**
Moved By Councillor West
Seconded By Councillor Lidstone
THAT the Town of Gander's 2025 Audited Financial Statements be approved as attached.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

g. 2025 Capital Loans

The Town's 2025 capital financing requirements are presented for consideration. The proposed financing includes $265,265 for the Town's share of 2025 Capital Borrowing, primarily related to the Sports Facility Enhancement Program, and $1,935,031 for its share of the 2025 Multi-Year Capital Works (MYCW) borrowing.

Following review of the quotations, Management recommends accepting Scotiabank and Bank of Montreal as the preferred bidders. The total borrowing requirement was approximately $100,000 below budget, primarily due to the Town's fiscal sustainability strategy of applying 50% of the annual operating surplus to capital borrowing costs, delay in financing, and capital projects not completed as planned.

The Committee recommends, and I move,

Resolution: **26-245**
Moved By Councillor West
Seconded By Deputy Mayor Pollett
THAT the Town of Gander approve the borrowing of $265,265 from the Bank of Montreal to finance the 2025 Capital Borrowing, amortized over 10 years, at a fixed

interest rate of 4.63% for a term of 10 years, subject to the approval of the Minister in accordance with Section 100 of the Towns and Local Service Districts Act.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

Resolution: **26-246**
Moved By Councillor West
Seconded By Deputy Mayor Pollett
THAT the Town of Gander approve the borrowing of $1,935,031 from Scotiabank to finance the Town's share of the Traffic Calming Program, Sullivan Avenue Improvements, and Pumphouse Upgrade, amortized over 20 years, at a fixed interest rate of 4.78% for a term of 10 years, subject to the approval of the Minister in accordance with Section 100 of the Towns and Local Service Districts Act.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

h. Request for Proposal for the Supply, Installation & Commissioning of Audio-Visual, Acoustic & Event Retrofit

The results of the request for proposals for the assessment, design, supply, installation, integration, and commissioning of audio-visual, acoustic, and event-experience upgrades at the Steele Community Centre are presented for consideration. The project is intended to enhance sound quality, speech intelligibility, acoustics, event production capabilities, and the overall experience for sporting, entertainment, and community events.

There was one proposal received and the Director of Community Services advised it met all terms, conditions and specifications. The project is funded by the Atlantic Canada Opportunities Agency (ACOA) and the Newfoundland and Labrador Department of Industry, Energy and Technology (IET), with the Town contributing $67,979 towards the project.

The Committee recommends, and I move

ACTION: *No action required.*

Resolution: **26-247**
Moved By Councillor West
Seconded By Councillor Lidstone
THAT Council award RFP26-09 for Audio-Visual, Acoustic & Event Experience Retrofit to Tucker Electronics Limited in the amount of $296,676.90 HST included.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

7.5 Public Safety and Protective Services

The Public Safety and Protective Services Report was presented by Councillor Woodford.

a. Targa NL

The Committee reviewed the 2026 Targa Newfoundland event and discussed challenges associated with the in-town stage, including safety requirements, volunteer resources, community disruption, and the demands placed on Town staff.

The Committee expressed concerns regarding the impact of hosting an in-town racing stage within residential areas and discussed whether the associated community benefits outweighed those impacts. It was noted that other Targa-related activities may still be considered independently of an in-town racing component.

The Committee recommends, and I move,

Resolution: **26-248**
Moved By Councillor Woodford
Seconded By Councillor Lidstone
THAT Council discontinue support for Targa Newfoundland racing stages within residential areas of the Town of Gander.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

b. Provincial funding letter

The Town of Gander's application for provincial funding to replace an aging pumper truck was unsuccessful. Staff have commenced preparations for a new funding application in 2027. The Committee discussed the condition of the vehicle, its operational importance, and the lead time associated with procurement.

c. Newfoundland and Labrador Association of Fire Services (NLAFS) Convention

Gander hosted hundreds firefighters from across the province on September 25th, 26th and 27th for a gathering of the Newfoundland and Labrador Association of Fire Services. The event included panel discussions and presentations on a wide range of topics related to firefighting and fire service operations in Newfoundland and Labrador. Not only was this a learning experience, but it also provided an opportunity for members to share experiences on a variety of topics, such as recruitment and retention, fundraising, training and discuss current issues with the overarching goal to strengthen connections within the provincial fire service community.

d. School Bus donation

Gander Fire Rescue reported receiving a generous donation of three school buses from the Newfoundland and Labrador English School District. The donated buses will provide additional opportunities for heavy rescue training and help prepare firefighters to respond to incidents involving heavy vehicles and machinery on area highways. Gander Fire Rescue expressed its appreciation to the School District for the donation and for supporting the continued development of the department’s training and emergency response capabilities.

e. Junior Firefighter Program

Gander Fire Rescue advised that members recently visited Gander Collegiate on Wednesday, September 23, to speak with students about the Junior Firefighter Program. The department hopes to accept at least 18 students into the program this year, with former participants returning in leadership roles to assist with its delivery. The program provides local youth with an opportunity to learn more about the fire service, develop leadership and teamwork skills, and become more engaged in their community, while also helping to build interest in future volunteer and emergency service roles.

f. PFAS free Bunker Gear

Committee discussed RFQ 26-06 for the supply of PFAS-free bunker gear. It was noted that Brogan Fire Safety, previously awarded the RFQ under Motion 26-183, was unable to provide documentation confirming that the proposed Lakeland bunker gear met the specification requirement of 100 PPM or less. Council therefore rescinded the award to Brogan Fire Safety and awarded RFQ 26-06 to the only other bidder, Safety Source.

The Committee recommends, and I move,

Resolution: **26-249**
Moved By Councillor Woodford
Seconded By Councillor Handcock
THAT Council rescind Resolution 26-183 which awarded RFQ 26-06 for PFAS-free bunker gear to Brogan Fire Safety, previously approved, due to their inability to provide documentation confirming that the proposed Lakeland bunker gear meets the required specification of 100 PPM or less.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

Resolution: **26-250**
Moved By Councillor Woodford
Seconded By Deputy Mayor Pollett
THAT Council award RFQ 26-06 for PFAS-free bunker gear to Safety Source Fire in the amount of $101,437.36 HST included.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

g. Public Safety Report

Gander Fire Rescue has responded to 42 calls for service since last council meeting. This is down slightly from 2025 when the department received 51 calls for service during the same reporting period.

The department also hosted and attended the NLAFS Conference on September 25th

26th and 27th. They held an open house on Oct 8th for Fire Prevention Week and The Junior Firefighter Program began on the same night. The department also attended The Red Shoe Walk for Ronald McDonald House on September 27th, as well as a FireSmart Session at Thomas Howe Demonstration Forest.

The department will also be hosting multiple inter-departmental training sessions. On October 16th 17th and 18th they are conducting a vehicle extrication weekend and Lewisporte Fire and Rescue will be attending. On Oct 31st, Bonavista Search and Rescue will be conducting a Line Search and GPS training in Gander for Gander, Gambo, Glenwood and Gander Bay fire departments. Gander Fire Rescue believes that working and learning together helps build strong relationships with neighboring departments and improves central Newfoundland's public safety.

7.6 Communications, Engagement and Strategy

The Communications, Engagement and Strategy Report was presented by Councillor Abbott.

a. Community Safety and Wellbeing Plan Engagement Update

The Committee received an update on the development of Gander's Community Safety and Wellbeing Plan, which aims to identify community safety concerns, understand challenges facing residents, and explore opportunities for local organizations to work together.

The Town has been working with Purposeful Group to gather input from residents and community organizations. Recognizing the value of continued community dialogue, the Town intends to expand its engagement efforts to provide additional opportunities for residents to share their concerns, experiences, and ideas.

The next phase will include establishing a Community Safety Planning Committee, facilitating four to six themed community discussions, hosting a Good Neighbour Day event and community organizations fireside chat, and providing additional opportunities for public feedback. The work will also include identifying an early action initiative, complete with an implementation outline, and developing the final plan.

The Committee emphasized the importance of ensuring the plan includes practical, achievable actions and clearly identifies the roles and responsibilities of participating organizations.

A draft plan is anticipated in December 2026, with the final Community Safety and Wellbeing Plan expected in January 2027.

b. Request for Community Support - New Hospital / Health Care Facility

The Committee reviewed a request for a letter of support for a petition advocating for a new hospital or health care facility to serve New-Wes-Valley and the surrounding region.

The Committee agreed that the Mayor would follow up to obtain additional information before further consideration of the request.

c. Fireworks Complaints Received by Contact Gander – Public Response

The Committee was advised that Contact Gander has received several complaints regarding fireworks being discharged during late-night and early-morning hours, raising concerns about noise, public safety and potential property damage.

Staff presented a proposed public communication outlining the Town's response, including Municipal By-Law Enforcement's review of reports and coordination with the RCMP. The communication encourages residents to report incidents promptly through Contact Gander and provide detailed information to assist with investigation and appropriate enforcement. It also advises residents to call 911 where there is an immediate threat to public safety and to avoid confronting those involved.

d. Draft Workshop Report - Shorefast Institute for Place-Based Economies

The Committee reviewed a draft report from a workshop held on August 27 with local businesses, community organizations and government partners. Facilitated by Shorefast, the workshop explored Gander's strengths and opportunities to support the local economy.

The Committee considered potential next steps, including forming a group of local partners to coordinate economic development efforts and seeking a proposal for further support from Shorefast.

e. Donation in Recognition of Gander's 9/11 Response

The Committee was advised that the Town of Gander received a donation of $10,000 USD from a family outside the community as a thank you for Gander's response to the events of September 11, 2001. Following conversion to Canadian dollars, the donation totalled $13,553.00.

The family expressed a wish for the funds to directly benefit the community, with a particular interest in supporting first responders.

The Committee discussed how the donation could best support the community and recommended that Council allocate $10,000 to the Central Northeast Health Foundation and the remaining $3,553 to the Salvation Army's Food for Thought program in Gander, which provides healthy school lunches to children experiencing food insecurity.

Council expressed its sincere appreciation to the family for their generosity and for continuing to recognize Gander's role in the events of September 11, 2001, 25 years later.

f. Provincial Advocacy Agenda 2026-2030

The Committee reviewed the Town of Gander's proposed Provincial Advocacy Agenda 2026–2030, developed as part of the Town's Strategic Plan commitment to establish a formal advocacy agenda approved by Council.

The agenda identifies the Town's priorities for working with the Government of Newfoundland and Labrador and provides a coordinated approach to advocating for Gander's needs and interests. It is intended to guide discussions with provincial Ministers, MHAs, government departments, agencies, and other partners.

The agenda identifies nine priorities organized into three areas: immediate advocacy, strategic growth, and long-term economic development. Key priorities include improvements to the Steele Community Centre, future planning for the Trans-Canada Highway, the Atlantic Wildfire Centre, regional air ambulance services, housing, health care, tourism, aviation and defence opportunities, and responsible development around Gander Lake.

The agenda will be reviewed annually and updated as priorities and community needs change. A separate Federal Advocacy Agenda will also be developed.

The Committee recommended that Council formally adopt the Provincial Advocacy Agenda 2026–2030 to guide the Town's advocacy efforts.

The Committee recommends, and I move,

Resolution: **26-251**
Moved By Councillor Abbott
Seconded By Councillor Handcock
THAT Council adopt the Town of Gander's Provincial Advocacy Agenda 2026–2030 as presented.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

g. Budget 2027 Engagement Plan

The Committee reviewed proposed public engagement activities to provide residents, businesses, and community organizations with opportunities to share their priorities ahead of the Town's 2027 budget deliberations.

Planned activities include a public budget survey, an awareness campaign, a budget open house at Town Hall, and consultations with community organizations and stakeholders. Efforts will be made to encourage participation through both online and in-person opportunities, including paper surveys and outreach to seniors and community groups.

The proposed open house will offer an informal setting where residents can learn about the budget process, ask questions, and speak directly with Council.

Feedback gathered through these activities will be compiled into a *What We Heard* report and presented to Council to help inform budget discussions and decisions.

Further details, including engagement dates and opportunities for participation, will be announced in the coming days.

h. Council Engagement Report

Reporting Period: September 2, 2026 to October 14, 2026

Community engagement continues to be an important part of Council's work, supporting open communication, collaboration, and responsiveness to local needs. Over the reporting period, Council members participated in a number of community events and meetings, including:

- Participation in activities associated with the Town of Gander's 25th Anniversary Commemoration of September 11.

- Participation in the 78th Charter Night hosted by the Gander Lions Club.
- Participation in the Ronald McDonald House NL Red Shoe Crew Walk for Families.
- Participation in a Community BBQ hosted by the Thomas Howe Demonstration Forest and Atlantic Living Labs.
- Participation in the Kikmanaq Cultural Revival Association and Crossroads Family Resource Centre Tulip Planting Event.
- Participation in the Joe and Clarice Goodyear Business Awards Showcase.
- Participation in the Trans-Canada Highway Engagement Workshop.
- Participation in a proclamation signing recognizing National Breastfeeding Week.
- Participation in a virtual interview with students from Mr. Johnson's World.

As Council's spokesperson, the Mayor continues to lead advocacy and strategic initiatives that support community priorities. Recent activities included:

- Bringing greetings at the First Responders Appreciation Dinner hosted by TOYL Evangel Community Church.
- Participation in a meeting with MHA Bettina Ford and Party Leader John Hogan.

8. NEW BUSINESS

8.1 Joseph R. Smallwood Arts & Culture Centre – Digital Sign Payment Plan

Management of the Joseph R. Smallwood Arts & Culture Centre requested approval of a five-year payment plan to reimburse the Town for one-half of the cost of the digital sign at 153 Airport Boulevard.

I move,

Resolution: **26-252**
Moved By Deputy Mayor Pollett

Seconded By Councillor Handcock
THAT Council approve the request from the Joseph R. Smallwood Arts & Culture Centre for an interest-free five-year payment plan to reimburse the Town $18,244.65, representing one-half of the cost of the digital sign at 153 Airport Boulevard, payable in five annual installments of $3,648.93, with the first payment due November 30, 2026, and annually thereafter until paid in full.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

9. ADJOURNMENT

Mayor Farwell requested a motion for adjournment.

Resolution: **26-253**
Moved By Councillor Woodford
Seconded By Deputy Mayor Pollett
THAT the meeting be adjourned at 6:01 pm.

For (7): Mayor Farwell, Councillor Woodford, Councillor Handcock, Deputy Mayor Pollett, Councillor Lidstone, Councillor West, and Councillor Abbott

Carried (7 to 0)

_____

P. Farwell, Mayor

_____

A. Oldford, Town Clerk

TOWN OF GANDER
SPECIAL MEETING OF COUNCIL
Monday, October 19, 2026, 11:00 AM
Council Chambers

Council Present:
Percy Farwell, Mayor
Pat Woodford, Councillor
Sheldon Handcock, Councillor
Tara Pollett, Deputy Mayor
Jim Lidstone, Councillor
Krystle West, Councillor

Staff Present:
Brad Hefford, Chief Administrative Officer/Town Clerk/Director of Governance and Legislative Services
Alexa Oldford, Manager of Governance and Legislative Services
James Blackwood, Director of Planning and Public Works
Kelly Hiscock, Director of Corporate Services
Dave Shea, Fire Chief

Regrets:
Samantha Abbott, Councillor

---

1. CALL TO ORDER

The meeting was called to order by Mayor Farwell at 11:05 am.

2. LAND ACKNOWLEDGEMENT

"We acknowledge that the lands on which we gather are situated on the unceded traditional territories of the Beothuk [bee-oth-uck], and Mi'kmaq [mee-gum-maq] Nations. We also acknowledge Labrador as the traditional homelands of the Innu [in-new], and Inuit [in-new-eet].

We strive to be responsible stewards of the land and commit ourselves to working in a spirit of truth and reconciliation. Therefore, the Town of Gander has an inherent responsibility to foster healthier relationships with First Peoples and further the Calls to Action as outlined by the Truth

and Reconciliation Commission."

3. APPROVAL OF AGENDA

The agenda for the Special Meeting of Council was presented for approval.

Resolution: **26-254**
Moved By Councillor Pollett
Seconded By Councillor Handcock
THAT the agenda for the October 19, 2026 Special meeting of Council be approved, as presented.

For (6): Mayor Farwell, Councillor Woodford, Councillor Handcock, Councillor Pollett, Councillor Lidstone, and Councillor West

Carried (6 to 0)

4. STANDING COUNCIL BUSINESS

5. ADMINISTRATION

6. NEW BUSINESS

6.1 Recission of Motions

a. Rescission of Motion 26-145

Council reviewed the status of the previously approved application to subdivide Lot 283 Waterton Street into two legal properties. It was noted that the applicant has voluntarily withdrawn their application and that the associated development permits have been cancelled. As the applicant is no longer proceeding with the proposed subdivision, the previously granted subdivision approval is no longer required.

I move,

Resolution: **26-255**
Moved By Councillor Woodford
Seconded By Councillor Lidstone
THAT Motion 26-145, which approved subdivision of Lot 283 Waterton Street into two legal properties, be rescinded.

For (6): Mayor Farwell, Councillor Woodford, Councillor Handcock, Councillor Pollett, Councillor Lidstone, and Councillor West

Carried (6 to 0)

b. Rescission of Motion 26-147

Council reviewed the status of the previously approved variance for 33 Waterton Street. It was noted that the applicant has voluntarily withdrawn their application and that the associated development permits have been cancelled. As the applicant is no longer proceeding with the proposed development, the previously granted variance approval is no longer required.

I move,

Resolution: **26-256**
Moved By Councillor West
Seconded By Councillor Pollett
THAT Motion 26-147, which approved a variance to the side yard requirement at 33 Waterton Street from 3.0 metres to 2.85 metres to accommodate the construction of a residential dwelling unit, be rescinded.

For (6): Mayor Farwell, Councillor Woodford, Councillor Handcock, Councillor Pollett, Councillor Lidstone, and Councillor West

Carried (6 to 0)

6.2 CHIF Application

Council is presented with a proposal to submit an application under the Department of Transportation and Infrastructure's Municipal Capital Works Program for the Penney Avenue Development Initiative.

The project is intended to support Gander's growing housing demand by creating a sustainable and inclusive neighbourhood capable of accommodating more than 100 residential units across a range of housing types and affordability levels. The development will provide walkable access to schools, recreation facilities, services, and commercial

amenities while supporting future mixed-use growth and economic development within the community.

The project includes the detailed design, tendering, and construction of municipal infrastructure required to service the Penney Avenue extension to Cooper Boulevard, including storm sewer, sanitary sewer, water distribution, roadway construction, drainage infrastructure, and the development of fully serviced lands for future residential and neighbourhood commercial development.

The total estimated project cost is $6,014,280.46, including HST, with the Town's required contribution being $1,804,284.13, including HST.

I move,

Resolution: **26-257**
Moved By Councillor Woodford
Seconded By Councillor Lidstone
THAT the Town of Gander apply for cost-shared funding through the Municipal Capital Works Call for Applications administered by the Municipal Infrastructure Division of the Department of Transportation and Infrastructure for the Penney Avenue Development Initiative in the amount of $6,014,280.46, including HST.

The Town of Gander agrees to provide its required municipal contribution of $1,804,284.13, including HST, should the project be approved for funding, and further acknowledges that any costs exceeding the approved project budget shall be the sole responsibility of the Town of Gander.

For (6): Mayor Farwell, Councillor Woodford, Councillor Handcock, Councillor Pollett, Councillor Lidstone, and Councillor West

Carried (6 to 0)

7. ADJOURNMENT

Mayor Farwell requested a motion for adjournment.

Resolution: **26-258**
Moved By Councillor Woodford
Seconded By Councillor Pollett

THAT the meeting be adjourned at 12:24 pm

For (6): Mayor Farwell, Councillor Woodford, Councillor Handcock, Councillor Pollett, Councillor Lidstone, and Councillor West

Carried (6 to 0)

_____

P. Farwell, Mayor

_____

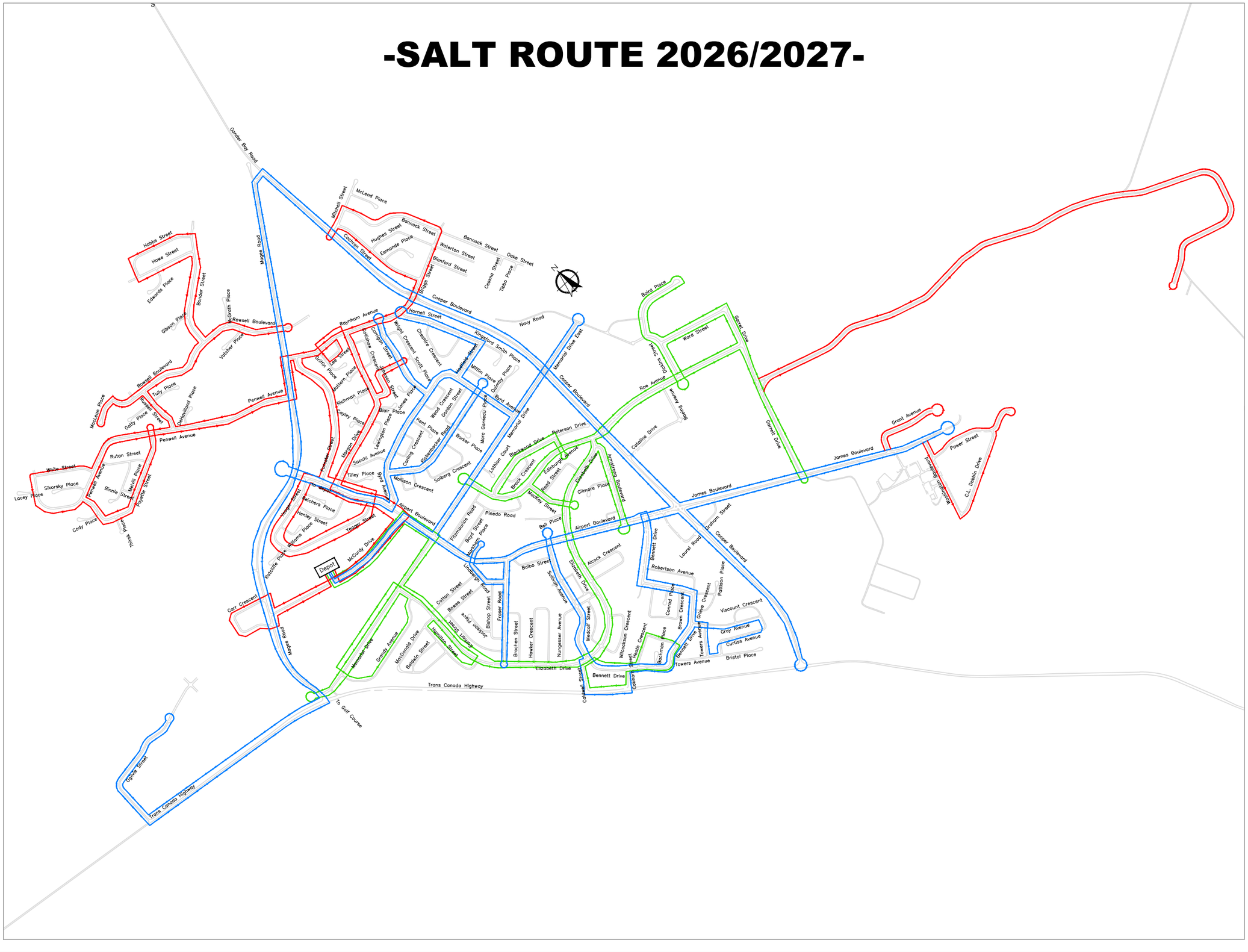
A. Oldford, Town Clerk

Planning Department Report for period: Sept. 17 to Oct. 30, 2026							
Category	**Residential**	**Year to Date**	**Non-Residential**	**Year to Date**	**Total # to Date 2026**	**Total # to Date 2025**	**Total # to Date 2024**
Applications Received	41	229	9	45	274	245	237
Building Permits Issued	31	209	3	35	244	255	246
Occupancy Permits Issued	10	44	5	24	68	63	54
Compliance Letters Issued	26	198	0	3	201	N/A	N/A

PERIOD ENDING: October 30, 2026

2026	**September/ October**	**New Dwelling Units Created**					
Type of Dwelling		**# of Buildings**	**# of Units**	**# of Buildings to Date**	**# of Units to Date 2026**	**# of Units to Date 2025**	**# of Units to Date 2024**
Single Family Dwelling		1	1	27	27	36	19
Dwelling with Apartment		1	2	9	18	10	4
Duplex/Double Dwelling		-		7	14	6	4
Row House		1	3	1	3	-	4
Condominium		-		-	-		
Apartment Building		-		-	-	4	4
Secondary Suites		-	2	2	4	5	1
TOTAL # OF UNITS TO DATE					**66**	**61**	**36**

-SALT ROUTE 2026/2027-



NOTES

—LEGEND—

PRIORITY #1

PRIORITY #2

PRIORITY #3

No	Date	Revision	By

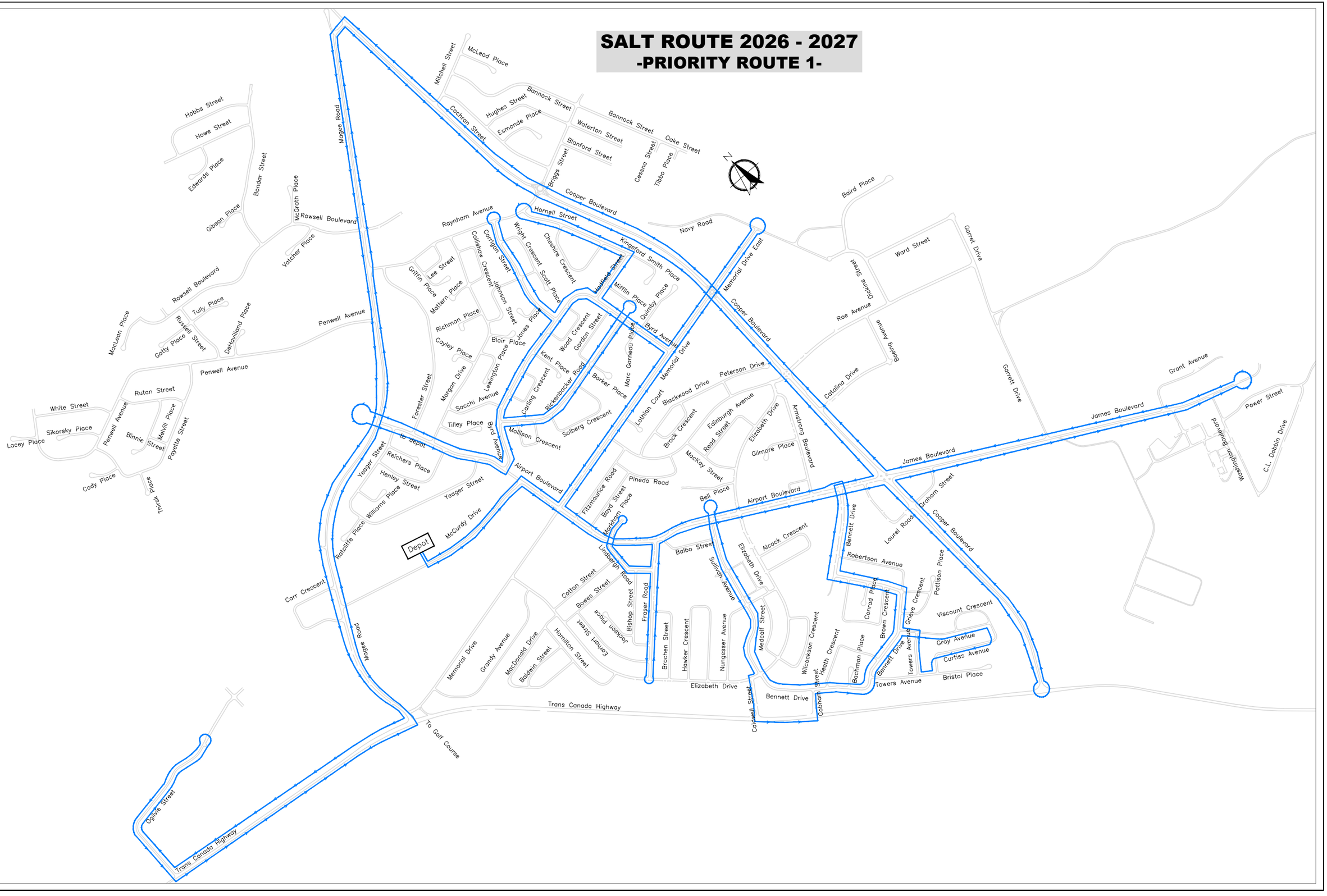
Town of Gander
Department of Planning & Public Works
100 Elizabeth Dr. Gander, NL A1V 1G7
Telephone: (709) 651-5915 Fax: (709) 256-5809

Project:
Salt Route 2026–2027

Drawing Title:
Plan View

Drawn By:	Scale:
S. Blundon	N.T.S.
Date:	**Sheet Number:**
August 31, 2026	1 of 1
Date Plotted:	**Checked By:** / **Initial:**
August 31, 2026	
Drawing Number:	**Rev. No.**
Salt Route – 2026/2027	R0

SALT ROUTE 2026 - 2027
-PRIORITY ROUTE 1-



SALT ROUTE 2026 - 2027
-PRIORITY ROUTE 2-

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Hughes Street
Bannock Street
Cochran Street
Esmonde Place
Waterton Street
Bannock Street
Oake Street
Blanford Street
Briggs Street
Cessna Street
Tibbo Place
Magee Road
McGrath Place
Rowsell Boulevard
Cooper Boulevard
Hornell Street
Raynham Avenue
Navy Road
Vatcher Place
Kingsford Smith Place
Wright Crescent
Corrigan Street
Cheshire Crescent
Collishaw Crescent
Scott Place
Hadfield Street
Mifflin Place
Quimby Place
Memorial Drive East
Griffin Place
Lee Street
Mattern Place
Johnson Street
Richman Place
Penwell Avenue
Jones Place
Blair Place
Cayley Place
Wood Crescent
Gordon Street
Byrd Avenue
Marc Garneau Place
Cooper Boulevard
Memorial Drive
Kent Place
Morgan Drive
Lewington Place
Sacchi Avenue
Caring Crescent
Rickenbacker Road
Barker Place
Forester Street
Tilley Place
Byrd Avenue
Mollison Crescent
Solberg Crescent
Lothian Court
Blackwood Drive
Peterson Drive
Brock Crescent
Edinburgh Avenue
Read Street
Elizabeth Drive
Armstrong Boulevard
Gilmore Place
MacKay Street
Catalina Drive
Boeing Avenue
Roe Avenue
Dickins Street
Baird Place
Ward Street
Garrett Drive
Garrett Drive
Grant Avenue
James Boulevard
Power Street
Washington Boulevard
C.L. Dohe
James Boulevard
Graham Street
Cooper Boulevard
Laurel Road
Bennett Drive
Robertson Avenue
Pattison Place
Conrad Place
Brown Crescent
Grieve Crescent
Viscount Crescent
Gray Avenue
Curtiss Avenue
Towers Avenue
Bristol Place
Towers Avenue
Bennett Drive
Heath Crescent
Bachman Place
Wilcockson Crescent
Medcalf Street
Sullivan Avenue
Alcock Crescent
Elizabeth Drive
Balbo Street
Bell Place
Airport Boulevard
Airport Boulevard
Pinedo Road
Fitzmaurice Road
Boyd Street
Markham Place
Yeager Street
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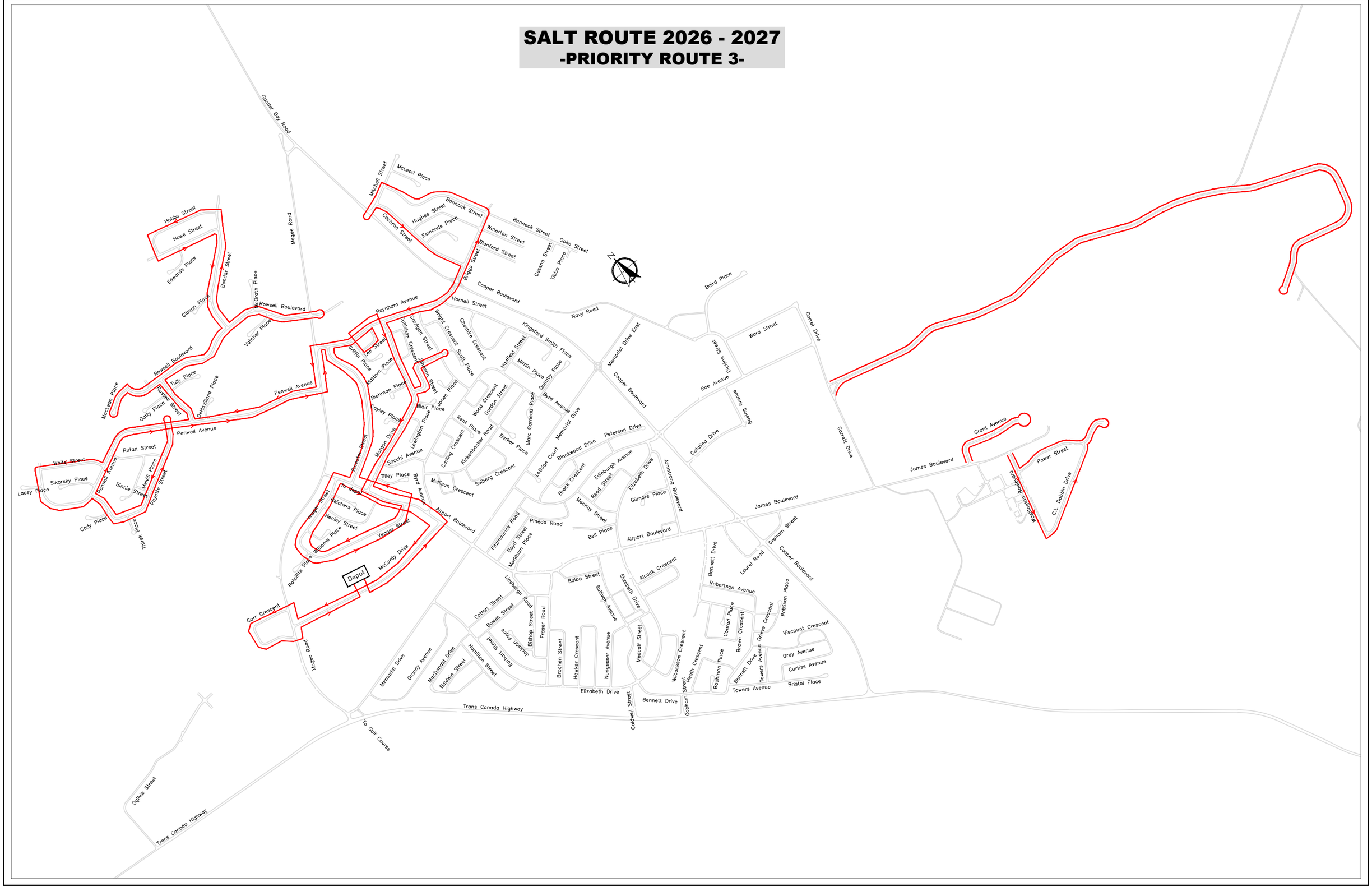
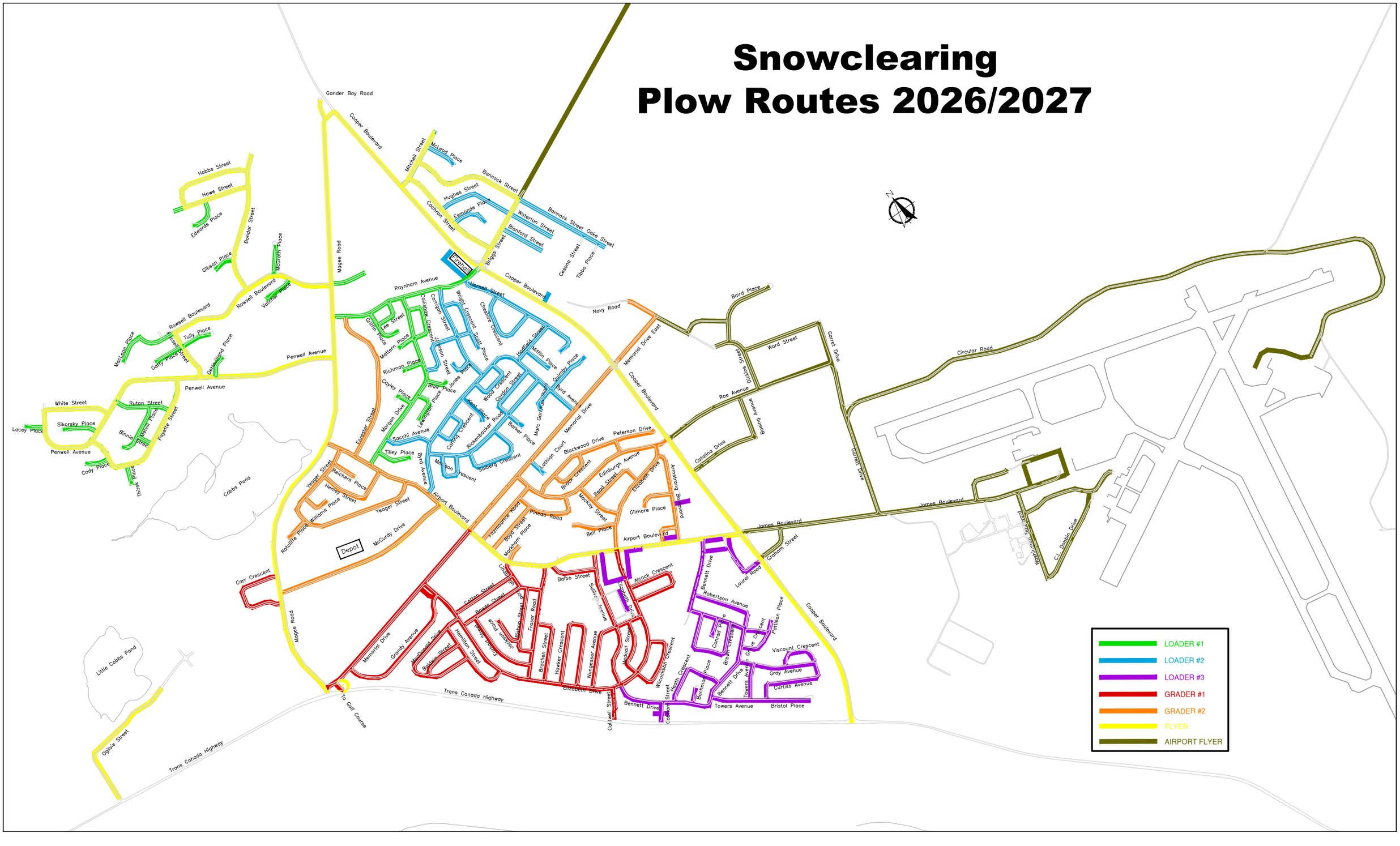
to depot
Reichers Place
Henley Street
Williams Place
Ratcliffe Place
McCurdy Drive
Depot
Carr Crescent
Magee Road
Memorial Drive
Grandy Avenue
MacDonald Drive
Baldwin Street
Hamilton Street
Lindbergh Road
Cotton Street
Bowes Street
Jackson Place
Bishop Street
Fraser Road
Brochen Street
Hawker Crescent
Nungesser Avenue
Elizabeth Drive
Trans Canada Highway
To Golf Co
Caldwell Street
Cobham Street

SALT ROUTE 2026 - 2027
-PRIORITY ROUTE 3-



Snowclearing
Plow Routes 2026/2027



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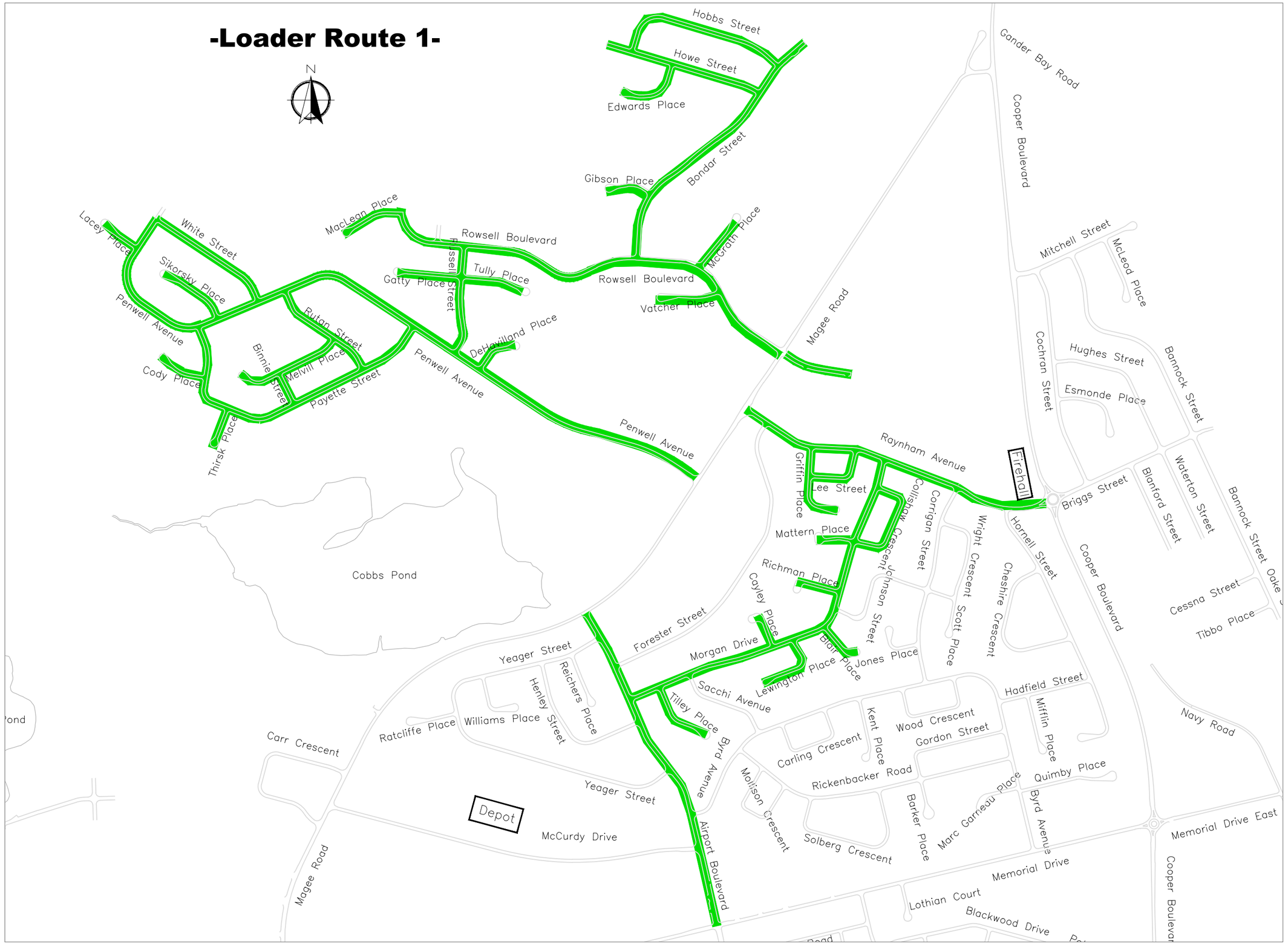

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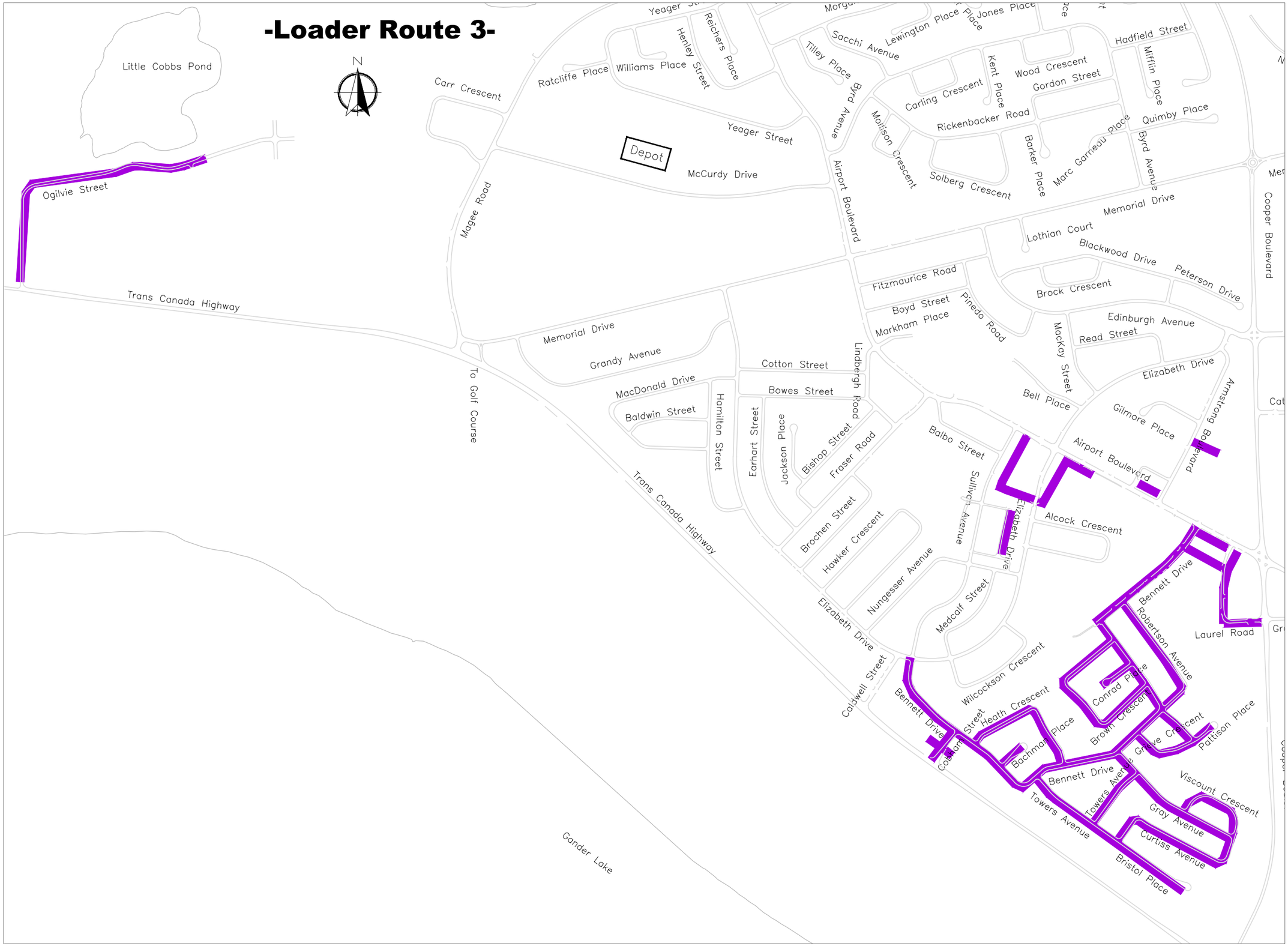

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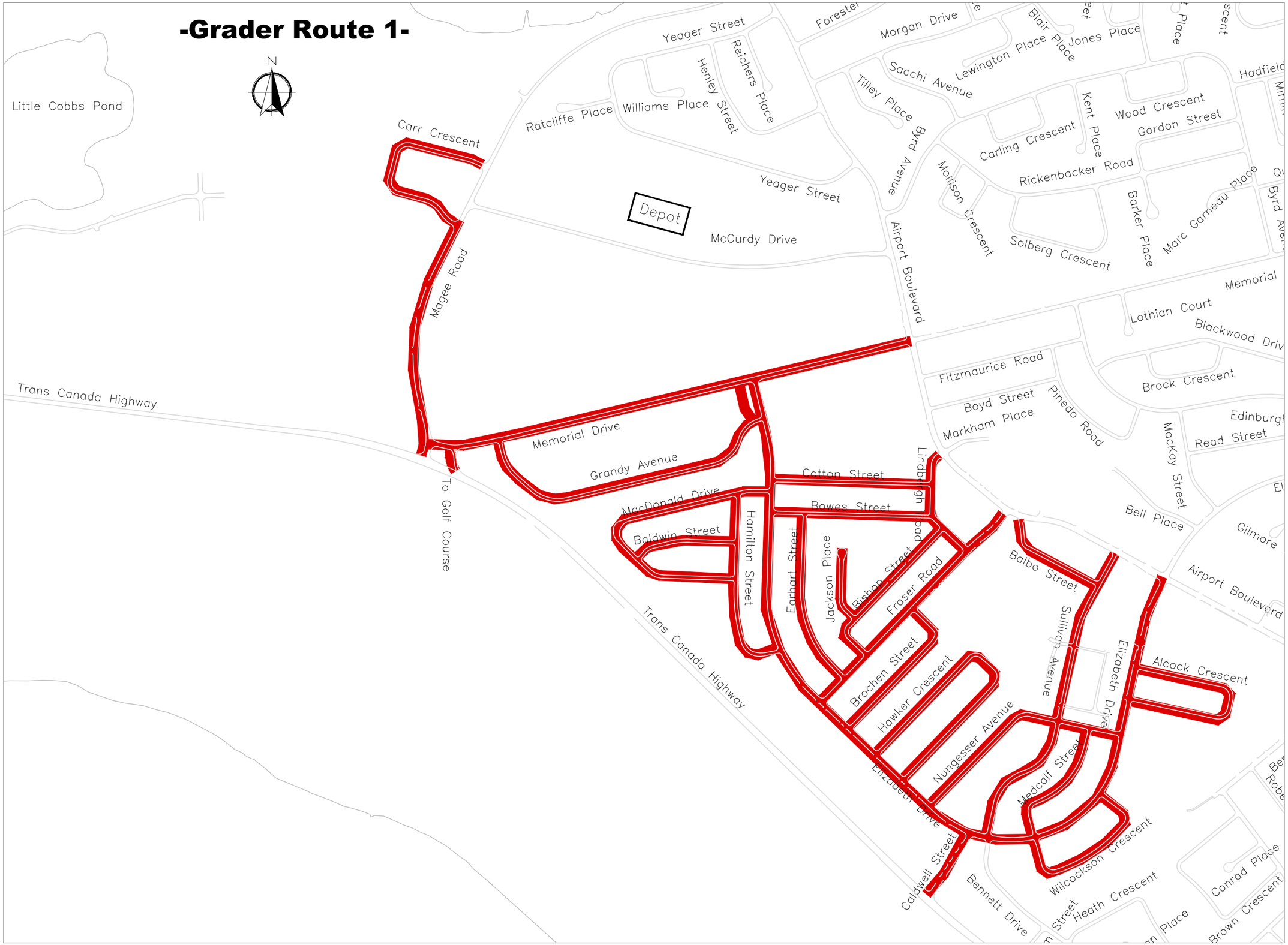

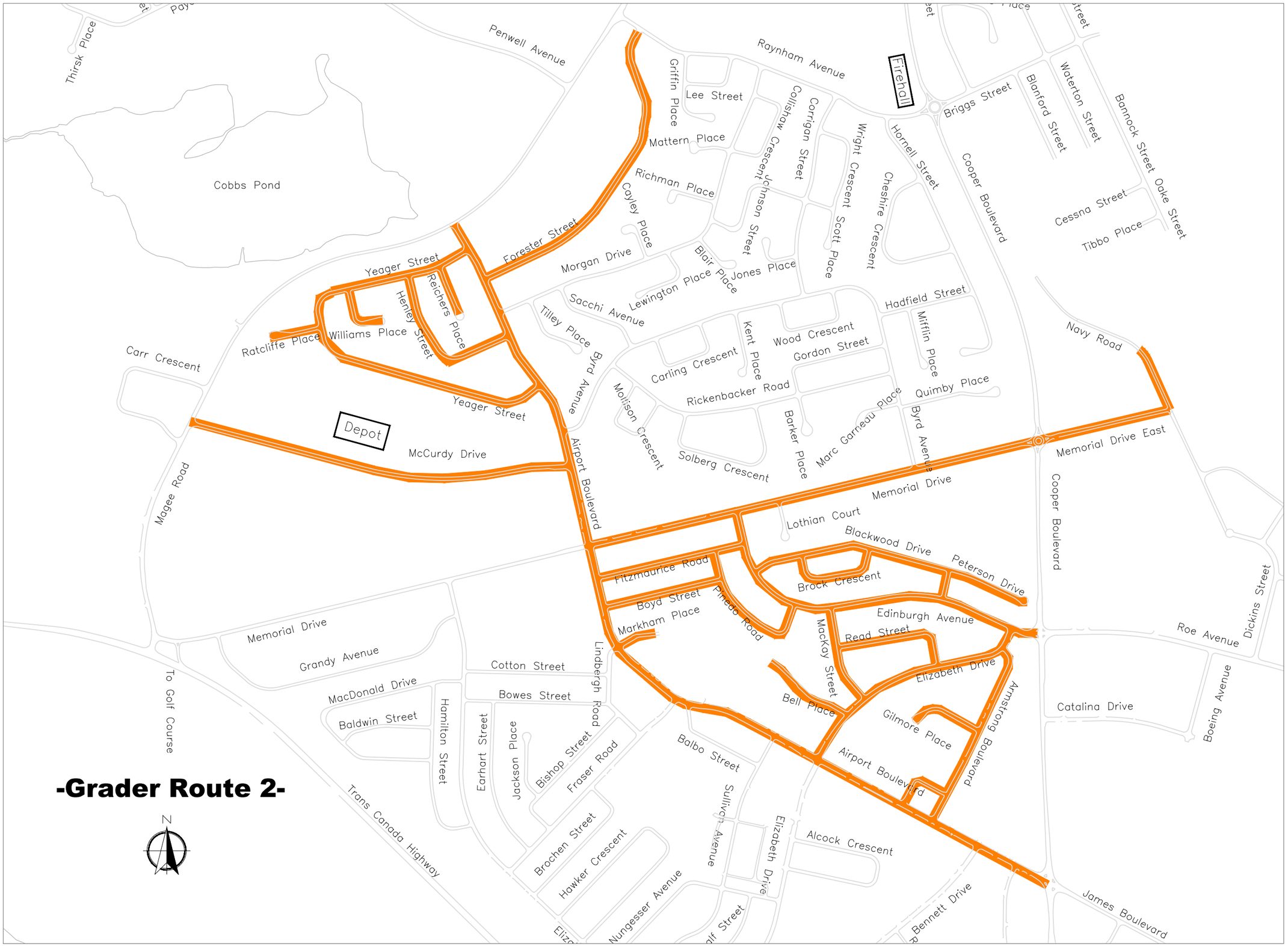
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Lewington Place
Sacchi Avenue
Hadfield Street
Reichers Place
Henley Street
Ratcliffe Place
Williams Place
Tilley Place
Byrd Avenue
Kent Place
Wood Crescent
Gordon Street
Miffin Place
Navy Road
Carr Crescent
Carling Crescent
Rickenbacker Road
Quimby Place
Depot
McCurdy Drive
Mollison Crescent
Solberg Crescent
Barker Place
Marc Garneau Place
Byrd Avenue
Memorial Drive East
Airport Boulevard
Lothian Court
Memorial Drive
Blackwood Drive
Peterson Drive
Cooper Boulevard
Fitzmaurice Road
Brock Crescent
Boyd Street
Pineau Road
Markham Place
Edinburgh Avenue
Read Street
MacKay Street
Roe Avenue
Dickins Street
Elizabeth Drive
Bell Place
Gilmore Place
Armstrong Boulevard
Catalina Drive
Boeing Avenue
Airport Boulevard
Magee Road
To Golf Course
Memorial Drive
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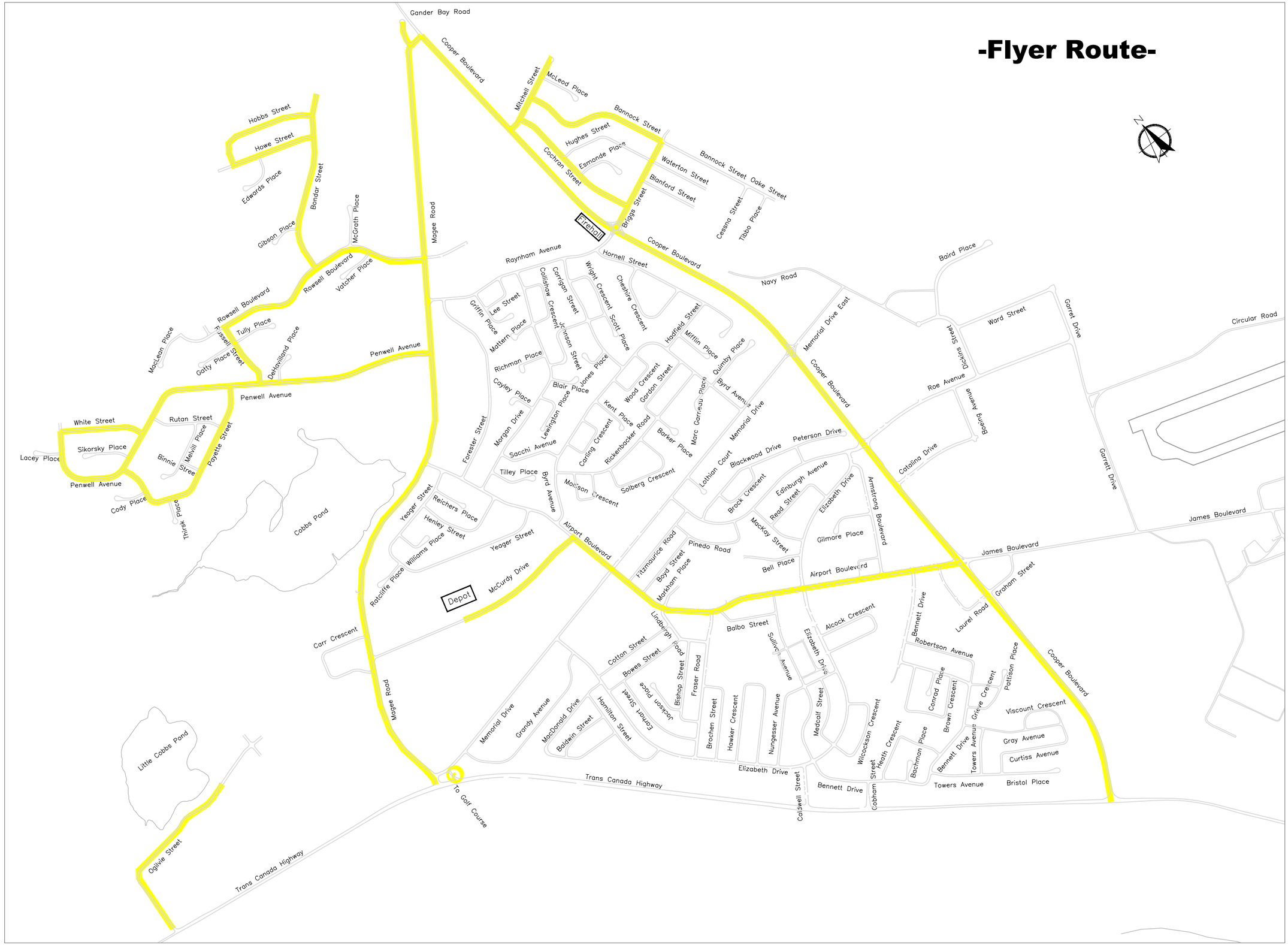
Bowes Street
Baldwin Street
Hamilton Street
Earhart Street
Jackson Place
Bishop Street
Fraser Road
Lindbergh Road
Balbo Street
Sullivan Avenue
Elizabeth Drive
Alcock Crescent
Brochen Street
Hawker Crescent
Nungesser Avenue
Trans Canada Highway
James Boulevard
Bennett Drive
-Grader Route 2-
N

-Flyer Route-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Ooke Street
Cessna Street
Tibbo Place
Briggs Street
Firehall
Hobbs Street
Howe Street
Edwards Place
Gibson Place
Bondar Street
McGrath Place
Magee Road
Rowsell Boulevard
Vatcher Place
Raynham Avenue
Hornell Street
Cooper Boulevard
Navy Road
Baird Place
Memorial Drive East
Ward Street
Garret Drive
Circular Road
Dickins Street
Roe Avenue
Boering Avenue
Rowsell Boulevard
Tully Place
Russell Street
Gatty Place
MacLean Place
DeHaviland Place
Penwell Avenue
Griffin Place
Lee Street
Mattern Place
Richman Place
Collishaw Crescent
Corrigan Street
Johnson Street
Wright Crescent
Scott Place
Cheshire Crescent
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Morgan Drive
Forester Street
Wood Crescent
Gordon Street
Kent Place
Carling Crescent
Rickenbacker Road
Barker Place
Marc Garneau Place
Sacchi Avenue
Lewington Place
Tilley Place
Byrd Avenue
Mollison Crescent
Solberg Crescent
Lothian Court
Blackwood Drive
Peterson Drive
Catalina Drive
Brock Crescent
Edinburgh Avenue
Read Street
Elizabeth Drive
Armstrong Boulevard
Mackay Street
Gilmore Place
Pinedo Road
Fitzmaurice Road
Boyd Street
Markham Place
Bell Place
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James Boulevard
Graham Street
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Bishop Street
Fraser Road
Jackson Place
Eckhart Street
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Nungesser Avenue
Medcalf Street
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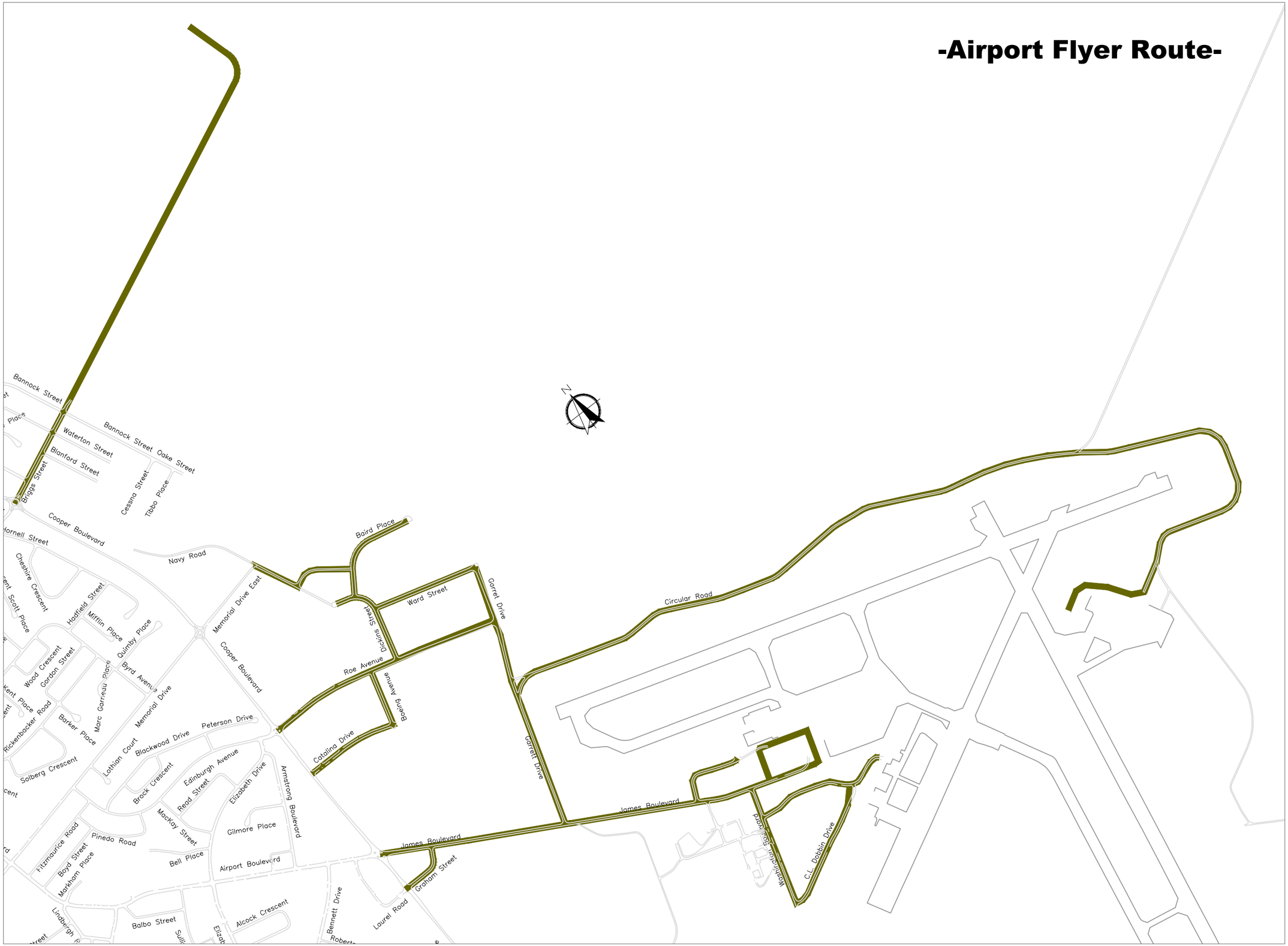
Robertson Avenue
Conrad Place
Brown Crescent
Grieve Crescent
Pattison Place
Viscount Crescent
Gray Avenue
Curtiss Avenue
Bristol Place
Towers Avenue
Bennett Drive
Towers Avenue
Bachman Place
Heath Crescent
Cobham Street
Wilcockson Crescent
Caldwell Street
Bennett Drive
Elizabeth Drive
Trans Canada Highway
To Golf Course
Trans Canada Highway
Magee Road
Depot
McCurdy Drive
Carr Crescent
Airport Boulevard
Yeager Street
Reichers Place
Henley Street
Williams Place
Ratcliffe Place
Yeager Street
Cabbs Pond
Little Cabbs Pond
Ogilvie Street
White Street
Rutan Street
Sikorsky Place
Lacey Place
Penwell Avenue
Melvill Place
Binnie Street
Poyette Street
Penwell Avenue
Cody Place
Thrush Place
N

-Airport Flyer Route-



Snow Clearing Maintenance Plan

Cobbs Pond Rotary Park Areas ~~& Soccer Field Walking Track~~

1. Overview

This plan outlines snow-clearing responsibilities and operational priorities for:

- **Cobbs Pond Building**
- **Cobbs Pond Bulb Area**
- **Cobbs Pond Boardwalk**
- ~~**Soccer Field Walking Track**~~

Snow clearing will be performed primarily by Recreation Department staff (2 staff total using one person per shift, 7 days/week) with support from Public Works staff when available and when Public Works priorities have been met under their approved snow plan. Staff other than Heavy Equipment Operators may be utilized if required and available.

---

2. Conditions for Activation

- Snow clearing will begin after 1 inch (2.5 cm) of accumulation.
- Objective is to maintain minimum snow depth across all locations.
- Snow events are considered complete when accumulation has stopped.
- We will make every effort to ensure all priority areas are fully cleared within 36 hours after snowfall ends.
- Freezing rain or ice formation – Salt applied when necessary

---

3. Equipment Available

Primary Equipment (Recreation Department)

- Kubota Blower with Salt Attachment
- Manual Snowblower (36-inch cut)
- Trackless Sidewalk Blower (as needed and available)

Additional Constraints

- Boardwalk cannot be sanded due to no equipment available that can complete this task.
- Boardwalk can be cleared with the manual blower in one ~~cut~~ pass or two ~~cuts~~ passes depending on preferred width.
- Equipment failure and limited resource

---

4. Staffing

- **Recreation Department:**
  - Two staff total with one assigned daily 7 day/week to complete this workflow.
  - Work is completed on day shift unless Public Works can provide additional assistance when available.
- **Public Works Department:**
  - Assists after completing their priority snow routes and snow plan obligations if required.
  - Provides equipment and any available staff if required when available.

---

5. Operational Priorities & Workflow

Priority 1 — Cobbs Pond Building

Equipment:

- Primary: Kubota Blower w/ Salt Attachment
- Secondary: Manual Snowblower

Tasks:

1. Clear all walkways and access points to the Cobbs Pond Building.
2. Apply salt using salt attachment on the Kubota, conditions permitting.
3. Ensure building access is maintained when practicable throughout ongoing snowfall if accumulation reaches 1 inch.

Priority 2 — Cobbs Pond Bulb Area

Equipment:

- Kubota Blower w/ Salt Attachment
- Sidewalk Blower w/ Salt Attachment (If needed and available)

Tasks:

1. Clear the bulb walking area.
2. Apply salt using the salt attachment if required.

3. Maintain area after snow events when depth exceeds 1 inch.

Priority 3 — Cobbs Pond Boardwalk

Equipment:

- Manual Snowblower (36-inch cut)
- One-cut or two-cut passes, depending on preferred width.
- No sanding abilities currently due to boardwalk width, weight restrictions, narrow bridges and lack of specialized sanding equipment.

Tasks:

1. Begin clearing once all higher priorities are completed.
2. Use manual snowblower to clear entire boardwalk/walking trail surface.
3. Complete with one or two blower passes depending on preferred width.
4. Exercise additional caution due to no sanding capability.

~~**Priority 4 — Soccer Field Walking Track**~~

~~**Equipment:**~~

- ~~Kubota Blower w/ Salt Attachment~~
- ~~Trackless Sidewalk Blower w/ Salt Attachment (optional, if required and availability)~~

~~**Tasks:**~~

1. ~~Clear full loop of the walking track.~~
2. ~~Apply salt using the salt attachment if required.~~
3. ~~Trackless sidewalk blower may be deployed if Kubota blower cannot maintain the route efficiently and snow plan obligations are met.~~

---

6. Timeline Expectations

- Recreation staff begin clearing as soon as priority thresholds are met (1 inch accumulation).
- All attempts will be made to have full completion of all four areas within 36 hours after snowfall has stopped.

---

7. Public Works Support

- Public Works can assist after their approved snow plan obligations are fulfilled or when other staff are available.
- Assistance may include equipment (Trackless Blower) or manpower to support Recreation staff.
- Recreation remains the primary executing department.

---

8. Safety Considerations

- Operators should be trained on Kubota, manual snowblower, and Trackless blower use.
- Boardwalk surfaces may remain slippery due to no sanding, so caution is required.
- Staff must follow safe operating speeds and maintain equipment according to winter protocols.

9. Documentation

- Areas cleared.
- Salt/sand applied to each area Y/N
- Materials used (salt/sand quantities)
- Any public safety concerns

9. Review & Improvements

- Annual review of this plan each fall.
- Updates based on new equipment, park changes, or operational feedback.
- Conduct a preseason meeting to review safety procedures.

SNOW PLAN

TOWN OF GANDER

REVISED: October 20, 2026



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Standards…… 6

Priority 3 & 4 Routes…… 9

Inside Sidewalks…… 10

Cobbs Pond Rotary Park Areas & ~~Soccer Field Walking Track~~…… 11

APPENDIX

Snow Clearing Street Priority

Plow Routes

Sidewalk Blower (Initial Route)

Salt Routes

GOALS

TOWN OF GANDER

DEPARTMENT OF ~~MUNICIPAL WORKS & SERVICES~~ Planning and Public Works

1. To reduce the hazard of snow- and ice-covered streets and sidewalks to motorists and pedestrians.

2. To reduce economic losses to the community, caused by workers not being able to get to their jobs.

3. To facilitate the handling of emergencies by Fire, Police and Hospital officials.

4. To provide desired levels of snow clearing service consistently throughout the Town.

5. To ensure economy in the expenditure of resources.

SNOW CLEARING PERSONNEL ~~2025-26~~ 2026 27

~~**Doyle Whitt**~~	~~**Deputy Director of Public Works**~~
~~R. Stoyles~~	~~Supervisor of Public Works~~
~~M. Reid~~	~~Supervisor of Building & Fleet Maintenance~~
~~A. Paul~~	~~Foreman of Water and Sewer~~
~~R. Stroud~~	~~Foreman of Public Works~~
~~<name>~~	~~Foreman of Winter Operations~~
~~Operations Supervisors~~	~~(4)~~

DAY SHIFT

~~7:30a.m. – 4:00p.m.~~

~~Monday – Friday~~

~~**R. Stoyles**~~	~~**Operations Supervisor**~~
~~Foreman **(2)**~~	~~(Alternate weekly)~~
H.E.O. (7)	(Alternate night shift each week)
Mechanic (4)	(Alternate with other mechanics for night shift)

NIGHT SHIFT

~~11:30p.m. – 7:30a.m.~~

~~Monday – Friday~~

~~**Name**~~	~~**Operations Supervisor**~~
~~Foreman **(2)**~~	~~(Alternate weekly)~~
H.E.O. (7)	(Alternate with day shift each week)
Mechanic	(Alternate each week)

EVENING SHIFT

~~3:30p.m. – 11:30p.m.~~

~~Monday – Friday~~

H.E.O. (2) (Alternate with weekend shift)

WEEKEND SHIFT

~~6:00a.m. – 2:00p.m.~~

~~Saturday & Sunday~~

H.E.O. (2) (Alternate weekly with evening shift)

CLASSIFICATION OF STREETS

Priority 1. Collector Streets – The network of streets that connect various community areas with the commercial areas and with the Provincial Road network. They carry medium to large volumes of traffic at medium speeds.

Priority 2. Local Streets – A local street primarily carries traffic with an origin or destination along its length. It does not carry traffic other than to immediately adjoining roads. Traffic volumes and traffic speeds are low. Town-owned parking lots (access routes 7m wide). Fire hall parking lot. Service road behind Block 4 of Town parking lot. Town owned commercial parking lots.

Priority 3. Service Roads, Municipal Buildings – ~~Town roads that service the rear of schools~~, provide access to Municipal Utilities and Parking lots for Municipal Buildings.

Priority 4. Inside sidewalks.

Service Standards

1. Collector Streets

- Standard: 80% bare pavement within 12 hours of the end of snowfall or drifting.

- Plowing will be from curb to curb and will continue throughout the storm with each street being done every 4 to 6 hours depending on snowfall and drifting. Markers to aid curb/sidewalk position must be 1 meter from curb/sidewalk.

- Plowing will begin at 5 cm and accumulation will not exceed 10 cm.

- Ice control with salt and, or sand will be applied on street as ~~necessary~~ needed to mitigate dangerous driving conditions and achieve bare pavement as required.

2. Local Streets

- Standard: Snow covered; 4 cm maximum.

- Plowing will be from curb to curb and will continue throughout the storm with each street being done every 6 to 8 hours depending on snowfall and drifting. Markers to aid curb/sidewalk position must be 1 meter from curb/sidewalk.

- Plowing will begin at 7 cm and accumulation will not exceed 15 cm.

- Ice control will be limited to sand and salt only when driving conditions are dangerous and at intersections.

Town Owned Commercial Parking ☐

a) Town Square West (Co-op) ☐
b) Town Square East (Jumping Bean) ☐
c) Airport/Armstrong (Corner Pocket) ☐
d) Airport/Laurell (Subway) ☐
e) Bennett Service Road (Oasis) ☐
f) Memorial/Elizbeth (Kelly Corner) ☐
g) Cobbs Pond ☐

3. Service Roads

- Standard: Snow covered; 5 cm maximum.

- Plowing will be 7 meters wide and will be done as soon as the standards are met for Collector and Local Streets and the snowfall and drifting have stopped.

- ~~School service roads and~~ bus stops will be cleared 60 minutes prior to opening if conditions permit.

4. Street Widening

- Widening or snow blowing will begin on the next regular shift after snow clearing operations are over.

- Snow will be pushed back with a wing plow or blown onto lawns with a snow blower to approximately 1 meter behind the curb, or line of asphalt. If surface is not frozen widening will be curb to curb only, to minimize concrete, lawn, and property damage.

- This operation will follow the street priority list considering sidewalk conditions, excessive narrowing, and ongoing garbage collection.

- Some areas may require snow to be removed by truck during this operation.

  (a) Cul-de-sacs if cleared path is less than 4 meters.
  (b) Airport Blvd; North side from Fitzmaurice to Memorial.
  (c) Airport Blvd. South side from Fraser to Sullivan and Memorial to Boyd.

  (b) and (c) will be required if snow cannot be deposited on town ROW

- **73 Memorial Drive to have snow trucked away from snow blower.**

5. Sidewalks

- Will be cleared to a snow-covered condition, 4 cm maximum for 80% of width.

- Completed during the street widening operation.

- School zone areas will be done first.

- Outside sidewalks next to the curb will be cleared, using loaders and graders equipped with a side wing plow.

- The inside sidewalks will be cleared with a loader or backhoe with plow/bucket during hydrant clearing process.

- Areas not easily cleared with a wing plow will be cleared with a snow blower.

- Immediately following a snow event, the sidewalk blower will complete the initial route and continue to each of the plow routes thereafter.

- Area with two sidewalks and not in the downtown area will have one sidewalk only cleared.

- Sand only will be applied to extremely slippery sidewalks as necessary.

6. Fire Hydrants

- All Hydrants must be equipped with an approval marker to permit identification while snow covered.

- Hydrant clearing will begin immediately following the street widening operation ~~and to be completed within 3.5 business days of a street being widened~~ unless further snow clearing is required.

- Hydrant cleaning will be carried out with a 4x4 backhoe(s) and loader(s) together with maintenance personnel, when available.

PRIORITY 3 (access roads and parking lots) & 4 ROUTE (inside sidewalk)

1. Town Hall – Both sides and front entrance ☐
2. Reservoir Road (Off Bell Place) ☐
3. Steele Community Centre, Arts & Culture Centre and Curling Club ☐
4. Water and Sewer Facilities ☐
   a. Water Treatment Plant ☐
   b. Wastewater Treatment Plant ☐
   c. Raynham Lift Station ☐
   d. Cobham Lift Station ☐
   e. Beaverwood Facility ☐
5. Depot Yard ☐

6. Pumphouse at Gander Lake ☐

7. Depot stock room, rear doors and fuel pumps ☐

8. Cobb's Pond ATV Drop off ☐

9. Thomas Howe Demonstration Forest ☐

INSIDE SIDEWALKS

1. Robertson Avenue – Gander Mall ☐

2. Pinedo Street – Library ☐

2026 – 27 Snow Plan Recommendations

- Items to be removed strike through.
- Items to be added highlighted red.

- Salt routes – Add Penwell St extension to Priority 3 route.
- Snow clearing – Add Penwell St extension to Loader Route 1.
- Snow clearing – Add Bannock St extension, Waterton st extension, and Blandford st. to Route 2.
- Snow clearing – Add Faucet St and Ogilvie St extension to Loader Route 3.
- Recommended to remove Soccer field walking track from the snow clearing maintenance plan.

Town Council of the Town of Gander
Policies and Procedures

Policy Topic:	**Street Naming**	
Policy No: D008	**Motion of Council: #17-253**	**Effective Date: 10/25/17**
Section:	**Amendment Motion: #23-033**	**Amendment Date: 03/15/23**
Issued By:	**Community Services Committee**	

Policy Statement
The purpose of the Street Naming Policy is to assist Council in naming of municipal streets in a manner that recognizes and promotes Gander's aviation history, to ensure that each street name has a unique name, and to ensure consistency in naming and numbering of our streets.

Scope
This policy applies to all existing and future municipally owned roadways within the Town of Gander's municipal boundaries**.**

Procedures
The following procedure must be followed when naming new streets or renaming existing streets.

New Streets

1. Nominations for the naming of streets may be submitted to the Director of Community Services by any interested individual and should include the reasons that a street should be named after that person and must include a biography indicating how the nominated individual made a unique and significant contribution to Gander's aviation history as per the guidelines listed below. An individual may only nominate one person per submission. Nominators will be notified that their submission is received and will only be contacted once the name is chosen from the master list.

2. Submissions will be reviewed by Gander Fire Rescue to ensure that the name is unique and will not create confusion for emergency services. The Gander Heritage Advisory Committee will also review the nomination and make a recommendation to the Community Services Committee. The Community Services Committee will consider recommendations from both emergency services and the Gander Heritage Advisory Committee and make recommendation to Council for approval. The family, or individual, if at all possible, will be contacted and permission obtained.

3. The Community Services Committee will submit those names that meet policy to Council for their review and consideration. Upon approval, the street name shall be forwarded to the *Planning &*

Public Works Department for inclusion in the master list. A developer may choose a name from that list or, if the developer has no preference, a name will be supplied by the Planning & Public Works Department.

4. When a new street name is implemented, the Town Map will immediately be updated by the Planning & Public Works Department and copies supplied to Gander Fire Rescue.

Name Changes

Changes to an existing street name may be required to eliminate conflicts or confusion in the event of an emergency or when a change to a street results in a re-classification (i.e.) from a Road to Place. Should the Town of Gander deem it necessary to change a street name, the Town will contact the residents of that street to advise them of the change and will absorb the cost of the name change.

Changes to existing street names may also be initiated by members of the public providing that the residents present a petition signed by at least 75% of the resident's owning property on the street and a certified cheque covering the cost that Council would incur in changing the name, such as advertising the name change and purchasing a new street sign. In such cases however, the cost of changing postal addresses and stationery is the responsibility of each resident.

Responsibilities

Community Services Department

- The Community Services Committee shall select and recommend names to Council.
- Include a short biography of the nominated individual with the master list.
- Once a street name is chosen from the master list, Community Services Department will coordinate the presentation of the street sign to the individual or a member of the individuals' family, if possible.
- Presentations of street signs to the individual or family member will be made during a public meeting of Council. If this is not possible, a street sign will be sent to the individual of family member.

Planning & Public Works Department

- The Planning & Public Works Department will maintain the master list of approved names or use in naming streets.
- The Town Map will be updated and distributed to all departments and divisions prior to issuing building permits on the new street.
- Notify the Community Services Department when a name is chosen from the master list.

Guidelines:

1. The names will be selected based on the information and rationale provided by the nominator outlining how the nominee made a unique and significant contribution to Gander's aviation history using the following priority:
   a) Local (current and former) residents who have made a unique and/or significant contribution to Gander's aviation history who belong to one (or more) of the following categories:

- Aviators
- Residents who have had a long-standing career or commitment in the aviation industry and/or who have received accolades for their outstanding accomplishments.

b) Provincial aviators who have been inducted into the Canadian Aviation Hall of Fame.

c) National (Canadian) aviators who have been inducted into the Canadian Aviation Hall of Fame.

d) International aviators who have gained international prominence and, in particular, those who have visited or used Gander as a stopover.

2. New names must not be identical or similar sounding to an existing street name. The proposed street name must not be difficult to spell or pronounce or be a name that can be spelled or pronounced in a number of different ways.

3. Street extension should continue with existing street names.

Municipal House Numbering Rules

1. The numbering for lots is provided by the developer.
2. Even municipal addresses are located on the right side of the street.
3. Odd municipal addresses are located on the left side of the street.

Definitions:

Street Name Suffix

Avenue (Ave.)	A broad public street, roadway, or thoroughfare. In general, a secondary collector class of road.
Boulevard (Blvd.)	A broad, formally laid out, paved public road, which is heavily travelled. Typically four or more lanes wide. Often grass or shrubbery would be planted in the strip of land between the curb and sidewalk.
Court (Ct.)	A dead end street terminating in a cul-de-sac. A parking lot may be situated at the end of this type of street.
Crescent (Cr.)	A street or road, typically in horseshoe or AU@ configuration, which commences and terminates back on an original primary or secondary collector street.
Drive (Dr.)	A curvilinear street - i.e.: a roadway which follows a wandering alignment in different directions. Drive would typically be a primary collector class of street.
Place (Pl.)	A short roadway, generally a cul-de-sac with a permanent dead end and a circular turn around. A street class of local residential.
Road (Rd.)	A common or public thoroughfare, commonly indicating a heavily travelled route. A typical designation for a secondary collector. Generally in a rural setting.
Street (St.)	The most common or default suffix utilized. Synonymous with road, but generally limited to lower speed roads in urban areas. Could be either a local residential or local business classification.
Lane	Narrow streets used for service

Brad Hefford (Nov 11, 2023 15:34 GMT-3.5)

TOWN OF GANDER
WWW.GANDERCANADA.COM

PROPERTY TAX REDUCTION APPROVAL FORM

Department: Corporate Services
Submitted By: Kelly Hiscock
Date Submitted: October 2026

ELIGIBILITY VERIFICATION

- ☒ Applicants are the registered owners of the residential property.
- ☒ Total household income verified based on supporting documents.
- ☒ Reduction applies to the current tax year based on the previous year's income.
- ☒ Estimated household income for the current year has been provided.

Property Tax Reductions - Residential - Year 2026				
Roll Number	**2026 Property Tax**	**% of Reduction**	**Amount of Reduction**	**Revised 2026 Taxes**
027510370000	$ 2070.70	55	$ 1138.89	$ 931.81
030510220000	$ 2509.52	25	$ 627.38	$ 1882.14
	$		$	$
	$		$	$
	$		$	$
	$		$	$
	$		$	$
	$		$	$
	$		$	$
	$		$	$

MINUTE

The Committee reviewed 2 application(s) for residential property tax reduction that met the Council's policy based on income criteria. The total amount to be adjusted is $ 1766.27 . Since the beginning of 2026, the Town of Gander has issued 30 property tax reductions totaling $ 23,436.77 , as attached.

MOTION

The Committee recommends, and I move, that the property tax reduction(s) be approved as presented.

REVIEW AND APPROVAL

Does the CAO Recommend Approval? ☐ Yes ☐ No
Approved for Inclusion in Agenda? ☐ Yes ☐ No
Comments (if any)