

The 43<sup>rd</sup> meeting of the 13<sup>th</sup> Elected Town Council of the Town of Happy Valley-Goose Bay was held on Friday, September 1, 2023, at 12:10 PM and called to order by Mayor George Andrews.

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Members Present:

Mayor George Andrews  
Councillor Todd Winters  
Councillor Hayward Broomfield  
Councillor Jackie Compton Hobbs  
Councillor Bert Pomeroy  
Councillor Denise Rumbolt

Also Present:

Municipal Engineer, Randy Dillon  
Kathy Eddy, Executive Assistant  
Community Development Manager, Greg Osmond

Regrets:

Deputy Mayor Ella Wallace  
Chief Administrative Officer, Nadine MacAulay

**1. APPOINTMENT OF TOWN CLERK**

It was moved by Councillor Rumbolt and seconded by Councillor Pomeroy to appoint Executive Assistant, Kathy Eddy, as Town Clerk for the duration of the meeting. All in favour. Motion carried unanimously.

**2. ADOPTION OF THE AGENDA OF THE 43<sup>rd</sup> MEETING**

It was moved by Councillor Pomeroy and seconded by Councillor Winters to adopt the agenda of the 43<sup>rd</sup> meeting of the Town Council of the Town of Happy Valley-Goose Bay. All in favour. Motion carried unanimously.

**3. APPROVAL OF CHEQUE**

The FAP committee recommends Council approve cheque #0000026631 in the amount of \$5,878.00 payable to Sean Lee for website development. Moved by Councillor Rumbolt and seconded by Councillor Broomfield. All in favour. Motion carried unanimously.

**4. Motion #2023-09-01  
Application-Gary Callahan Holdings-7A-11 Justin Avenue**

The Community Planning and Development Committee recommends that Council approve the application from Gary Callahan Holdings for the following variances subject to compliance with all the Town Development Regulations and Conditions:

- 7A Justin – 3.3% Lot Frontage
- 7B Justin – 10% Lot Frontage
- 9 Justin – 6.67% Lot Frontage
- 11 Justin – Total 7.86% (3.33% Lot Frontage & 4.53% Lot Area)

The Community Planning and Development Committee recommends that Council provide an *Approval in Principle* for the application from Gary Callahan Holdings for a 4 x Single Story 4-Plex Seniors Housing (one per lot) located at 7A, 7B, 9 & 11 Justin Ave St with the following conditions:

a) Compliance with all the Town’s Development Regulations with special reference to Section 3.2.1 “Residential Multi Unit” & Section 5.6.11” Plex Housing” and the “Storm Water Detention Policy” b) Applicant obtains all required approvals from Service NL or any Government agencies having jurisdiction and c) Applicant to acquire all required Build Permits c/w design. Design to include fence for added privacy and security for neighbors. Moved Councillor Broomfield and seconded by Councillor Compton Hobbs. All in favour. Motion carried unanimously.

**5. MOTION TO ADJOURN**

There being no further business, a motion to adjourn the meeting was made by Councillor Compton Hobbs and seconded by Councillor Rumbolt. The meeting adjourned at 12:19 PM.

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MAYOR GEORGE ANDREWS

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CHIEF ADMINISTRATIVE OFFICER NADINE MACAULAY