



The 15th Meeting of the 14<sup>th</sup> Elected Town Council of the Town of Happy Valley-Goose Bay was held on Tuesday, May 26, 2026, and called to order by Councillor Rumbolt at 5:00 PM.

**Members Present:**

Mayor Bert Pomeroy (Via telephone)  
Councillor Lori Dyson  
Councillor Dion O'Dell  
Councillor Denise Rumbolt  
Councillor Jill Williams (Via telephone)  
Councillor Todd Winters

**Also Present:**

Chief Administrative Officer, Nadine MacAulay  
Executive Assistant, Kathy Eddy  
Director of Engineering, Randy Dillon

**Regrets:**

Deputy Mayor Jackie Compton Hobbs

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**1. Proclamation for Recreation Month**

Councillor Rumbolt acknowledged the month of June as Recreation Month in Happy Valley-Goose Bay.

**2. Adoption of the Agenda of the 15th Meeting**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

Adopt the Agenda of the 15th Meeting of the 14th Council.

**Carried Unanimously**

**3. Delegations**

- a. Holly and Dave Callahan-Holly Callahan presented to Council regarding their Discretionary Land Use Application at 41 Montagnais Road. She said they have addressed the concerns that were not favorable to some. They have hired a consultant and redesigned their plans with residential characteristics. She said they spoke to residents on the street (46 of 49 homes visited) and 67 residents were in favor of the build. She said they also spoke to residents throughout the town, and 471 residents agreed with the design and the need for housing. She noted that at the last Council meeting, Councillor O'Dell declared a conflict, even though it appeared he was unsure whether he was. She said his property is on a different street and does not back or adjoin a common boundary. She advised Council that the 4-Plex is a new

construction meeting all development regulations and conditions. She said she has support letters from MP Philip Earle, MHA Keith Russell, LNCC, Royal LePage as well as others who agree there is a need for affordable housing, and this 4-Plex Unit will help alleviate some of this.

- a. Curtis Saunders-Mr. Saunders spoke to Council regarding Deputy Mayor Compton Hobbs' comments to the media criticizing the PC Government on their lack of progress in the last 10 years. He said the PC's did what the Liberals didn't do. Mr. Saunders questioned why the Town is subsidizing the YMCA, and still, seniors have to use the CNA gym to walk in the winter. He said the Town wants a new Town Hall and a new Fire Truck, and he would like to know where all the money is coming from. He spoke to the condition of the NL Housing units and said they are nothing but crack houses being subsidized by the Government.

#### 4. Correspondence

There were 6 incoming letters and 1 outgoing letter in correspondence this month.

#### 5. Adoption of Previous Minutes

##### 5.1 14th Council Minutes

**Moved By** Councillor O'Dell

**Seconded By** Councillor Winters

Adopt the 14th Minutes of the 14th Council.

**Carried Unanimously**

#### 6. Finance, Administration & Policy

There was no update from the Finance, Administration and Policy Committee this month.

##### 6.1 Request for Donation-QPMS MORP

**Motion** #2026-05-01

**Moved By** Councillor O'Dell

**Seconded By** Councillor Dyson

The Finance, Administration and Policy Committee recommends Council approve a donation of \$250.00 to Queen of Peace Middle School grade seven students for their MORP event scheduled for June 12, 2026.

**Carried Unanimously**

6.2 Support Letter for Bus Award Application

**Motion #2026-05-02**

**Moved By** Councillor O'Dell

**Seconded By** Councillor Dyson

The Finance, Administration and Policy Committee recommends that the Council provide a letter of support for an application to the Federation of Canadian Municipalities through their Sustainable Communities Awards-Green Municipal Fund under the Transportation Category.

**Carried Unanimously**

**7. Community Planning & Development**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

Approve the Community Planning and Development Committee Update for May.

**Carried Unanimously**

7.1 Discretionary Use Application-Home-Based Business 9B Learning Street

**Motion #2026-05-03**

**Moved By** Councillor Dyson

**Seconded By** Councillor O'Dell

The Community Planning and Development Committee recommends Council approve a Home-Based Business application at 9B Learning Street where Allison Brown will operate a home-based business called "Jai Lashes", subject to compliance with all the Town's Regulations and Conditions and Provincial and/or Federal legislation as applicable.

**Carried Unanimously**

7.2 Discretionary Use Application-Home-Based Business 88 Adams Loop

**Motion #2026-05-04**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

The Community Planning and Development Committee recommends Council approve a Home-Based Business application at 88 Adams Loop where Raymond learning will operate a Phone/Internet/Email Only Home Office for a Matting Service

called "C & J Matting", subject to compliance with all the Town's Regulations and Conditions and Provincial and/or Federal legislation as applicable.

**Carried Unanimously**

7.3 Crown Lands Application 165376-32 Park Drive

**Motion #2026-05-05**

**Moved By** Councillor Dyson

**Seconded By** Councillor O'Dell

The Community Planning and Development Committee recommends Council provide "No Objection" to Crown Lands application 165376 located at 32 Park Drive, on the condition that future development complies with the Town's Development Regulations.

**Carried Unanimously**

7.4 Crown Lands Application 165448-Goose River Access Road

**Motion #2026-05-06**

**Moved By** Councillor Dyson

**Seconded By** Councillor O'Dell

The Community Planning and Development Committee recommends Council provide "Objection" to Crown Lands application 1115725 located on Goose River Access Road, because the area is zoned Industrial General, in which Mineral Working is not a permitted or discretionary use.

**Carried Unanimously**

7.5 Crown Lands Application 165452-Juniper Street

**Motion #2026-05-07**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

The Community Planning and Development Committee recommends Council provide "No Objection" to Crown Lands application 165452 located at Juniper Street, on the condition that future development complies with the Town's Development Regulations.

**Carried Unanimously**

7.6 Crown Lands Application 165379-Wesjer Construction

**Motion #2026-05-08**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

The Community Planning and Development Committee recommends Council provide "No Objection" to Crown Lands application 165379 located at 1 Valleyview Drive, on the condition that future development complies with the Town's Development Regulations.

**Carried Unanimously**

7.7 214 Kelland Drive-Comprehensive Planned Development

**Motion #2026-05-09**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

The Community Planning and Development Committee recommends Issue an "Approval in Principle" for the Application by G.C. Holdings Ltd to add 3 Motel buildings at 214 Kelland Drive as part of a Comprehensive Planned Development, subject to compliance with all the Town Regulations and Conditions and Provincial and/or Federal legislation as applicable.

**Carried Unanimously**

7.8 Crown Lands Application 165478

**Motion #2026-05-10**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

The Community Planning and Development Committee recommends Council provide "No Objection" to Crown Lands application 165478 located on Goose River Road for the development of a cottage, on the condition that future development complies with the Town's Development Regulations and the applicant acknowledges the following definition under the *HV-GB Development Regulations 2018-2028*; **5.6.8 Definition:** Cottage means a dwelling unit designed or intended for seasonal or recreational use and is not intended for use as permanent living quarters and does not include a vehicle as defined under the Highway Traffic Act.

**Carried Unanimously**

7.9 Discretionary Use Application-Home-Based Business 9 Tenth Street

**Motion #2026-05-11**

**Moved By** Councillor Dyson

**Seconded By** Councillor O'Dell

The Community Planning and Development Committee recommends Council approve the Home-Based Business application at 9 Tenth Street, where Tanya Michelin will operate a home-based business for spa services called "Big Land Beauty Spa", subject to compliance with all the Town's Regulations and Conditions and Provincial and/or Federal legislation as applicable.

**Carried Unanimously**

7.10 71113470 Quarry Application

**Motion #2026-05-12**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

The Community Planning and Development Committee recommends that Council provide "No Objection" to Quarry application 71113470, located 3.5 km west of the intersection of TLH Route 500 and 510, on the condition that future development complies with the Town's Development Regulations.

**Carried Unanimously**

7.11 Discretionary Land Use Application-41 Montagnais Road

**Motion #2026-05-13**

**Moved By** Councillor Dyson

**Seconded By** Councillor Winters

Mayor Pomeroy declared conflict with this item and was disconnected from his call at 5:57 PM. CAO MacAulay recalled him to the meeting at 6:11 PM.

The Community Planning and Development Committee recommends Council put forward a Motion to approve the application for a 4 Plex residential housing at 41 Montagnais Road.

| Voters              | For | Against | Declared Conflict of Interest |
|---------------------|-----|---------|-------------------------------|
| Mayor Pomeroy       |     |         | X                             |
| Councillor Dyson    |     | X       |                               |
| Councillor O'Dell   | X   |         |                               |
| Councillor Rumbolt  | X   |         |                               |
| Councillor Williams |     | X       |                               |
| Councillor Winters  | X   |         |                               |

**Carried (3 to 2)**

**8. Protective Services**

**Moved By** Councillor Dyson  
**Seconded By** Councillor O'Dell

Approve the Protective Services Committee Update for May.

**Carried Unanimously**

**9. Municipal Services**

**Moved By** Councillor Williams  
**Seconded By** Councillor Dyson

Approve the Municipal Services Committee Update for May.

**Carried Unanimously**

9.1 Happy Valley-Goose Bay Landfill Study

**Motion** #2026-05-14  
**Moved By** Councillor Williams  
**Seconded By** Councillor Dyson

Be it resolved that we, the Ultimate Recipient Town of Happy Valley-Goose Bay, accept funding under the Build Communities Strong Fund (BCSF) Community Stream as outlined in the Department of Municipal and Community Affairs project approval letter dated 1<sup>st</sup> day of May, 2026, Project number 17-WSTM-27-00004, Project Name **Happy Valley-Goose Bay Landfill Study**, with a total project value of \$75,000.

This Council agrees to accept these funds based on the terms and conditions of the Ultimate Recipient Provincial Targeted Infrastructure Fund Agreement and authorizes the Mayor to enter into the funding agreement with the Department of Municipal and Community Affairs on behalf of the Town of Happy Valley-Goose Bay.

**Carried Unanimously**

**10. Community Services & Recreation**

**Moved By** Councillor Winters  
**Seconded By** Councillor O'Dell

Approve the Community Services and Recreation Committee Update for May.

**Carried Unanimously**

10.1 NL Games Bid

**Motion #2026-05-15**  
**Moved By** Councillor Winters  
**Seconded By** Councillor Dyson

The Community Services and Recreation Committee recommends Council support the application and provide a letter of commitment /support for the NL Games Bid Application.

**Carried Unanimously**

**11. Approval of Cheques**

**Moved By** Councillor Dyson  
**Seconded By** Councillor O'Dell

Approve cheques in the amount of \$1,064,716.39 for May 2026.

**Carried Unanimously**

| Number     | Issued     | VENDOR                         | AMOUNT       |
|------------|------------|--------------------------------|--------------|
| 0000030245 | 05/26/2026 | THE ESTATE OF JIM LETHBRIDGE   | \$ 28,782.39 |
| 0000030246 | 05/26/2026 | 44980 NFLD INC.                | \$ 5,558.65  |
| 0000030247 | 05/26/2026 | ACKLANDS GRAINGER INC          | \$ 6,554.68  |
| 0000030248 | 05/26/2026 | AGAT LABORATORIES              | \$ 2,664.56  |
| 0000030250 | 05/26/2026 | APERTURE TECH INC              | \$ 4,572.63  |
| 0000030251 | 05/26/2026 | ATHLETICA SPORT SYSTEMS INC    | \$ 4,780.40  |
| 0000030252 | 05/26/2026 | AWD ALL WHEEL DRIVE            | \$ 885.52    |
| 0000030253 | 05/26/2026 | BATTLEFIELD EQUIPMENT RENTALS  | \$ 1,231.88  |
| 0000030255 | 05/26/2026 | BRANDT TRACTOR LIMITED         | \$ 32,937.41 |
| 0000030257 | 05/26/2026 | CAROL AUTOMOBILE               | \$ 544.16    |
| 0000030258 | 05/26/2026 | CARPET MAN (THE)               | \$ 6,097.30  |
| 0000030259 | 05/26/2026 | CIMCO REFRIGERATION            | \$ 5,175.00  |
| 0000030260 | 05/26/2026 | CIVICENTRIC INC                | \$ 12,075.00 |
| 0000030261 | 05/26/2026 | CONFIGR IT FOR BUSINESS        | \$ 5,667.43  |
| 0000030262 | 05/26/2026 | DARREN BUCKLE HOLDINGS LIMITED | \$ 885.50    |
| 0000030263 | 05/26/2026 | DAVIS & FLANIGAN ELECTRICAL    | \$ 3,560.40  |
| 0000030265 | 05/26/2026 | GOOSE BAY WHOLESALERS LIMITED  | \$ 3,280.13  |
| 0000030266 | 05/26/2026 | GOOSE BAY AUTO PARTS           | \$ 819.72    |
| 0000030268 | 05/26/2026 | GREY ROCK                      | \$ 14,352.00 |

**COUNCIL MINUTES Tuesday, May 26, 2026**

|            |            |   |                 |
|------------|------------|---|-----------------|
| 0000030270 | 05/26/2026 | HICKEY CONSTRUCTION LTD.                            | \$ 42,313.39    |
| 0000030272 | 05/26/2026 | HITECH COMMUNICATIONS LTD.                          | \$ 16,888.03    |
| 0000030273 | 05/26/2026 | K & D PRATT GROUP INC.                              | \$ 1,629.15     |
| 0000030274 | 05/26/2026 | K & K DAWE TRUCKING LTD.                            | \$ 1,958.31     |
| 0000030276 | 05/26/2026 | LABRADORIAN PRINTERS LTD.                           | \$ 848.70       |
| 0000030277 | 05/26/2026 | LABRADOR SPECIALTY SERVICE INC.                     | \$ 1,764.08     |
| 0000030279 | 05/26/2026 | MARTIN & LEVESQUE INC.                              | \$ 1,465.56     |
| 0000030280 | 05/26/2026 | MATTHEWS FIRE PROTECTION                            | \$ 3,478.75     |
| 0000030281 | 05/26/2026 | MOKAMI TRAVEL SERVICE LTD.                          | \$ 11,238.67    |
| 0000030284 | 05/26/2026 | NATIONAL SHOE                                       | \$ 500.14       |
| 0000030286 | 05/26/2026 | NORTHERN OIL LIMITED                                | \$ 2,145.70     |
| 0000030289 | 05/26/2026 | O'DELL, DION  | \$ 1,295.00     |
| 0000030291 | 05/26/2026 | ORKIN CANADA CORPORATION                            | \$ 540.31       |
| 0000030292 | 05/26/2026 | PAINT SHOP  | \$ 9,450.54     |
| 0000030293 | 05/26/2026 | PAL AIRLINES LTD                                    | \$ 1,044.04     |
| 0000030294 | 05/26/2026 | PARDY'S WASTE MANAGEMENT & INDUSTRIAL SERVICES LTD. | \$ 12,233.14    |
| 0000030295 | 05/26/2026 | PENCAL INDUSTRIAL LIMITED                           | \$ 5,775.88     |
| 0000030296 | 05/26/2026 | PIKE'S HOME HARDWARE BUILDING CENTER                | \$ 3,222.22     |
| 0000030297 | 05/26/2026 | PROPER CARE SERVICES INC.                           | \$ 862.50       |
| 0000030299 | 05/26/2026 | RECEIVER GENERAL FOR CANADA                         | \$ 81,393.84    |
| 0000030300 | 05/26/2026 | SAGA ENTERPRISES                                    | \$ 1,541.52     |
| 0000030302 | 05/26/2026 | SAUNDERS EQUIPMENT LTD                              | \$ 1,880.00     |
| 0000030304 | 05/26/2026 | SOJOURN ENTERPRISES                                 | \$ 4,868.39     |
| 0000030305 | 05/26/2026 | SPORTS-INTER PLUS                                   | \$ 3,964.34     |
| 0000030306 | 05/26/2026 | STEWART McKELVEY STIRLING SCALES                    | \$ 578.45       |
| 0000030308 | 05/26/2026 | THE DESCARTES SYSTEMS GROUP INC.                    | \$ 1,798.90     |
| 0000030309 | 05/26/2026 | TOSSS SIGNS INC.                                    | \$ 2,185.58     |
| 0000030310 | 05/26/2026 | TRAVESPINE CONSTRUCTION                             | \$ 575.00       |
| 0000030311 | 05/26/2026 | TUNDRA SERVICES LTD.                                | \$ 183,298.50   |
| 0000030313 | 05/26/2026 | VALLEY RENTALS & SALES                              | \$ 2,560.76     |
| 0000030314 | 05/26/2026 | VIKING CIVES LTD                                    | \$ 361,434.31   |
| 0000030316 | 05/26/2026 | WOODWARD'S OIL LIMITED                              | \$ 21,512.63    |
| 0000030317 | 05/26/2026 | WURTH CANADA LIMITED                                | \$ 1,826.18     |
| 0000030318 | 05/26/2026 | YMCA OF NEWFOUNDLAND & LABRADOR                     | \$ 82,468.00    |
| 0000030319 | 05/26/2026 | SUMMIT MECHANICAL SERVICES LIMITED                  | \$ 53,751.12    |
| TOTAL      |            |   | \$ 1,064,716.39 |

**12. Councillors Forum**

Available through Live Stream.

**13. Motion to Adjourn**

There being no further business, Councillor Dyson moved that the meeting be adjourned at 6:50 PM.

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MAYOR BERT POMEROY

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CHIEF ADMINISTRATIVE OFFICER NADINE MACAULAY