

**PUBLIC MEETING OF COUNCIL**  
**July 31, 2025**

Present: Susan Fowlow Deputy Mayor, Chairperson  
Darren Roberts Councillor  
Myra White Councillor  
Maurice Hynes Councillor  
Laura Aylward Councillor (Online)  
Tom Rose Mayor (Online)

Absent: Tom O'Brien Councillor

Staff: Bill Ramsay, Chief Administrative Officer  
Candace Simon, Deputy Chief Administrative Officer  
Mike Ratter, Community, Economic and Industrial  
Development Manager  
Matt Simms, Planning and Development Manager  
Marilee Joy-Castillo, Communications Manager

**CALL TO ORDER**

Deputy Mayor Fowlow called the meeting to order at 12:14 pm and acknowledged the two Councilors joining us online.

**Land Acknowledgment**

Stephenville, and the whole of the Bay St. George area is home to rich, diverse, and vibrant rural Indigenous communities. Located on the ancestral and unceded territory of the Beothuk, the lands and waters in and around us have traditionally served as a gathering place for the Mi'kmaq. The broader region of Newfoundland and Labrador continues to be home to diverse Indigenous Peoples, including First Nations, Inuit, and Métis. We honour and pay respect to the past, present, and future caretakers of these territories.

**APPROVAL OF AGENDA**

**25-270** Moved by Councillor Roberts, Seconded by Councillor White

Be it Resolved to approve the Agenda for July 31, 2025 as presented.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

**APPROVAL OF MINUTES**

**25-271** Moved by Councillor White, Seconded by Councillor Hynes

Be it Resolved that the minutes for July 10, 2025 Public meeting of council be approved.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

## **MATTERS ARISING FROM MINUTES**

No Matters Arising

## **PROCLAMATIONS AND DELEGATIONS**

None

## **FINANCE COMMITTEE REPORTS**

### **Accounts Payable**

**25-272** Moved by Councillor White, Seconded by Councillor Roberts

Be it Resolved to approve accounts payable for July 31, 2025 in the amount of \$1,104,539.30

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

### **2024 Audited Financial Statements**

**25-273** Moved by Councillor White, Seconded by Councillor Aylward

Be it Resolved to defer the 2024 Consolidated Financial Statements as presented.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

### **Tax Recovery Plan**

**25-274** Moved by Councillor White, Seconded by Councillor Roberts

Be it Resolved that the Town of Stephenville Council approve the Tax Recovery Plan dated December 31, 2024 as presented.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

### **Approval of Canada Community Building Fund Agreement**

**25-275** Moved by Councillor White, Seconded by Councillor Roberts

Be it Resolved that Council hereby approves the Annual Expenditure Report, Canada Community Building Fund Agreement for the Year ended December 31, 2024 as presented.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

**Community Grant Program**

The following grants are approved:

**Whaleback Nordic Ski Club**

**25-276** Moved by Councillor White, Seconded by Councillor Hynes

Be it resolved that the Town Council approve community grant to Whaleback Nordic Ski Club in the amount of \$14,273.95 for upgrades and signage.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

**Sponsorship Program**

The following sponsorships are approved:

**Bay St. George Sport Recognition**

**25-277** Moved by Councillor White, Seconded by Councillor Aylward

Be it resolved that the Town Council approve Sponsorship to Bay St. George Sport Recognition in the amount of \$1,000.00 for development of their Gallery and Display.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

**Ala'suinu'k Performing Arts Foundation**

**25-278** Moved by Councillor White, Seconded by Councillor Hynes

Be it resolved that the Town Council approve Sponsorship to Ala'suinu'k Performing Arts Foundation in the amount of \$1,000.00 for a four day celebration to be held April 18 – 22, 2026.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

**Canada Community Building Fund Approval****25-279** Moved by Councillor White, Seconded by Councillor Hynes

Be it resolved that the Town Council approve to submit a Canada Community Building Fund Application in the Amount of \$150,000.00 to repurpose the Town of Stephenville Tennis Court into 8 pickleball courts and 2 new tennis courts including fencing, posts and netting as well as court resurfacing.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

**RBC Lease Line of Credit****25-280** Moved by Councillor White, Seconded by Councillor Roberts

Be it resolved that the Town Council approve a \$250,000.00 revolving lease line of credit from Royal Bank of Canada, St. John's.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

**Approval to Award Tender – YMCA Project AP-3209-01-R1****25-281** Moved by Councillor White, Seconded by Mayor Rose

Be it resolved to award Tender for the YMCA Green and Inclusive Community Building Project (AP-3209-01-R1) to Radium North in the amount \$2,873,981.00 plus HST.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

**PLANNING AND DEVELOPMENT COMMITTEE REPORT****Land for Housing Development Initiatives – Stage 1****25-282** Moved by Councillor Hynes, Seconded by Councillor White

Be it resolved that Council approve the parcel of land located behind the Sir Thomas Roddick Hospital as in the map attached, to be adopted as part of a plan for future development, informed by the results of the Housing and Infrastructure Visioning Session attended by community stakeholders and guided by identified community needs.

Be it further resolved that the proposed plan will support mixed-use and mixed-density development, and will involve collaboration with various community groups and partners to ensure alignment with housing demand.

And Be it Further Resolved that Council acknowledges the Town's identified need for a range of housing types, including but not limited to supportive, affordable, and market housing, and is committed to advancing initiatives that respond to these housing priorities in a sustainable and inclusive manner.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

### **Request for Land - NAWN**

**25-283** Moved by Councillor Hynes, Seconded by Mayor Rose

Be it resolved that Council approve, in principle, the allocation of a parcel of land to the Newfoundland Aboriginal Women's Network (NAWN) to support the development of a 20-25 unit affordable supportive housing initiative for Indigenous People, Men, Women, Seniors, and 2SLGBTQIA+ Peoples.

Be it further resolved that this initiative is recognized as being consistent with the scope and vision of the Town, which prioritizes inclusive, needs-based development in collaboration with community partners.

And Be It Further Resolved that the Town of Stephenville commits to entering into a Memorandum of Understanding (MOU) with NAWN, formalizing its commitment to work in partnership to fulfill this housing initiative in a manner that supports the community's identified needs and advances the Town's broader goals for sustainable, supportive, and accessible housing development.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

### **Discretionary Approval – 112 West Street**

**25-284** Moved by Councillor Hynes, Seconded by Councillor White

Be it resolved to approve the construction of seven (7) senior apartment units within Residential Medium Density, with the condition of erecting a buffer zone between the property of 114 West Street. Subject to compliance with all town regulations and approval of Service NL.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
Opposed: 0 Carried

**Outlining Planning Permission – 149-151 Main Street****25-285** Moved by Councillor Hynes, Seconded by Councillor Aylward

Be it Resolved to approve outline planning permission for a business permit at 149 – 151 Main Street. Subject to completion of a traffic study and in compliance with all town regulations and approval of Service NL.

In Favor: 6 Aylward, Fowlow, Hynes, Roberts, Rose, White  
 Opposed: 0 Carried

Mayor Rose declared himself in a conflict of interest on the next two items and left the meeting at 1:00 pm

**Hillier Avenue Comprehensive Development Plan****25-286** Moved by Councillor Hynes, Seconded by Councillor Aylward

Be it resolved that Town Council approve the proposed Comprehensive Development Plan as submitted to support the 15 unserviced lots in the vicinity of Hillier Avenue.

In Favor: 5 Aylward, Fowlow, Hynes, Roberts, White  
 Opposed: 0 Carried

**Municipal Plan No. 10, 2025****25-287** Moved by Councillor Hynes, Seconded by Councillor White

Be it resolved to proceed with the proposed Municipal Plan amendment No. 10, 2025 to result in the following proposed changes in the vicinity of Hillier Avenue:

- (1) The future land use designation of the Hillier Avenue development area will be redesignated from Residential to Rural. A small area will be redesignated to Environmental Protection to create a buffer around the two ponds in the area.
- (2) Unserviced single dwellings will be permitted in the redesignated area. Initially, a maximum of 15 dwellings will be permitted. Any development beyond that number will depend on the results of a high-level groundwater impact study of the area.
- (3) Residential [water supply will be restricted to](#) dug or drilled overburden [wells](#) that do not intersect with the underlying bedrock.

In Favor: 5 Aylward, Fowlow, Hynes, Roberts, White  
 Opposed: 0 Carried

Mayor Rose returned to the meeting at 1:07 pm

## **BY-LAWS, REGULATIONS, POLICYS**

### **Gender Equality Policy**

**25-288** Moved by Councillor Hynes, Seconded by Councillor White

Be it Resolved to defer the Gender Equality Policy as presented.

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

### **Mayor Rose**

He encouraged citizens to take in some of the shows at the Stephenville Theatre Festival. They have a great line up, please show your support. He also noted that there has been great reports and feedback on the Main Street and Rose Avenue projects.

### **Councillor Laura Aylward**

She advised that she will be out of town until August 6 however, she will be available at any time for any meetings that should arise.

### **CAO Ramsay**

He noted that the Public Works Department is currently working on replacing the pump in one of the Town's larger wells, which will result in a higher-level well. The work is expected to be completed by Thursday or Friday and should alleviate the need for the current water conservation measures. Deputy Mayor Fowlow added that residents and businesses should continue to converse when possible.

CAO Ramsay also shared that Town Council, Management, and Staff are thinking of Councillor O'Brien. He is deeply missed, and everyone is hopeful he'll be back at the table soon.

## **NOTICE OF MOTION**

None

## **ADJOURNMENT**

**25-289** Moved by Councillor Roberts, Seconded by Councillor Hynes

Resolved that since there is no further business the meeting adjourned at 1:21 pm

In Favor:	6	Aylward, Fowlow, Hynes, Roberts, Rose, White
Opposed:	0	Carried

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Mayor

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Town Clerk