



MINUTES

Regular Council Meeting

Monday, July 21, 2025

The Minutes of the Regular Council of the Town of Pasadena was duly held on Monday, July 21, 2025.

MEMBERS PRESENT: Mayor Darren Gardner
Deputy Mayor Terry Randell
Councillor Carla Brake
Councillor Brent Decker
Councillor Brandon Hall
Councillor Gemma Walsh

ABSENT: Councillor Hal Cormier
Brian Hudson, Chief Administrative Officer

STAFF PRESENT: Karen Spontaneo, Director of Finance and Administration

LAND ACKNOWLEDGEMENT

"We respectfully acknowledge Pasadena as the ancestral homelands of the Mi'kmaq and Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Innu, Inuit, and Southern Inuit of this Province."

CALL TO ORDER

Mayor Gardner called the meeting to order at 8:01 p.m.

APPROVAL OF AGENDA

109-25 Hall / Brake be it resolved that the agenda for July 21, 2025 be approved as presented.
In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.

APPROVAL OF MINUTES

110-25 Randell / Walsh be it resolved that the minutes for July 7, 2025 Committee of the Whole meeting be approved as presented.

In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.

PETITIONS OR VISITING GROUPS:

BUSINESS ARISING FROM MINUTES

NOTICE OF RESOLUTIONS ARISING OUT OF MINUTES

NOTICE OF RESOLUTIONS AND NOTICE OF QUESTIONS NEEDING DETAILED ANSWERS

DEPARTMENTAL REPORTS

Finance & Administration

111-25 Randell / Decker be it resolved that approval be given to pay cheque #'s 00001 to 00088 in the amount of \$254,974.17.

In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.

- 112-25 Randell / Hall be it resolved that approval be given to pay invoice # M102002325 from Harvey & Company Ltd. in the amount of \$214,392.54 (taxes included) - mini excavator.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.
- 113-25 Randell / Decker be it resolved that approval be given to pay invoice # WO420748338 from Toromont Cat in the amount of \$32,808.58 (taxes included) - service and repairs to 938K loader.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.
- 114-25 Randell / Hall be it resolved that approval be given to pay invoice #121978 from Marine Contractors Inc. in the amount of \$47,478.56 (taxes included) - town patching.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.
- 115-25 Randell / Decker be it resolved that the Town of Pasadena adopt the Arrears Sales by-law pursuant to section 7(1)(d) of the *Towns and Local Service Districts Act*.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.
- 116-25 Randell / Hall be it resolved that the Director of Finance and Administration has confirmed that the Notice of Arrears for each of the following properties have been served in accordance with the *Towns and Local Service Districts Act* and the time period set out therein has expired.
1. 14A Carroll Avenue
 2. 10 Pelleys Crescent
 3. 3 Ryan's Road Extension
 4. 5 Ryan's Road Extension
 5. 62A Tamarack Avenue
- The Director of Finance and Administration is authorized to sell the properties by Arrears Sales at a time and date set by the Director of Finance and Administration.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.

Engineering & Planning

- 117-25 Decker / Brake be it resolved that under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Pasadena adopts Amendment No. 13, 2025 to the Pasadena Development Regulations, 2019.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.
- 118-25 Decker / Randell be it resolved that approval be given to home based business to operate at 14 Antle Drive - Hair Salon.
- In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.
- 119-25 Decker / Brake be it resolved that approval be given to owner of 13 South Brook Drive to construct a discretionary use detached garage.

In Favor: 6
Opposed: 0

Gardner, Randell, Brake, Decker, Hall, and Walsh
Resolution CARRIED.

120-25

Decker / Walsh be it resolved that approval be given to owner of 19 First Avenue to construct a discretionary use detached garage.

In Favor: 6
Opposed: 0

Gardner, Randell, Brake, Decker, Hall, and Walsh
Resolution CARRIED.

Public Works

Councillor Hall reported that the grader is currently out of service and efforts to source the necessary replacement parts have been challenging.

Recreation & Community Services

Councillor Walsh noted that the Strawberry Festival is approaching and volunteers are needed to help ensure the event's success. If anyone is interested in volunteering, please contact Pasadena Place. She also indicated that our summer programs are in full swing, with most of our summer camps currently full.

BUILDING PERMITS

121-25

Decker / Randell be it resolved that the following building permits be approved as presented:

49 Tipping Drive	Accessory building	15,000
11 Rose Drive	Fence	4,000
41 Birchview Drive	Accessory building	8,000
42 Hodder Drive	Replace windows	5,000
17 Church Street	Foundation Repair	700
38 Hodder Drive	Decks x3, shingles, siding, windows, door	15,000
34 Hillview Avenue	Accessory building	6,000
23 Westhaven Drive	Accessory building	7,500
5 Seventh Avenue	Fence	2,859
2A Rose Drive	Accessory building	2,800
37 Hodder Drive	Fence	3,000
23 Harvey Wight Cres	Accessory building	15,000
33 Tamarack Avenue	Fence	3,000
28 Earle Drive	Siding	3,500
2-6 Stentafor Avenue	Temporary New Dwelling	8,000
33 Forest Road	Shingles	5,000

Construction Value to July 16, 2025

\$8,630,496.00

New Dwelling: 8

Construction Value to July 16, 2024 \$7,639,150.00 New Dwelling: 14
In Favor: 6 Gardner, Randell, Brake, Decker, Hall, and Walsh
Opposed: 0 Resolution CARRIED.

NEW BUSINESS

CORRESPONDENCE

QUESTIONS AND COMMENTS

Councillor Brake requested updates on the following topics to which will be added to our next Committee of the Whole meeting to discuss:

1. Rink Upgrades - Councillor Brake requested an update on the status of this capital project.
2. Development/Planning Regulations (Home-based Businesses) - she inquired whether any staff member has been assigned to review or amend current development and planning regulations, particularly with regard to policies impacting home-based businesses.
3. Green Policy - Councillor Brake requested an update on where the policy currently stands and any progress made toward its implementation.
4. Trail (Stentafor Avenue) - She also requested an update on the trail adjacent to Stentafor Avenue.

Mayor Gardner reported that the investigation into the algae and odor issue at the beach is still ongoing. However, he noted that the odor appears to have diminished somewhat, possibly due to recent rainfall.

ADJOURNMENT

122-25 Walsh / Brake be it resolved that the meeting be adjourned at 8:34 p.m.
Resolution CARRIED.

Director of Finance and Administration

Mayor