



CITY OF CORNER BROOK

Dear Sir\Madam:

I have been directed by Her Worship the Mayor to summon you to a Regular Meeting of the Corner Brook City Council, to be held on **December 15, 2025** at **7pm**. **City Hall Council Chambers**

CITY CLERK

Page

1 CALL MEETING TO ORDER

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1.1 Land Acknowledgement

2 APPROVALS

2.1 Approval of Agenda

5 - 9

2.2 Approval of Minutes- Regular Meeting November

3 BUSINESS ARISING FROM MINUTES

3.1 Business Arising From Minutes

4 CORRESPONDENCE/PROCLAMATIONS/PETITIONS/

11 - 13

4.1 Proclamations and Events

5 TENDERS

15 - 20

5.1 Electrical Maintenance/Service for Equipment 2025-21

21 - 27

5.2 Electrical Maintenance/Service for Buildings 2025-22

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5.3 Hired Equipment Services

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5.4 RFQ Snow clearing Parking Lots

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5.5 RFQ Snow clearing Small Roads

6 FINANCE & ADMINISTRATION

53 - 54

6.1 Borrowing Resolution

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6.2 Auditing Services - Auditor Appointment

	7	PLANNING AND DEVELOPMENT
57 - 60	7.1	Discretionary Use - 106 Station Road - Home Based Business Office
61 - 64	7.2	Discretionary Use - 32 Park Drive - Home Based Business
	8	CAPITAL WORKS
65 - 66	8.1	Notice of Motion - Crosswalk Enhancements at West Valley Road and upper Elswick Road
	9	REPORTS
	9.1	2026 City of Corner Brook Budget
	10	ADJOURNMENT

Land Acknowledgement

We respectfully acknowledge the City of Corner Brook as the ancestral homeland of different populations of Indigenous people. We also acknowledge with respect, the rich histories and cultures of the Beothuk, Mi'kmaq, Innu and Inuit of the Province of Newfoundland and Labrador

**MINUTES OF A REGULAR MEETING OF
THE COUNCIL OF THE CITY OF CORNER BROOK
COUNCIL CHAMBERS, CITY HALL
MONDAY, 17 NOVEMBER, 2025 AT 7:00 PM**

PRESENT:

Mayor	L. Chaisson	D. Charters, City Manager
Deputy Mayor	P. Keeping	T. Flynn, Director of Protective Services
		R. George, Director of Finance and Administration
Councillors:	S. Dean	<i>P. Robinson, Director of Recreation & Tourism Services</i>
	E. Kennedy	<i>A. O'Brien, Assistant Director of Engineering</i>
	D. Luther	<i>J. Smith, City Clerk</i>
	S. Perchard	<i>R. Teliz, Sergeant-At-Arms</i>
	D. Wheeler	

Absent with regrets: *D. Burden, Director of Engineering, Development, and Operations*

25-144 Land Acknowledgement

Councillor D. Luther read the land acknowledgment.

25-145 Approval of Agenda

On motion by Councillor D. Luther, seconded by Deputy Mayor P. Keeping, it is **RESOLVED** to approve the agenda as presented. **MOTION CARRIED.**

25-146 Approval of Minutes- Regular Meeting October 6, 2025

On motion by Councillor D. Wheeler, seconded by Councillor S. Perchard, it is **RESOLVED** to approve the Minutes of the Regular Council meeting of October 6, 2025. **MOTION CARRIED.**

25-147 Ratification of Decisions

In accordance with section 41(3) of the City of Corner Brook Act, the following minutes are being ratified:

Be it **RESOLVED** to ratify minute CC25-014 -Approval of Agenda
[Perchard/Luther]

Be it **RESOLVED** to ratify minute CC25-016 - Tax Sale Auction
[Perchard/Dean]

Be it **RESOLVED** to ratify minute CC25-017 -Approval of Agenda
[Perchard/Kennedy]

Be it **RESOLVED** to ratify minute CC25-019 - Confirmation of Order 2025-04
[Perchard/Keeping]

Be it **RESOLVED** to ratify minute CC25-020 - Discretionary Use 2 Westview Avenue
[Perchard/Dean]

Be it **RESOLVED** to ratify minute CC25-021 - Discretionary Use 57 Windsor Street

[Perchard/Kennedy]

Be it **RESOLVED** to ratify minute CC25-024 CUPE 768 Agreement

[Perchard/Luther]

Be it **RESOLVED** to ratify minute CC25-025 Non-Union Staff Wages

[Perchard/Wheeler]

Be it **RESOLVED** to ratify minute CC25-028 - Corner Brook Royals Contract

[Perchard/Keeping]**MOTION CARRIED ON ALL MINUTES.****25-148 Business Arising From Minutes**

No items were brought forward.

25-149 Proclamations and Events

The Mayor declared the following proclamations:

- October was declared Foster Families Month
- October was declared Disability Employment Awareness Month (DEAM)
- October 1-7 was declared National Dental Care Day
- October 2 was declared PURA Syndrome Awareness Day
- October 19-25 was declared Small Business Week
- November 1-11 was declared Remembrance Period
- November 20 is Transgender Day of Remembrance

25-150 Committee Appointment 2025-2026

On motion by Deputy Mayor P. Keeping, seconded by Councillor E. Kennedy, it is **RESOLVED** pursuant to the power vested in it in accordance with Section 42 of the City of Corner Brook Act to approve the appointments for the 2025-2026 Committee as presented below:

Topic Leads:

- Councillor Dean: Protective Services
- Councillor Kennedy: Development and Planning
- Councillor Perchard: Capital Works. Engineering and Community Services
- Councillor Wheeler: Operational Services (Public Works, Water & Wastewater}
- Councillor Luther: Finance and Administration
- Deputy Mayor Keeping: Recreation and Tourism

Advisory Committees:

- Deputy Mayor Keeping, and Councillor Dean - Accessibility and Inclusiveness Community
- Councillors Kennedy and Perchard - Youth
- Councillors Luther & Wheeler- Community Partners

Outside Appointments:

- Councillors Dean and Kennedy - Western Regional Waste Management
- Mayor Chaisson - Corner Brook Port Corporation
- Councillor Wheeler - Deer Lake Airport Authority

MOTION CARRIED.**25-151 Extension for Phosphates for Corrosion Control 2024-24**

On motion by Councillor D. Wheeler, seconded by Deputy Mayor P. Keeping, it is **RESOLVED** that the City of Corner Brook Council approve the quotation for the Phosphates for Corrosion Control 2024-24 extension for one (1) year to November 30, 2026, to Shannon Chemical Corporation. **MOTION CARRIED.**

25-152 Capital Purchase of Truck Scale System

On motion by Councillor D. Luther, seconded by Councillor D. Wheeler, it is **RESOLVED** that Council approve the reallocation of unused 2025 COOR budget to facilitate the purchase of the quoted scale system from Hi-Tech Scales for a purchase price of \$44,950.00 plus HST. **MOTION CARRIED.**

25-153 Maintenance & Cleaning Services for City Buildings 2025-19 (2-year Contract)

On motion by Councillor E. Kennedy, seconded by Councillor S. Dean, it is **RESOLVED** that the City of Corner Brook Council award Contract No. 2025-19 Maintenance & Cleaning Services - City Buildings to K & D Commercial Maintenance Ltd. in the amount of \$61,870.00 HST included per annum. **MOTION CARRIED.**

25-154 Deep Gulch Brook Culvert Replacement - Change Order No. 16

On motion by Councillor S. Perchard, seconded by Deputy Mayor P. Keeping, it is **RESOLVED** that the City of Corner Brook Council approve Change Order No. 16 for the Deep Gulch Brook Culvert Replacement for JCL Investments Inc. in the amount of \$49,588.00 HST included. **MOTION CARRIED.**

25-155 Purchase of Accessible Transit Van

On motion by Deputy Mayor P. Keeping, seconded by Councillor D. Luther, it is **RESOLVED** that the City of Corner Brook Council authorizes staff to purchase the 2023 Ram Pro-master 3500 accessible transit van from Move Mobility for the price of \$144,148.18 HST included. **MOTION CARRIED.**

25-156 Garbage Carts Delivery

Councillor S. Dean presented the following update regarding Garbage Cart Delivery:

The City of Corner Brook will begin delivering new garbage bins to residents this week as part of the transition to the automated garbage collection system. While the official launch of the new program and collection methods will not take place until January 12, 2026, residents may begin using their bins as soon as they receive them. Until the official start date, current collection practices will remain in place. The City encourages residents to monitor its social media channels and other communication platforms for updates, educational materials, and instructions on the new collection system.

25-157 Rescind Stop Work Order

On motion by Councillor E. Kennedy, seconded by Councillor S. Dean, it is **RESOLVED** that the Council of the City of Corner Brook rescind Stop Work Order #2025-02 in accordance with Section 102(3) of the Urban and Rural Planning Act. **MOTION CARRIED.**

25-158 Expression of Interest - Assessment Review Commissioner 2026

On motion by Councillor D. Luther, seconded by Councillor E. Kennedy, it is **RESOLVED** to appoint Mr. Dennis Waterman as the Assessment Review Commissioner for 2026. **MOTION CARRIED.**

25-159 MNL Convention 2025- Voting Delegates

On motion by Councillor D. Wheeler, seconded by Councillor D. Luther, it is **RESOLVED** to approve Mayor Linda Chaisson and Deputy Mayor Pam Keeping as the two voting delegates at the MNL Conference 2025. **MOTION CARRIED.**

25-160 Council Meeting Schedule

Deputy Mayor P. Keeping presented the proposed Council Meeting schedule for 2026 as follows:

Council Meeting Type	Meeting Date
Regular Meeting	January 12
Committee of the Whole	January 26
Regular Meeting	February 16
Regular Meeting	March 9
Committee of the Whole	March 23
Regular Meeting	April 13
Committee of the Whole	April 27
Regular Meeting	May 11
Committee of the Whole	May 25
Regular Meeting	June 15

Committee of the Whole	June 29
Regular Meeting	July 20
Regular Meeting	August 17
Regular Meeting	September 21
Regular Meeting	October 5
Committee of the Whole	October 26
Regular Meeting	November 23
Regular Meeting	December 7

25-161 Notice of Motion

Councillor S. Dean presented a notice of motion that will be brought forward to the next meeting of Council for consideration as follows:

"I move to approve a pedestrian crossing light at the upper Elswick/West Valley crosswalk, similar to the crosswalk at the lower Elswick/West Valley Intersection."

ADJOURNMENT

The meeting adjourned at 7:58 p.m.

City Clerk

Mayor



Information Report (IR)

Subject: Proclamations and Events

To: Darren Charters
Meeting: Regular Meeting - 15 Dec 2025
Department: City Manager
Staff Contact: Gloria Manning, Legislative Assistant
Topic Overview: The City of Corner Brook routinely receives requests from various organizations to recognize significant days, weeks, and months.
Attachments: [Project Red Ribbon 2025](#)
[Salvation Army Week Redacted](#)

BACKGROUND INFORMATION:

The City of Corner Brook would like to recognize the following proclamations and events in the City of Corner Brook:

November 27th was declared Project Red Ribbon Day- Project Red Ribbon is a commitment made by Canadians to drive safe and sober. It is a highly visible, community public awareness campaign which depends on volunteer participation to promote the message that deaths and injuries resulting from impaired driving are needless tragedies and totally preventable;

December 8-14 was declared Salvation Army Week- every year, we commemorate Salvation Army Week as a way of initiating a final push for donations and to give thanks to the tremendous donors and volunteers who support the work of The Salvation Army's fight against poverty and food insecurity here in Corner Brook. This holiday season, I encourage citizens to come together and make a difference by contributing to a Christmas Kettle or donating online at salvationarmy.ca. It is through the collective efforts that, as a community, we can give hope today to those in need.

City Manager
 Administrative Assistant

Approved - 08 Dec 2025
 Approved - 09 Dec 2025

 City Manager

PROCLAMATION

Project Red Ribbon Day: November 27, 2025

WHEREAS, Project Red Ribbon is a commitment made by Canadians to drive safe and sober. It is a highly visible, community public awareness campaign which depends on volunteer participation to promote the message that deaths and injuries resulting from impaired driving are needless tragedies and totally preventable;

WHEREAS, Each year from the beginning of November until the first Monday after New Year's, MADD Canada volunteers across the country distribute red ribbons and/or car decals and ask Canadians to display a red ribbon and/or car decal on their vehicle, key chain, or on a personal item like their purse, briefcase or backpack;

WHEREAS, the MADD Canada red ribbon and/or car decal is a powerful symbol. By displaying the ribbon and/or car decal, you are making a personal commitment to drive sober. A red ribbon and/or car decal is also used to pay tribute to the thousands of Canadians who have lost their lives or who have been injured as a result of impaired driving. The red ribbon and/or car decal also reinforces the message to drive sober throughout the holidays and the year;

THEREFORE, I Linda Chaisson, the Mayor, do hereby declare November 27th, 2025 as Project Red Ribbon day in Corner Brook, NL.

Mayor, City of Corner Brook

Proclamation script for:
Mayor Linda Chaisson
 Mayor of Corner Brook, NL

Salvation Army Week
December 8 – 14, 2025

Merry Christmas/Happy Holidays!

We're approaching the final stretch of The Salvation Army's Christmas Kettle Campaign, an essential initiative in the fight against poverty and food insecurity here in the Corner Brook.

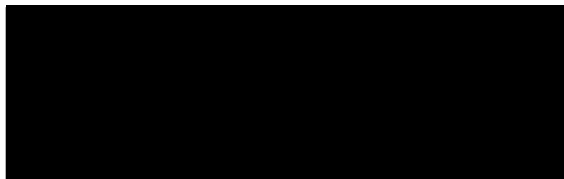
The Salvation Army is committed to ensuring that no one is alone in their time of need – that they have an entire Army on their side.

This holiday season, I encourage citizens to come together and make a difference by contributing to a Christmas Kettle or donating online at salvationarmy.ca. It is through our collective efforts that as a community, we can give hope today to those in need.

Therefore, I, Mayor Chaisson, do hereby proclaim December 8th to 14th as Salvation Army Week across the city of Corner Brook.

On behalf of the city of Corner Brook, please help me support the efforts of The Salvation Army in their final push to give hope this holiday season.

Thank you and Merry Christmas.



William & Catherine Booth
 Founders

Lyndon Buckingham
 General

Lee & Debbie Graves
 Territorial Commander

Scott Rideout
 Divisional Commander



Request for Decision (RFD)

Subject: Electrical Maintenance/Service for Equipment 2025-21

To: Aaron O'Brien
Meeting: Regular Meeting - 15 Dec 2025
Department: Engineering
Staff Contact: Melody Roberts,
Topic Overview:
Attachments: [K&C Renovations - 2025-21 Bid Redacted](#)

BACKGROUND INFORMATION:

The City of Corner Brook requested bids for the 2-year electrical services and maintenance for various municipal equipment on an "as required" basis. Tenders closed on November 25, 2025, with three (3) bids received:

- K & C Renovations Ltd. \$29,881.60 HST included (per annum)
- Maximum Power Ltd. \$30,912.00 HST included (per annum)
- Vision Electrical Ltd. \$50,489.60 HST included (per annum)

PROPOSED RESOLUTION:

Be it resolved that the City of Corner Brook Council award Tender No. 2025-21 for the Electrical Maintenance/Service for Equipment to K & C Renovation Ltd. in the amount of \$29,881.60 HST included (per annum) for a two-year Contract.

FINANCIAL IMPACT:

The bid noted above reflects no increase from the previous 2-year Contract.

Finance Type: Budget

Assistant Director of Engineering	Approved - 10 Dec 2025
City Manager	Approved - 11 Dec 2025
Administrative Assistant	Approved - 11 Dec 2025

 City Manager

Nov 25/25
12:12 PM

TENDER FORM

Tender for: Electrical Service / Maintenance for Equipment
Contract No: 2025-21

Addressed to: **City of Corner Brook**
P.O. Box 1080
5 Park Street
Corner Brook, NL
A2H 2W8

To Whom It May Concern:

1. Having carefully examined the site of the proposed work and all conditions affecting such, as well as the Contract Documents including the Specifications, all Addenda, and the Instructions to Bidders for this project,

WE, THE UNDERSIGNED, hereby offer to furnish all necessary labour, materials, superintendence, plant, tools and equipment, and everything else required to perform expeditiously and complete in a satisfactory manner the work for the sum of

Twenty nine thousand, eight hundred and
eighty one dollars and sixty Cents.

(\$ 29,881.60) per annum in lawful money of Canada which includes all prime costs, allowances and Government sales or excise taxes, including HST, in force at this date, except as otherwise provided in the tendering documents.

2. The Work will be substantially performed by December 31, 2027.
3. WE ENCLOSE HERewith if required by the Instructions to Bidders:
 - (a) A Bid Bond in an acceptable form and correct amount issued by a company licensed to carry on such a business in the Province of Newfoundland and Labrador or
 - (b) an approved certified cheque in the correct amount made out in favour of the City of Corner Brook.

In the event of this tender being accepted within the time stated in Section 4 below and our failure to enter into a contract in the form hereinafter mentioned for the amount of our tender, the said security may at the option of the Owner be forfeited. The forfeiting of the security does not limit the right of action of the Owner against us for failure or

refusal to enter into a contract.

4. IF NOTIFIED IN WRITING BY THE OWNER OF THE ACCEPTANCE OF THIS TENDER WITHIN 60 DAYS OF THE TENDER CLOSING DATE SUBJECT TO SUCH OTHER PERIOD AS MAY BE SPECIFIED IN THE CONTRACT DOCUMENTS, WE WILL:
 - (a) execute the Form of Agreement;
 - (b) substantially complete all work included in the contract within the time and under conditions specified.
5. WE understand that the Performance Bond and Insurance as required by the contract documents must be provided and in force prior to the commencement of any work and satisfactory proof of such be provided to the Owner.
6. WE declare that the rates and prices herein tendered have been correctly computed for the purposes of this tender and include and cover all contingencies and provisional sums and all duties, taxes, and handling charges and all transportation and all other charges.
7. WE confirm that the sums herein tendered include all sales taxes, royalties, custom duties, foreign exchange charges, transportation, traveling costs, all overhead and profit, all co-ordination fees, insurance premiums, and all other charges, except as otherwise provided in the contract documents.
8. WE agree to authorize the Owner to release the names of sub-contractors used in our tender where such information is requested from the Owner.
9. WE reserve to us the right to substitute other sub-contractors for any trades in the event of any sub-contractor becoming bankrupt after the date hereof. Any such substitution shall be subject to the approval of the Owner and contingent upon satisfactory evidence of bankruptcy.
10. WE understand and agree that the Owner may order changes to the work in the form of additions or deletions in accordance with the General Conditions, Supplementary General Conditions and the intent of the contract documents.
11. We understand that this procurement process is subject to the Access to Information and Protection of Privacy Act, 2015 and agree that the financial value of a contract resulting from this procurement process will be publicly released as part of the award notification process.
12. We understand and agree that the procurement is subject to trade agreements, if applicable.

13. The prices herein Tendered include all fringe benefits, transportation costs, travelling time, administration costs, insurance premiums, coordination fees and all other relevant costs.
14. The material shall mean only expendable items to construct the Work described on the Work orders issued by the Owner and not items such as tools, equipment and other items listed in the Specifications. The Tenderer agrees to submit monthly invoices at his/her company's net cost of material purchased plus 10% mark-up to cover local delivery to site and related costs plus 10% profit.
15. For materials in unit price Work where any single material item cost \$300 or more the Contractor must obtain written price quotes from three (3) suppliers. The Contractor shall obtain the materials from the lowest supplier and submit the lowest supplier's invoice along with his/her own invoice showing appropriate mark-ups. The other two quotes must be retained and submitted to the Owner should they be requested.
16. The Owner reserves the right to use its own forces to perform any Work and to Tender any Work. Generally however, it is the intent that the Contractor will carry out minor projects which are within his/her competence. Refer also to Section D.
17. WE hereby acknowledge receipt of the following addenda:

Addendum Numbers: _____ , _____ , _____ , _____

In order for a Tender to be valid, it must be signed by duly authorized officials as indicated in the Instructions to Bidders.

SIGNATURE OF TENDERER

Firm Name: K+C Renovations Ltd.

Address: 19 Carmen Avenue
Corner Brook, NL

Postal Code: A2H 4V1

Email: kcrenosnl@gmail.com

Phone #: 709-341-7304

Fax #: _____

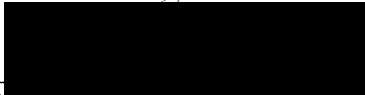


Signing Officer Crystal Atcock



Signing Officer Kyle Atcock

Corporate Seal



Witnessed By

**ELECTRICAL SERVICE / MAINTENANCE
FOR EQUIPMENT
CONTRACT NO. 2025-21**

APPENDIX A

SCHEDULE OF QUANTITIES AND PRICES

Hereunder is the breakdown of the lump sum quoted in Section 1 of the Tender submitted by

K & C Renovations Ltd.

to CITY OF CORNER BROOK

on (Date) November 24, 2025 and which is an integral part of the above-noted Tender.

<u>Total Estimated Hours per Annum</u>		<u>Rate/Hour for Qualified Tradesperson</u>		<u>Material Allowance Factor of 1.4</u>		<u>Sub-Total Annual Tender Amount</u>
<u>320</u> (as in Section A)	X	<u>58</u>	X	<u>1.4</u>	=	<u>25,984.00</u>

HST 15%: 3,897.60

ANNUAL TOTAL TENDER AMOUNT:

29,881.60
(Report this Total
Amount on Page 1 of
the Tender Form)

Annual Total Tender Amount will be used for determining the amounts of Security and Insurance required as outlined in Section A and C.



Request for Decision (RFD)

Subject: Electrical Maintenance/Service for Buildings 2025-22

To: Aaron O'Brien
Meeting: Regular Meeting - 15 Dec 2025
Department: Engineering
Staff Contact: Melody Roberts,
Topic Overview:
Attachments: [Maximum Power - 2025-22 Bid Submission Redacted](#)

BACKGROUND INFORMATION:

The City of Corner Brook requested bids for the 2-year electrical services and maintenance for various municipal buildings on an "as required" basis. Tenders closed on November 25, 2025, with three (3) bids received:

Maximum Power Ltd.	\$32,119.50 HST Included (per annum)
K & C Renovations Ltd.	\$32,683.00 HST Included (per annum)
Vision Electrical Ltd.	\$55,223.00 HST Included (per annum)

PROPOSED RESOLUTION:

Be it resolved that the City of Corner Brook Council award Contract No. 2025-22 for the Electrical Service/Maintenance for Buildings, to Maximum Power Ltd. in the amount of \$32,119.50 HST included (per annum), for a two-year Contract.

FINANCIAL IMPACT:

The bid noted above reflects no increase from the previous two-year Contract.

Finance Type: Budget

City Manager
 Administrative Assistant


Approved - 08 Dec 2025
 Approved - 09 Dec 2025

 City Manager

**ELECTRICAL SERVICE / MAINTENANCE
FOR BUILDINGS
CONTRACT NO. 2025-22**

**SECTION B
FORM OF TENDER**

Nov. 25/25
12:18pm



TENDER FORM

Tender for: Electrical Service / Maintenance for Buildings

Contract No: 2025-22

To: City of Corner Brook
P.O. Box 1080
5 Park Street
Corner Brook, NL
A2H 2W8

To Whom It May Concern:

1. Having carefully examined the site of the proposed work and all conditions affecting such, as well as the Contract Documents including the Specifications, all Addenda, and the Instructions to Bidders for this project,

WE, THE UNDERSIGNED, hereby offer to furnish all necessary labour, materials, superintendence, plant, tools and equipment, and everything else required to perform expeditiously and complete in a satisfactory manner the work for the sum of

32,119.50

(\$ 32,119.50) per annum in lawful money of Canada which includes all prime costs, allowances and Government sales or excise taxes, including HST, in force at this date, except as otherwise provided in the tendering documents.

2. The Work will be substantially performed by December 31, 2027.
3. WE ENCLOSE HERewith if required by the Instructions to Bidders:
 - (a) A Bid Bond in an acceptable form and correct amount issued by a company licensed to carry on such a business in the Province of Newfoundland and Labrador or
 - (b) an approved certified cheque in the correct amount made out in favour of the City of Corner Brook.

In the event of this tender being accepted within the time stated in Section 4 below and our failure to enter into a contract in the form hereinafter mentioned for the amount of our tender, the said security may at the option of the Owner be forfeited. The forfeiting of the security does not limit the right of action of the Owner against us for failure or

refusal to enter into a contract.

4. IF NOTIFIED IN WRITING BY THE OWNER OF THE ACCEPTANCE OF THIS TENDER WITHIN 60 DAYS OF THE TENDER CLOSING DATE SUBJECT TO SUCH OTHER PERIOD AS MAY BE SPECIFIED IN THE CONTRACT DOCUMENTS, WE WILL:
 - (a) execute the Form of Agreement;
 - (b) substantially complete all work included in the contract within the time and under conditions specified.
5. WE understand that the Performance Bond and Insurance as required by the contract documents must be provided and in force prior to the commencement of any work and satisfactory proof of such be provided to the Owner.
6. WE declare that the rates and prices herein tendered have been correctly computed for the purposes of this tender and include and cover all contingencies and provisional sums and all duties, taxes, and handling charges and all transportation and all other charges.
7. WE confirm that the sums herein tendered include all sales taxes, royalties, custom duties, foreign exchange charges, transportation, traveling costs, all overhead and profit, all co-ordination fees, insurance premiums, and all other charges, except as otherwise provided in the contract documents.
8. WE agree to authorize the Owner to release the names of sub-contractors used in our tender where such information is requested from the Owner.
9. WE reserve to us the right to substitute other sub-contractors for any trades in the event of any sub-contractor becoming bankrupt after the date hereof. Any such substitution shall be subject to the approval of the Owner and contingent upon satisfactory evidence of bankruptcy.
10. WE understand and agree that the Owner may order changes to the work in the form of additions or deletions in accordance with the General Conditions, Supplementary General Conditions and the intent of the contract documents.
11. We understand that this procurement process is subject to the Access to Information and Protection of Privacy Act, 2015 and agree that the financial value of a contract resulting from this procurement process will be publicly released as part of the award notification process.
12. We understand and agree that the procurement is subject to trade agreements, if applicable.

13. The prices herein Tendered include all fringe benefits, transportation costs, travelling time, administration costs, insurance premiums, coordination fees and all other relevant costs.
14. The material shall mean only expendable items to construct the Work described on the Work orders issued by the Owner and not items such as tools, equipment and other items listed in the Specifications. The Tenderer agrees to submit monthly invoices at his/her company's net cost of material purchased plus 10% mark-up to cover local delivery to site and related costs plus 10% profit.
15. For materials in unit price Work where any single material item cost \$300 or more the Contractor must obtain written price quotes from three (3) suppliers. The Contractor shall obtain the materials from the lowest supplier and submit the lowest supplier's invoice along with his/her own invoice showing appropriate mark-ups. The other two quotes must be retained and submitted to the Owner should they be requested.
16. The Owner reserves the right to use its own forces to perform any Work and to Tender any Work. Generally however, it is the intent that the Contractor will carry out minor projects which are within his/her competence. Refer also to Section D.
17. WE hereby acknowledge receipt of the following addenda:

Addendum Numbers: , , ,

In order for a Tender to be valid, it must be signed by duly authorized officials as indicated in the Instructions to Bidders.

SIGNATURE OF TENDERER

Firm Name: MAXimum Power LTD.

Address: 16 Owen Place, Cornu Brook, NL

And / or LANCE AU LOUP, NL, AOKILO

Postal Code: A2H-7C3

Email: Adam @ maximum Power. net

Phone #: 709 764 3225

Fax #: [REDACTED]

Corporate Seal

Witnessed by [REDACTED]

APPENDIX A

SCHEDULE OF QUANTITIES AND PRICES

Hereunder is the breakdown of the sum quoted in Section 1 of the Tender submitted by

MAXIMUM POWER LTD.

to CITY OF CORNER BROOK

on (Date) Nov 25/25 and which is an integral part of the above-noted Tender.

<u>Total Estimated Hours per Annum</u>	<u>Rate/Hour for Qualified Tradesperson</u>	<u>Material Allowance Factor of 1.4</u>	<u>Sub-Total Annual Tender Amount</u>
<u>350</u> (as in Section A)	X <u>57.00</u>	X <u>1.4</u>	= <u>27,930</u>
		HST 15%:	<u>4189.50</u>

ANNUAL TOTAL TENDER AMOUNT:

32,119.50
(Report this Total
Amount on Page 1 of
the Tender Form)

Annual Total Tender Amount will be used for determining the amounts of Security and Insurance required as outlined in Section A and C.



Request for Decision (RFD)

Subject: Hired Equipment Services

To: Andrew Miller

Meeting: Regular Meeting - 15 Dec 2025

Department: Public Works

Staff Contact: Dawn Marshall, Fleet Management Coordinator

Topic Overview: The current Hired Equipment Services contract expires on Dec 21 2025

Attachments: [Hired Equipment List - December 22, 2025 to May 21, 2026 COUNCIL COPY](#)

BACKGROUND INFORMATION:

Quotations were recently invited by the City of Corner Brook for the supply of equipment with operator, on demand, for a period of five (5) months (Dec 22 2025- May 21 2026). Hourly rates were requested (with various attachments) for loaders with/without attachments, rubber tire backhoes with/without attachments, tandem trucks, excavators & mini excavators with/without attachments, tractors/dozers, graders, skid steer sidewalk sweepers/snowblowers, and boom trucks. The tender closed on Nov 19, 2025 and all compliant quotations are indicated in the attached document.

PROPOSED RESOLUTION:

Be it **RESOLVED** that Corner Brook City Council accept the quotations for Hired Equipment Services as stated in the attached document for a five-month period (December 22nd, 2025 to May 21st, 2026) on a standing offer basis.

City Manager

Administrative Assistant

Approved - 08 Dec 2025

Approved - 09 Dec 2025

City Manager

Hired Equipment December 22, 2025 - May 21, 2026			
Loader with Blade			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd.	2006 CAT 930G		\$50.00
Rico Construction Ltd	2008 CAT IT 14		\$90.00
Make Enterprises Ltd.	2008 930H CAT		\$95.00
Humber Arm Contracting Inc.	2004 John Deere 444J		\$98.00
Sharon Wheeler	2022 914M CAT		\$102.50
Ambstemel	2016 CAT 924K		\$115.00
Humber Arm Contracting Inc.	2011 544 John Deere		\$118.00
Humber Arm Contracting Inc.	2011 544 John Deere		\$118.00
Humber Arm Contracting Inc.	2012 624 John Deere		\$133.00
Rodean Trucking Ltd.	2014 CAT 924K		\$148.00
Ron Flynn Transport Ltd.	2014 924H CAT		\$150.00
Humber Arm Contracting Inc.	2015 644 John Deere		\$160.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2024 Komatsu 320		\$170.00
Etheridge's Maintenance	2012 CAT 930K		\$180.00
Loader with Wing and Blade			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2011 544 John Deere		\$170.00
Humber Arm Contracting Inc.	2011 544 John Deere		\$170.00
JCL Investments Inc.	2014 John Deere 544		\$185.00
JCL Investments Inc.	2014 John Deere 544		\$185.00
JCL Investments Inc.	2024 Komatsu 320		\$190.00

Hired Equipment December 22, 2025 - May 21, 2026			
Loader with Snow Basket			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd.	2006 CAT 930G		\$50.00
Rico Construction Ltd	2008 CAT IT 14		\$90.00
Make Enterprises Ltd.	2008 930H CAT		\$95.00
Sharon Wheeler	2022 914M CAT		\$105.00
Humber Arm Contracting Inc.	2004 John Deere 444J		\$105.00
Humber Arm Contracting Inc.	2004 John Deere 444J		\$105.00
Humber Arm Contracting Inc.	2011 John Deere 544		\$105.00
Ambstemel	2016 CAT 924K		\$115.00
Rodean Trucking Ltd.	2014 CAT 924K		\$148.00
Ron Flynn Transport Ltd.	2014 924H CAT		\$150.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2024 Komatsu 320		\$170.00
Etheridge's Maintenance	2012 CAT 930K		\$180.00
Loader with Snow Blower			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2015 644 John Deere		\$306.00
Rodean Trucking Ltd.	2014 CAT 924K		\$350.00

Hired Equipment December 22, 2025 - May 21, 2026			
Rubber Tire Backhoe			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$40.00
A-1 Transportation Ltd.	2013 3CX JCB		\$53.45
Make Enterprises Ltd.	2013 B958 New Holland		\$55.00
Rico Construction Ltd	2014 CAT 420		\$60.00
Ambstemel	2025 CAT 420 XE		\$74.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$75.00
Etheridge's Maintenance	2008 CAT 420E		\$79.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$94.75
RU Trucking Ltd.	2011 CAT 420 E		\$95.00
Three G Services	2022 JCB 3CX		\$100.00
Humber Arm Contracting Inc.	2010 420 D CAT		\$102.00
JCL Investments Inc	2016 John Deere 310		\$105.00
JCL Investments Inc	2015 John Deere 410		\$105.00
JCL Investments Inc	2017 John Deere 310		\$105.00

Rubber Tire Backhoe with Blade			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$40.00
Make Enterprises Ltd.	2013 B958 New Holland		\$55.00
A-1 Transportation Ltd.	2013 3CX JCB		\$55.00
Rico Construction Ltd	2014 CAT 420		\$60.00
Ambstemel	2014 CAT 420F		\$74.00
Etheridge's Maintenance	2008 CAT 420E		\$79.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$80.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$94.75
RU Trucking Ltd.	2011 CAT 420 E		\$95.00
Three G Services	2022 JCB 3CX		\$100.00
Humber Arm Contracting Inc.	2010 420 D CAT		\$102.00

Hired Equipment December 22, 2025 - May 21, 2026			
Rubber Tire Backhoe with Breaker Attachment			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$44.50
A-1 Transportation Ltd.	2013 3CX JCB		\$52.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$59.40
Rico Construction Ltd	2014 CAT 420		\$90.00
Ambstemel	2014 CAT 420F		\$92.00
Etheridge's Maintenance	2008 CAT 420E		\$95.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$144.25
Humber Arm Contracting Inc.	2010 420 D CAT		\$146.00

Rubber Tire Backhoe with Snow Basket			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$40.00
A-1 Transportation Ltd.	2013 3CX JCB		\$55.00
Make Enterprises Ltd.	2013 B958 New Holland		\$55.00
Rico Construction Ltd	2014 CAT 420		\$60.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$74.00
Ambstemel	2014 CAT 420F		\$74.00
Etheridge's Maintenance	2008 CAT 420E		\$79.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$94.75
RU Trucking Ltd.	2011 CAT 420 E		\$95.00
Three G Services	2022 JCB 3CX		\$100.00
Humber Arm Contracting Inc.	2010 420 D CAT		\$100.00

Hired Equipment December 22, 2025 - May 21, 2026			
Tandem Dump Truck			
Contractor	Model	Telephone Numbers	Rate
MD Contacting	1997 Ford		\$55.00
A-1 Transportation Ltd.	2009 VHD Volvo		\$55.00
RU Trucking	1997 Ford Louisville		\$65.00
RU Trucking	2001 Kenworth T-800		\$65.00
Rodean Trucking Ltd.	1979 Kenworth W900		\$76.50
Make Enterprises Ltd.	2006 7600 International		\$78.00
D&D Excavating and Trucking Ltd.	2000 Sterling		\$82.47
Ambstemel	2002 Kenworth T800		\$82.50
Ron Flynn Trucking	1994 Volvo		\$85.00
Etheridge's Maintenance	2008 CAT 420E		\$85.00
Humber Arm Contracting Inc.	2011 Western Star 9300		\$85.00
Humber Arm Contracting Inc.	2014 Western Star 9300		\$85.00
Humber Arm Contracting Inc.	2016 Western Star 9300		\$85.00
Ambstemel	2010 Kenworth T800		\$92.50
Lundrigan's Contracting	2002 International Eagle		\$95.00
Rico Construction Ltd	2023 Mack Granite		\$100.00
JCL Investments Inc	2014 International 7600		\$110.00
JCL Investments Inc	2016 International 7600		\$110.00
JCL Investments Inc	2017 International 7600		\$110.00
Humber Arm Contracting Inc.	2014 Western Star T/T		\$120.00
Humber Arm Contracting Inc.	2016 Western Star T/T		\$120.00
Twin Mountain Contracting Ltd.	2014 KW T800		\$125.00
JCL Investments Inc	2017 International Hx 620 T/T		\$150.00
JCL Investments Inc	2018 International Hx 620 T/T		\$150.00
JCL Investments Inc	2019 International Hx 620 T/T		\$150.00

Hired Equipment December 22, 2025 - May 21, 2026			
Excavator			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$75.00
A-1 Transportation Ltd.	2000 315 CAT		\$90.00
Ambstemel	2011 CAT 314D		\$115.00
Humber Arm Contracting Inc.	2010 160 John Deere		\$118.00
Rico Construction Ltd	2021 Komatsu PC 130		\$120.00
Make Enterprises Ltd.	2006 160CLC John Deere		\$125.00
D&D Excavating and Trucking Ltd.	1995 EX150 Hitachi		\$136.00
Twin Mountain Contracting Ltd.	2022 Hyundai HX130A		\$175.00
Humber Arm Contracting Inc.	2011 200 John Deere		\$175.00
Humber Arm Contracting Inc.	2017 John Deere 210		\$175.00
Humber Arm Contracting Inc.	2013 290 John Deere		\$198.00
JCL Investments Inc	2024 Komatsu 210		\$225.00
JCL Investments Inc	2024 Komatsu 210		\$225.00
JCL Investments Inc	2024 Komatsu 210		\$225.00
Humber Arm Contracting Inc.	2010 John Deere 350		\$280.00
Excavator with Breaker Attachment			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2011 200 John Deere		\$195.00
Ambstemel	2011 CAT 314D		\$195.00
JCL Investments Inc	2024 Komatsu 210		\$275.00
JCL Investments Inc	2024 Komatsu 210		\$275.00
JCL Investments Inc	2024 Komatsu 210		\$275.00

Hired Equipment December 22, 2025 - May 21, 2026			
Excavator with Grab Attachment			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$90.00
Ambstemel	2011 CAT 314D		\$115.00
Rico Construction Ltd	2021 Komatsu PC 130		\$120.00
Make Enterprises Ltd.	2006 160CLC John Deere		\$125.00
Twin Mountain Contracting Ltd.	2022 Hyundai HX130A		\$175.00
Humber Arm Contracting Inc.	2011 200 John Deere		\$195.00
JCL Investments Inc	2024 Komatsu 210		\$235.00
JCL Investments Inc	2024 Komatsu 210		\$235.00
JCL Investments Inc	2024 Komatsu 210		\$235.00
Mini Excavator			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2024 Kubota U-55		\$50.00
MD Contracting Inc	2014 CAT 305 SE CR		\$51.00
Make Enterprises Ltd.	2011 CAT 305 D		\$65.00
Rico Construction Ltd	2018 CAT 305 E		\$70.00
Ambstemel	2016 CAT 304		\$72.00
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$75.00
Humber Arm Contracting Inc.	2020 50D John Deere		\$75.00
D&D Excavating and Trucking Ltd.	2016 Takeuchi TB 240		\$79.97
A1 Transportation	2025 XCMG XE35U		\$80.00
Sharon Wheeler	2021 John Deere 50G		\$80.00
RU Trucking Ltd.	2024 Wacker Neuson EZ 50		\$80.00
Etheridge's Maintenance	2023 CAT 305 CR		\$84.50
Three G Services	2017 Takeuchi TB 240		\$85.00
Three G Services	2024 Kubota KX057		\$95.00
JCL Investments Inc	2009 John Deere 35		\$95.00
Twin Mountain Contracting Ltd.	2015 50G John Deere		\$110.00
JCL Investments Inc	2016 John Deere 75		\$130.00

Hired Equipment December 22, 2025 - May 21, 2026			
Mini Excavator with Breaker Attachment			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2024 Kubota U-55		\$80.00
Rico Construction Ltd	2018 CAT 305 E		\$80.00
D&D Excavating and Trucking Ltd.	2016 Takeuchi TB 240		\$82.47
RU Trucking Ltd.	2024 Wacker Neuson EZ 50		\$90.00
Sharon Wheeler	2022 John Deere 50 G		\$95.50
Etheridge's Maintenance	2023 CAT 305 CR		\$99.50
Humber Arm Contracting Inc.	2020 50D John Deere		\$115.00
Three G Services	2017 Takeuchi TB 240		\$115.00
Twin Mountain Contracting Ltd.	2015 50G John Deere		\$150.00
Mini Excavator with Grab Attachment			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2024 Kubota U-55		\$50.00
MD Contracting Inc	2014 CAT 305 SE CR		\$51.00
Make Enterprises Ltd.	2011 CAT 305 D		\$65.00
Rico Construction Ltd	2018 CAT 305 E		\$70.00
Ambstemel	2016 CAT 304		\$72.00
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$75.00
Humber Arm Contracting Inc.	2020 50D John Deere		\$75.00
D&D Excavating and Trucking Ltd.	2016 Takeuchi TB 240		\$79.97
Sharon Wheeler	2021 John Deere 50G		\$80.00
Etheridge's Maintenance	2023 CAT 305 CR		\$84.50
A1 Transportation	2025 XCMG XE35U		\$85.00
Three G Services	2017 Takeuchi TB 240		\$85.00
Three G Services	2024 Kubota KX057		\$95.00
Twin Mountain Contracting Ltd.	2015 50G John Deere		\$110.00

Hired Equipment December 22, 2025 - May 21, 2026			
Tractor/Dozer			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2011 450J John Deere		\$170.00
Humber Arm Contracting Inc.	2016 John Deere 850		\$225.00
JCL Investments Inc	2024 Komatsu D71		\$250.00
Grader			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2014 672G John Deere		\$175.00
Humber Arm Contracting Inc.	2019 772 GP John Deere		\$175.00
JCL Investments Inc	2014 John Deere 772		\$190.00
JCL Investments Inc	2014 John Deere 772		\$190.00
JCL Investments Inc	2021 John Deere 772		\$220.00
Grader with Side Blade			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2019 772 GP John Deere		\$175.00
Humber Arm Contracting Inc.	2014 672 John Deere		\$175.00
Sidewalk Snow Blower			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2010 CAT 236B		\$150.00
Ron Flynn Transport Ltd.	2009 236B CAT		\$150.00
Twin Mountain Contracting	2018 CAT 259 D		\$199.00
Boom Truck			
Contractor	Model	Telephone Numbers	Rate
Sparkes Transportation & Crane	2012 Frieghtliner 28 Ton		\$175.00
JCL Investments Inc	2013 International 28 Tonne		\$195.00
JCL Investments Inc	2013 International 30 Tonne		\$205.00

Hired Equipment December 22, 2025 - May 21, 2026			
Loader with Blade			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd.	2006 CAT 930G		\$50.00
Rico Construction Ltd	2008 CAT IT 14		\$90.00
Make Enterprises Ltd.	2008 930H CAT		\$95.00
Humber Arm Contracting Inc.	2004 John Deere 444J		\$98.00
Sharon Wheeler	2022 914M CAT		\$102.50
Ambstemel	2016 CAT 924K		\$115.00
Humber Arm Contracting Inc.	2011 544 John Deere		\$118.00
Humber Arm Contracting Inc.	2011 544 John Deere		\$118.00
Humber Arm Contracting Inc.	2012 624 John Deere		\$133.00
Rodean Trucking Ltd.	2014 CAT 924K		\$148.00
Ron Flynn Transport Ltd.	2014 924H CAT		\$150.00
Humber Arm Contracting Inc.	2015 644 John Deere		\$160.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2024 Komatsu 320		\$170.00
Etheridge's Maintenance	2012 CAT 930K		\$180.00
Loader with Wing and Blade			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2011 544 John Deere		\$170.00
Humber Arm Contracting Inc.	2011 544 John Deere		\$170.00
JCL Investments Inc.	2014 John Deere 544		\$185.00
JCL Investments Inc.	2014 John Deere 544		\$185.00
JCL Investments Inc.	2024 Komatsu 320		\$190.00

Hired Equipment December 22, 2025 - May 21, 2026			
Loader with Snow Basket			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd.	2006 CAT 930G		\$50.00
Rico Construction Ltd	2008 CAT IT 14		\$90.00
Make Enterprises Ltd.	2008 930H CAT		\$95.00
Sharon Wheeler	2022 914M CAT		\$105.00
Humber Arm Contracting Inc.	2004 John Deere 444J		\$105.00
Humber Arm Contracting Inc.	2004 John Deere 444J		\$105.00
Humber Arm Contracting Inc.	2011 John Deere 544		\$105.00
Ambstemel	2016 CAT 924K		\$115.00
Rodean Trucking Ltd.	2014 CAT 924K		\$148.00
Ron Flynn Transport Ltd.	2014 924H CAT		\$150.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2014 John Deere 544		\$165.00
JCL Investments Inc.	2024 Komatsu 320		\$170.00
Etheridge's Maintenance	2012 CAT 930K		\$180.00

Loader with Snow Blower			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2015 644 John Deere		\$306.00
Rodean Trucking Ltd.	2014 CAT 924K		\$350.00

Hired Equipment December 22, 2025 - May 21, 2026			
Rubber Tire Backhoe			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$40.00
A-1 Transportation Ltd.	2013 3CX JCB		\$53.45
Make Enterprises Ltd.	2013 B958 New Holland		\$55.00
Rico Construction Ltd	2014 CAT 420		\$60.00
Ambstemel	2025 CAT 420 XE		\$74.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$75.00
Etheridge's Maintenance	2008 CAT 420E		\$79.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$94.75
RU Trucking Ltd.	2011 CAT 420 E		\$95.00
Three G Services	2022 JCB 3CX		\$100.00
Humber Arm Contracting Inc.	2010 420 D CAT		\$102.00
JCL Investments Inc	2016 John Deere 310		\$105.00
JCL Investments Inc	2015 John Deere 410		\$105.00
JCL Investments Inc	2017 John Deere 310		\$105.00

Rubber Tire Backhoe with Blade			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$40.00
Make Enterprises Ltd.	2013 B958 New Holland		\$55.00
A-1 Transportation Ltd.	2013 3CX JCB		\$55.00
Rico Construction Ltd	2014 CAT 420		\$60.00
Ambstemel	2014 CAT 420F		\$74.00
Etheridge's Maintenance	2008 CAT 420E		\$79.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$80.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$94.75
RU Trucking Ltd.	2011 CAT 420 E		\$95.00
Three G Services	2022 JCB 3CX		\$100.00
Humber Arm Contracting Inc.	2010 420 D CAT		\$102.00

Hired Equipment December 22, 2025 - May 21, 2026			
Rubber Tire Backhoe with Breaker Attachment			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$44.50
A-1 Transportation Ltd.	2013 3CX JCB		\$52.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$59.40
Rico Construction Ltd	2014 CAT 420		\$90.00
Ambstemel	2014 CAT 420F		\$92.00
Etheridge's Maintenance	2008 CAT 420E		\$95.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$144.25
Humber Arm Contracting Inc.	2010 420 D CAT		\$146.00

Rubber Tire Backhoe with Snow Basket			
Contractor	Model	Telephone Numbers	Rate
Four Seasons Excavations Ltd	2023 JCB 4CX		\$40.00
A-1 Transportation Ltd.	2013 3CX JCB		\$55.00
Make Enterprises Ltd.	2013 B958 New Holland		\$55.00
Rico Construction Ltd	2014 CAT 420		\$60.00
Ron Flynn Transport Ltd.	2018 420 IT CAT		\$74.00
Ambstemel	2014 CAT 420F		\$74.00
Etheridge's Maintenance	2008 CAT 420E		\$79.00
Twin Mountain Contracting Ltd.	2016 420F CAT		\$94.75
RU Trucking Ltd.	2011 CAT 420 E		\$95.00
Three G Services	2022 JCB 3CX		\$100.00
Humber Arm Contracting Inc.	2010 420 D CAT		\$100.00

Hired Equipment December 22, 2025 - May 21, 2026			
Tandem Dump Truck			
Contractor	Model	Telephone Numbers	Rate
MD Contacting	1997 Ford		\$55.00
A-1 Transportation Ltd.	2009 VHD Volvo		\$55.00
RU Trucking	1997 Ford Louisville		\$65.00
RU Trucking	2001 Kenworth T-800		\$65.00
Rodean Trucking Ltd.	1979 Kenworth W900		\$76.50
Make Enterprises Ltd.	2006 7600 International		\$78.00
D&D Excavating and Trucking Ltd.	2000 Sterling		\$82.47
Ambstemel	2002 Kenworth T800		\$82.50
Ron Flynn Trucking	1994 Volvo		\$85.00
Etheridge's Maintenance	2008 CAT 420E		\$85.00
Humber Arm Contracting Inc.	2011 Western Star 9300		\$85.00
Humber Arm Contracting Inc.	2014 Western Star 9300		\$85.00
Humber Arm Contracting Inc.	2016 Western Star 9300		\$85.00
Ambstemel	2010 Kenworth T800		\$92.50
Lundrigan's Contracting	2002 International Eagle		\$95.00
Rico Construction Ltd	2023 Mack Granite		\$100.00
JCL Investments Inc	2014 International 7600		\$110.00
JCL Investments Inc	2016 International 7600		\$110.00
JCL Investments Inc	2017 International 7600		\$110.00
Humber Arm Contracting Inc.	2014 Western Star T/T		\$120.00
Humber Arm Contracting Inc.	2016 Western Star T/T		\$120.00
Twin Mountain Contracting Ltd.	2014 KW T800		\$125.00
JCL Investments Inc	2017 International Hx 620 T/T		\$150.00
JCL Investments Inc	2018 International Hx 620 T/T		\$150.00
JCL Investments Inc	2019 International Hx 620 T/T		\$150.00

Hired Equipment December 22, 2025 - May 21, 2026			
Excavator			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$75.00
A-1 Transportation Ltd.	2000 315 CAT		\$90.00
Ambstemel	2011 CAT 314D		\$115.00
Humber Arm Contracting Inc.	2010 160 John Deere		\$118.00
Rico Construction Ltd	2021 Komatsu PC 130		\$120.00
Make Enterprises Ltd.	2006 160CLC John Deere		\$125.00
D&D Excavating and Trucking Ltd.	1995 EX150 Hitachi		\$136.00
Twin Mountain Contracting Ltd.	2022 Hyundai HX130A		\$175.00
Humber Arm Contracting Inc.	2011 200 John Deere		\$175.00
Humber Arm Contracting Inc.	2017 John Deere 210		\$175.00
Humber Arm Contracting Inc.	2013 290 John Deere		\$198.00
JCL Investments Inc	2024 Komatsu 210		\$225.00
JCL Investments Inc	2024 Komatsu 210		\$225.00
JCL Investments Inc	2024 Komatsu 210		\$225.00
Humber Arm Contracting Inc.	2010 John Deere 350		\$280.00

Excavator with Breaker Attachment			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2011 200 John Deere		\$195.00
Ambstemel	2011 CAT 314D		\$195.00
JCL Investments Inc	2024 Komatsu 210		\$275.00
JCL Investments Inc	2024 Komatsu 210		\$275.00
JCL Investments Inc	2024 Komatsu 210		\$275.00

Hired Equipment December 22, 2025 - May 21, 2026			
Excavator with Grab Attachment			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$90.00
Ambstemel	2011 CAT 314D		\$115.00
Rico Construction Ltd	2021 Komatsu PC 130		\$120.00
Make Enterprises Ltd.	2006 160CLC John Deere		\$125.00
Twin Mountain Contracting Ltd.	2022 Hyundai HX130A		\$175.00
Humber Arm Contracting Inc.	2011 200 John Deere		\$195.00
JCL Investments Inc	2024 Komatsu 210		\$235.00
JCL Investments Inc	2024 Komatsu 210		\$235.00
JCL Investments Inc	2024 Komatsu 210		\$235.00
Mini Excavator			
Contractor	Model	Telephone Numbers	Rate
Dirtworx Landscaping Ltd	2024 Kubota U-55		\$50.00
MD Contracting Inc	2014 CAT 305 SE CR		\$51.00
Make Enterprises Ltd.	2011 CAT 305 D		\$65.00
Rico Construction Ltd	2018 CAT 305 E		\$70.00
Ambstemel	2016 CAT 304		\$72.00
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$75.00
Humber Arm Contracting Inc.	2020 50D John Deere		\$75.00
D&D Excavating and Trucking Ltd.	2016 Takeuchi TB 240		\$79.97
A1 Transportation	2025 XCMG XE35U		\$80.00
Sharon Wheeler	2021 John Deere 50G		\$80.00
RU Trucking Ltd.	2024 Wacker Neuson EZ 50		\$80.00
Etheridge's Maintenance	2023 CAT 305 CR		\$84.50
Three G Services	2017 Takeuchi TB 240		\$85.00
Three G Services	2024 Kubota KX057		\$95.00
JCL Investments Inc	2009 John Deere 35		\$95.00
Twin Mountain Contracting Ltd.	2015 50G John Deere		\$110.00
JCL Investments Inc	2016 John Deere 75		\$130.00

Hired Equipment December 22, 2025 - May 21, 2026				
Mini Excavator with Breaker Attachment				
Contractor	Model	Telephone Numbers	Rate	
Dirtworx Landscaping Ltd	2024 Kubota U-55		\$80.00	
Rico Construction Ltd	2018 CAT 305 E		\$80.00	
D&D Excavating and Trucking Ltd.	2016 Takeuchi TB 240		\$82.47	
RU Trucking Ltd.	2024 Wacker Neuson EZ 50		\$90.00	
Sharon Wheeler	2022 John Deere 50 G		\$95.50	
Etheridge's Maintenance	2023 CAT 305 CR		\$99.50	
Humber Arm Contracting Inc.	2020 50D John Deere		\$115.00	
Three G Services	2017 Takeuchi TB 240		\$115.00	
Twin Mountain Contracting Ltd.	2015 50G John Deere		\$150.00	
Mini Excavator with Grab Attachment				
Contractor	Model	Telephone Numbers	Rate	
Dirtworx Landscaping Ltd	2024 Kubota U-55		\$50.00	
MD Contracting Inc	2014 CAT 305 SE CR		\$51.00	
Make Enterprises Ltd.	2011 CAT 305 D		\$65.00	
Rico Construction Ltd	2018 CAT 305 E		\$70.00	
Ambstemel	2016 CAT 304		\$72.00	
Dirtworx Landscaping Ltd	2025 Kubota Kx-085		\$75.00	
Humber Arm Contracting Inc.	2020 50D John Deere		\$75.00	
D&D Excavating and Trucking Ltd.	2016 Takeuchi TB 240		\$79.97	
Sharon Wheeler	2021 John Deere 50G		\$80.00	
Etheridge's Maintenance	2023 CAT 305 CR		\$84.50	
A1 Transportation	2025 XCMG XE35U		\$85.00	
Three G Services	2017 Takeuchi TB 240		\$85.00	
Three G Services	2024 Kubota KX057		\$95.00	
Twin Mountain Contracting Ltd.	2015 50G John Deere		\$110.00	

Hired Equipment December 22, 2025 - May 21, 2026			
Tractor/Dozer			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2011 450J John Deere		\$170.00
Humber Arm Contracting Inc.	2016 John Deere 850		\$225.00
JCL Investments Inc	2024 Komatsu D71		\$250.00

Grader			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2014 672G John Deere		\$175.00
Humber Arm Contracting Inc.	2019 772 GP John Deere		\$175.00
JCL Investments Inc	2014 John Deere 772		\$190.00
JCL Investments Inc	2014 John Deere 772		\$190.00
JCL Investments Inc	2021 John Deere 772		\$220.00

Grader with Side Blade			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2019 772 GP John Deere		\$175.00
Humber Arm Contracting Inc.	2014 672 John Deere		\$175.00

Sidewalk Snow Blower			
Contractor	Model	Telephone Numbers	Rate
Humber Arm Contracting Inc.	2010 CAT 236B		\$150.00
Ron Flynn Transport Ltd.	2009 236B CAT		\$150.00
Twin Mountain Contracting	2018 CAT 259 D		\$199.00

Boom Truck			
Contractor	Model	Telephone Numbers	Rate
Sparkes Transportation & Crane	2012 Frieghtliner 28 Ton		\$175.00
JCL Investments Inc	2013 International 28 Tonne		\$195.00
JCL Investments Inc	2013 International 30 Tonne		\$205.00



Request for Decision (RFD)

Subject: RFQ Snow clearing Parking Lots

To: Darren Charters

Meeting: Regular Meeting - 15 Dec 2025

Department: Public Works

Staff Contact: Dawn Marshall, Fleet Management Coordinator

Topic Overview: Snow Clearing city owned Parking Lots contract to resume January 1, 2026

BACKGROUND INFORMATION:

Quotations were recently invited by the City of Corner Brook for the supply of equipment with operator for a period of four (4) months (Jan 1- April 30, 2026). A total price was requested for rubber tire backhoe & salt truck on a as required basis. The RFQ closed on November 14, 2025. Four (4) bids were received from various local contractors ranging from \$28,000 - \$122,960.00 plus tax

PROPOSED RESOLUTION:

BE IT RESOLVED that the City of Corner Brook accept the lowest bid received from Four Seasons Excavation for the amount of \$28,000.00 plus tax for the season.

City Manager
Administrative Assistant

Approved - 08 Dec 2025
Approved - 09 Dec 2025

City Manager



Request for Decision (RFD)

Subject: RFQ Snow clearing Small Roads

To: Darren Charters
Meeting: Regular Meeting - 15 Dec 2025
Department: Public Works
Staff Contact: Dawn Marshall, Fleet Management Coordinator
Topic Overview: Snow Clearing Small Roads contract to resume January 1, 2026

BACKGROUND INFORMATION:

Quotations were recently invited by the City of Corner Brook for the supply of equipment with operator for a period of four (4) months (Jan 1- April 30, 2026). A total price was requested for rubber tire backhoe & salt truck on a as required basis. The RFQ closed on November 14, 2025. Five (5) bids were received from various local contractors ranging from \$28,000 - \$137,400.00.

PROPOSED RESOLUTION:

BE IT RESOLVED that the City of Corner Brook accept the lowest bid received from Four Seasons Excavation for the amount of \$28,000.00 plus tax for the season.

City Manager
 Administrative Assistant

Approved - 08 Dec 2025
 Approved - 09 Dec 2025

 City Manager



Request for Decision (RFD)

Subject: Borrowing Resolution

To: Darren Charters
Meeting: Regular Meeting - 15 Dec 2025
Department: Finance and Administration
Staff Contact: Robert George, Director of Finance and Administration
Topic Overview: Borrowing Resolution

BACKGROUND INFORMATION:

The City of Corner Brook is required to borrow to pay for its share of capital projects that are not otherwise financed through operating funds or funding from the Federal or Provincial governments. This borrowing will be used to pay for the City's share of the various capital projects:

Quotes were received from four out of the five chartered banks as follows:

TD Bank:	: 3.588%
BMO Bank	: 3.64%
CIBC	: 4.0%
Scotia Bank	: no quote
Royal Bank of Canada	: 3.48%

PROPOSED RESOLUTION:

Be it RESOLVED that the Council of the City of Corner Brook approve to borrow \$1,250,000 for a 5 year term with a 5 year amortization at the lowest quoted rate by RBC Bank at 3.48%.

RECOMMENDATION:

It is staff's recommendation to approve the borrowing from RBC Bank for the New Recreational Centre.

Administrative Assistant	Approved - 10 Dec 2025
Director of Finance and Administration	Approved - 10 Dec 2025
City Manager	Approved - 10 Dec 2025
Administrative Assistant	Approved - 11 Dec 2025

City Manager



Request for Decision (RFD)

Subject: Auditing Services - Auditor Appointment

To: Darren Charters

Meeting: Regular Meeting - 15 Dec 2025

Department: Finance and Administration

Staff Contact: Robert George, Director of Finance and Administration

Topic Overview:

BACKGROUND INFORMATION:

As per the City of Corner Brook Act, the Corner Brook City Council is required to appoint an auditor to audit the City's annual financial statements and Annual Expenditure Report for Federal Gas Tax funding.

The City issued an RFP for auditing services for the year end period of 2021-2024, which was awarded to BDO Canada LLP. Due to delays beyond both the City's and BDO's control, BDO is still working on the 2024 audit. Because of these delays a new RFP for the year end period 2025-2028 has not yet been issued.

Staff has requested a quote from BDO to complete the 2025 year end audit with an RFP being issued for 2026-2029. BDO Canada LLP. BDO has been our auditors for the past five years, and have submitted a quote of \$ 50,000 + HST for the 2025 audit.

PROPOSED RESOLUTION:

Be it RESOLVED that the Council of the City of Corner Brook appoint BDO Canada LLP as the City of Corner Brook auditor for the 2025 year end audit.

Administrative Assistant	Approved - 10 Dec 2025
Director of Finance and Administration	Approved - 10 Dec 2025
City Manager	Approved - 10 Dec 2025
Administrative Assistant	Approved - 11 Dec 2025

City Manager



Request for Decision (RFD)

Subject: Discretionary Use - 106 Station Road - Home Based Business Office

To: Deon Rumbolt
Meeting: Regular Meeting - 15 Dec 2025
Department: Development and Planning
Staff Contact: James King,
Topic Overview: Discretionary Use - 106 Station Road
Attachments: [Figure 1 - 106 Station Road](#)
[Application - 106 Station Road](#)

BACKGROUND INFORMATION:

The City of Corner Brook has received an application to operate a home based business office (architecture professional services) from the dwelling located at 106 Station Road which is located in a Residential Medium Density Zone. A home based business office is a "Discretionary Use" of the City of Corner Brook Development Regulations for this zone. It is proposed that the use is for a home based business office only and there will no visitors to the property. A notice was delivered to the residents in the immediate area of 106 Station Road indicating the above mentioned request. As a result of this notice, no submissions were received.

PROPOSED RESOLUTION:

Be it RESOLVED that the Council of the City of Corner Brook approve the application to operate a home based business office from the dwelling located at 106 Station Road in accordance with Regulation 11 - Discretionary Powers of Authority.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations
 City of Corner Brook Development Regulations
 11

RECOMMENDATION:

Staff recommends option #1.

ALTERNATIVE IMPLICATIONS:

1. That Council approve the application to operate a home based business office from the dwelling located at 106 Station Road in accordance with Regulation 11 - Discretionary Powers of Authority.
2. That Council not approve the application to operate a home based business office from the dwelling located at 106 Station Road in accordance with Regulation 11 - Discretionary Powers of Authority.

3. That the Council of the City of Corner Brook provides other direction to staff.

	Approved - 10 Dec 2025
Assistant Director of Engineering	Approved - 10 Dec 2025
City Manager	Approved - 11 Dec 2025
Administrative Assistant	Approved - 11 Dec 2025

City Manager



City of Corner Brook

5 Park St, Corner Brook, NL (PO Box 1080)
Corner Brook, NL, Canada, A2H 6E1
709-637-1666 city.hall@cornerbrook.com

PROJECT: Discretionary Use

TITLE: Home Based Business Office

THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT
INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

NOTES:

LOCATION: 106 Station Road

PREPARED BY: J. King

DEPARTMENT: Development & Planning

DATE: 2025-12-10

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VERSION: 1

CITY OF CORNER BROOK

BUILDING INSPECTION OFFICE, COMMUNITY SERVICES, CITY HALL, 637-1557 / 637-1552

BUILDING PERMIT / DEVELOPMENT APPLICATION

RESERVED FOR OFFICE USE	
PROPERTY ID _____	PERMIT NUMBER _____

OWNER / APPLICANT: [REDACTED]		DATE: 25 November 2025
ADDRESS: 106 Station Rd		
CITY: Corner Brook	PROVINCE: NL	
POSTAL CODE: A2H 1A5	TELEPHONE: [REDACTED]	
PROPERTY LOCATION: (same as above)		
BUILDER:		
ADDRESS:		
CITY:	PROVINCE:	
POSTAL CODE:	TELEPHONE:	

BUILDING PERMIT APPLICATION (Please check appropriate box)		
<u>BUILDING TYPE</u>	<u>CONSTRUCTION TYPE</u>	<u>PATIO / DECK</u> <input type="checkbox"/>
ASSEMBLY <input type="checkbox"/>	ERECT (NEW) <input type="checkbox"/>	CARPORT / GARAGE <input type="checkbox"/>
INSTITUTIONAL <input type="checkbox"/>	REPAIR <input type="checkbox"/>	ACCESSORY BUILDING <input type="checkbox"/>
RESIDENTIAL <input type="checkbox"/>	EXTEND <input type="checkbox"/>	APARTMENT <input type="checkbox"/>
BUSINESS / SERVICE <input type="checkbox"/>	ALTERATION <input type="checkbox"/>	RETAINING WALL <input type="checkbox"/>
MERCANTILE <input type="checkbox"/>	SIGN <input type="checkbox"/>	DRIVEWAY <input type="checkbox"/>
INDUSTRIAL <input type="checkbox"/>	POOL <input type="checkbox"/>	OTHER <input type="checkbox"/>

DEVELOPMENT APPLICATION (Please check appropriate box)		<u>SITE DEVELOPMENT</u> <input type="checkbox"/>
<u>DEVELOPMENT TYPE</u>		<u>HOME BASED BUSINESS</u> <input checked="" type="checkbox"/>
RESIDENTIAL DEMOLITION <input type="checkbox"/>		<u>NEW BUSINESS</u> <input type="checkbox"/>
COMMERCIAL DEMOLITION <input type="checkbox"/>		<u>CHANGE OF USE</u> <input type="checkbox"/>
SUBDIVISION / CONSOLIDATION OF PROPERTY <input type="checkbox"/>		<u>RELOCATION OF BUILDING</u> <input type="checkbox"/>
NEW BUILDING (RESIDENTIAL / COMMERCIAL) <input type="checkbox"/>		<u>OTHER</u> <input type="checkbox"/>

DESCRIPTION OF WORK: <i>aka FORGATHER Studio Inc</i>
<i>ARCHITECTURE PROFESSIONAL SERVICES</i>
<i>REMOTE OFFICE - NO CLIENTS OR PUBLIC VISIT HOME</i>
<i>PRIVATE - NO PUBLIC MEETINGS</i>
ESTIMATED CONSTRUCTION VALUE - (MATERIALS & LABOUR) \$ <i>n/a</i>

DECLARATION:	
I hereby apply for permission to carry out the development herein. I declare that all the information given by me in connection with this application is true and correct to the best of my belief and that the development described, if permitted, will be carried out in accordance with all applicable laws and regulations of the Province of Newfoundland and Labrador and the City of Corner Brook.	
NOTE:	
Where the Applicant and Property Owner are not the same, the signature of the Property Owner may be required before the application can be processed.	
SIGNED BY:	APPLICANT:
PROPERTY OWNER: <i>Ryan Park</i>	WITNESS:

THIS APPLICATION IS NOT VALID UNTIL COMPLETED AND SIGNED
SEE REVERSE FOR FEES AND CONDITIONS



Request for Decision (RFD)

Subject: Discretionary Use - 32 Park Drive - Home Based Business

To: Deon Rumbolt
Meeting: Regular Meeting - 15 Dec 2025
Department: Development and Planning
Staff Contact: James King,
Topic Overview: Discretionary Use - 32 Park Drive
Attachments: [Figure 1 - 32 Park Drive](#)
[Application - 32 Park Drive](#)

BACKGROUND INFORMATION:

The City of Corner Brook has received an application to operate a home based business (making soap and selling it in stores and online, no visitors to home) from the dwelling located at 32 Park Drive which is located in a Residential Medium Density Zone. A home based business is a "Discretionary Use" of the City of Corner Brook Development Regulations for this zone. A notice was delivered to the residents in the immediate area of 32 Park Drive indicating the above mentioned request. As a result of this notice, no submissions were received.

PROPOSED RESOLUTION:

Be it RESOLVED that the Council of the City of Corner Brook approve the application to operate a home based business from the dwelling located at 32 Park Drive in accordance with Regulation 11 - Discretionary Powers of Authority.

GOVERNANCE IMPLICATIONS:

Bylaw/Regulations
 City of Corner Brook Development Regulations
 11

RECOMMENDATION:

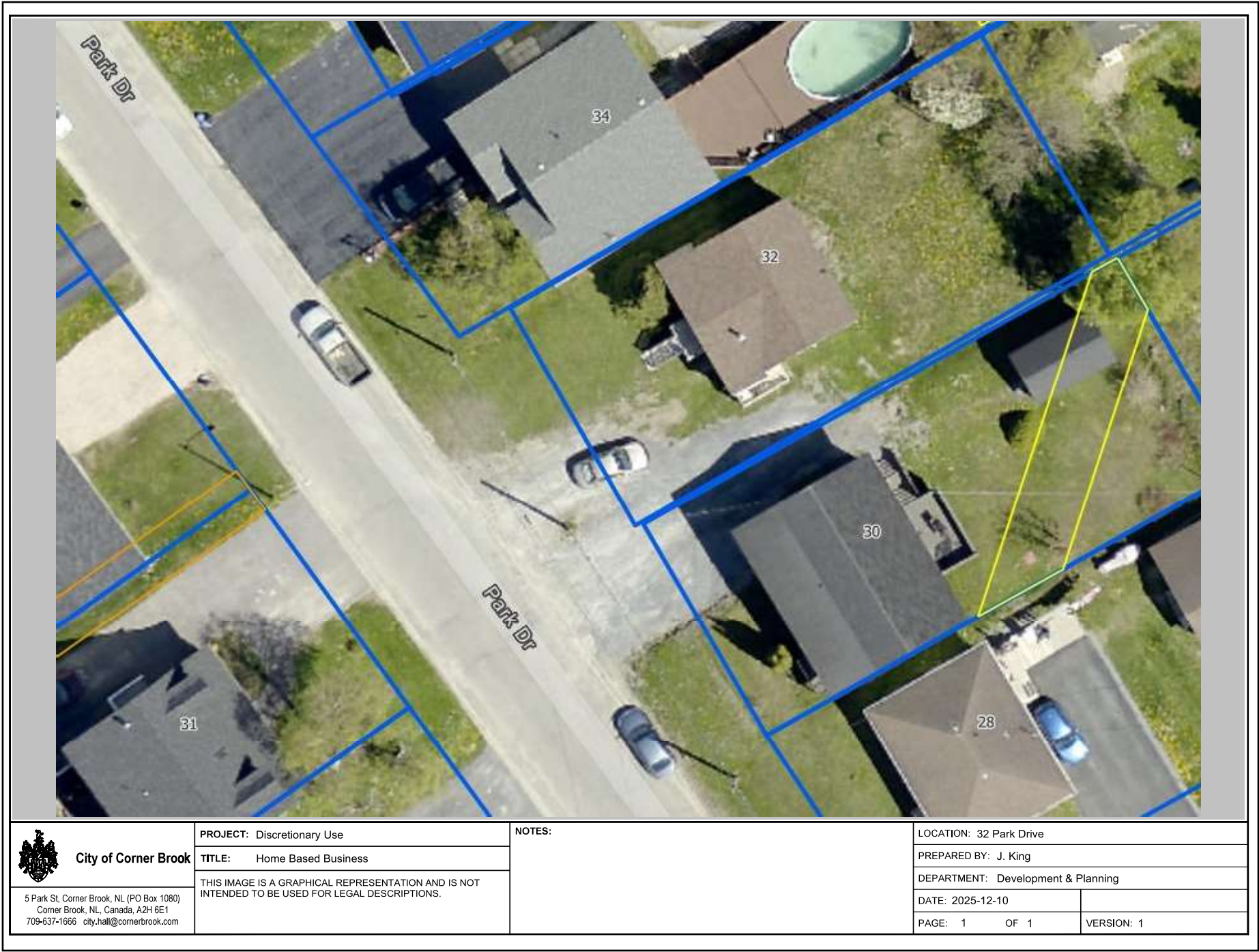
Staff recommends option #1.

ALTERNATIVE IMPLICATIONS:

1. That Council approve the application to operate a home based business from the dwelling located at 32 Park Drive in accordance with Regulation 11 - Discretionary Powers of Authority.
2. That Council not approve the application to operate a home based business from the dwelling located at 32 Park Drive in accordance with Regulation 11 - Discretionary Powers of Authority.
3. That the Council of the City of Corner Brook provides other direction to staff.

Assistant Director of Engineering	Approved - 10 Dec 2025
City Manager	Approved - 10 Dec 2025
Administrative Assistant	Approved - 11 Dec 2025
	Approved - 11 Dec 2025

City Manager



City of Corner Brook

5 Park St, Corner Brook, NL (PO Box 1080)
Corner Brook, NL, Canada, A2H 6E1
709-637-1666 city.hall@cornerbrook.com

PROJECT: Discretionary Use

TITLE: Home Based Business

THIS IMAGE IS A GRAPHICAL REPRESENTATION AND IS NOT
INTENDED TO BE USED FOR LEGAL DESCRIPTIONS.

NOTES:

LOCATION: 32 Park Drive

PREPARED BY: J. King

DEPARTMENT: Development & Planning

DATE: 2025-12-10

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VERSION: 1

CITY OF CORNER BROOK

BUILDING INSPECTION OFFICE, COMMUNITY SERVICES, CITY HALL, 637-1500
BUILDING PERMIT / DEVELOPMENT APPLICATION

RESERVED FOR OFFICE USE	
PROPERTY ID _____	PERMIT NUMBER _____

OWNER / APPLICANT: [REDACTED]	DATE: Nov. 19
ADDRESS: 32 Park Drive	EMAIL:
CITY: C. Brook	PROVINCE: NL
POSTAL CODE: A2H 4T5	TELEPHONE: [REDACTED]
PROPERTY LOCATION:	
BUILDER:	
ADDRESS:	
CITY:	PROVINCE:
POSTAL CODE:	TELEPHONE:

BUILDING PERMIT APPLICATION (Please check appropriate box)		
<u>BUILDING TYPE</u>	<u>CONSTRUCTION TYPE</u>	PATIO / DECK <input type="checkbox"/>
ASSEMBLY <input type="checkbox"/>	ERECT (NEW) <input type="checkbox"/>	CARPORT / GARAGE <input type="checkbox"/>
INSTITUTIONAL <input type="checkbox"/>	REPAIR <input type="checkbox"/>	ACCESSORY BUILDING <input type="checkbox"/>
RESIDENTIAL <input type="checkbox"/>	EXTEND <input type="checkbox"/>	APARTMENT <input type="checkbox"/>
BUSINESS / SERVICE <input type="checkbox"/>	ALTERATION <input type="checkbox"/>	RETAINING WALL <input type="checkbox"/>
MERCANTILE <input type="checkbox"/>	SIGN <input type="checkbox"/>	DRIVEWAY <input type="checkbox"/>
INDUSTRIAL <input type="checkbox"/>	POOL <input type="checkbox"/>	OTHER <input type="checkbox"/>

DEVELOPMENT APPLICATION (Please check appropriate box)		SITE DEVELOPMENT <input type="checkbox"/>
<u>DEVELOPMENT TYPE</u>		HOME BASED BUSINESS <input checked="" type="checkbox"/>
RESIDENTIAL DEMOLITION <input type="checkbox"/>		NEW BUSINESS <input type="checkbox"/>
COMMERCIAL DEMOLITION <input type="checkbox"/>		CHANGE OF USE <input type="checkbox"/>
SUBDIVISION / CONSOLIDATION OF PROPERTY <input type="checkbox"/>		RELOCATION OF BUILDING <input type="checkbox"/>
NEW BUILDING (RESIDENTIAL / COMMERCIAL) <input type="checkbox"/>		OTHER <input type="checkbox"/>

DESCRIPTION OF WORK: <u>Ukrainian Snap Workshop - business name.</u>
<u>moving business from 173 A Reid St to</u>
<u>32 Park Drive, at home based business,</u>
<u>business open 2 years from 173 A Reid St.</u>
<u>→ another Application submitted for smoke house at this address too.</u>
ESTIMATED CONSTRUCTION VALUE - (MATERIALS & LABOUR) \$ _____

DECLARATION:	
I hereby apply for permission to carry out the development herein. I declare that all the information given by me in connection with this application is true and correct to the best of my belief and that the development described, if permitted, will be carried out in accordance with all applicable laws and regulations of the Province of Newfoundland and Labrador and the City of Corner Brook.	
NOTE:	
Where the Applicant and Property Owner <u>are not the same</u> , the signature of the Property Owner may be required before the application can be processed.	
SIGNED BY: [REDACTED]	APPLICANT: _____
PROPERTY OWNER: [REDACTED]	WITNESS: _____

THIS APPLICATION IS NOT VALID UNTIL COMPLETED AND SIGNED
SEE REVERSE FOR FEES AND CONDITIONS



Information Report (IR)

Subject: Notice of Motion - Crosswalk Enhancements at West Valley Road and upper Elswick Road

To: Darren Charters
Meeting: Regular Meeting - 15 Dec 2025
Department: City Manager
Staff Contact: Darren Charters, City Manager
Topic Overview:

BACKGROUND INFORMATION:

At the last Regular Meeting of Council on November 17, notice was provided that a motion would be coming forward for the Regular Meeting of December 15 that if approved, would direct staff to install a special crosswalk or RRFB at the above location. Staff have reviewed the request in accordance with the **Crosswalk Installation Policy** approved by the previous Council (May 12, 2025) and the established **Process for Installing Crosswalks**.

Policy Considerations:

The proposed motion would place Council in the position of directing specific operational decisions, which is contrary to the intent and application of the Crosswalk Installation Policy adopted by the previous Council. That policy was established to ensure consistency, fairness, and reliance on professional judgment in determining when and where crosswalk enhancements are warranted. Staff have applied the approved process in full and, based on traffic data, site conditions, and professional assessment, have concluded that an RRFB is not required at this location. Supporting the motion would set a precedent of bypassing established policy and undermining the operational framework designed to guide these decisions objectively.

It is also important to note that a number of similar crosswalk enhancement requests have been reviewed by staff and, when assessed against the same criteria, actually scored higher than this particular crosswalk. Supporting the motion would therefore not only bypass established policy but also risk setting a precedent where Council intervenes in operational decisions despite more pressing needs identified elsewhere. Again, this undermines the objective framework designed to guide these decisions and could compromise fairness across the community.

Enhancements Already Implemented:

- Fluorescent yellow pedestrian signage installed.
- Speed radar sign placed in advance of the crosswalk to address speeding concerns.
- Pedestrian flags added at each side of the crosswalk to improve visibility.

Collaboration with NL School Board:

Staff recognized that one of the primary concerns raised about this crosswalk involved young children needing to cross West Valley Road to access their school bus. To address this, staff engaged directly with NL School Board transportation officials to explore safer alternatives. Through this collaboration, the School Board agreed to adjust bus operations so that:

- The bus would stop directly at the crosswalk location.
- The driver would deploy the bus's built-in safety features (flashing lights, stop arm, and other protective measures) while children wait on the opposite side of the street. Once traffic stops, children could then cross the street and board the bus.

This arrangement ensures that:

- Children are protected by the bus's federally regulated safety systems.
- Traffic is required to stop while the bus is loading, creating a controlled and highly visible safety zone.
- The risk associated with unsupervised pedestrian crossings is reduced significantly.
- Staff believe this solution is superior to installing an RRFB, as it reduces the hazard significantly. It also demonstrates proactive partnership with the School Board to achieve a practical, sustainable safety improvement without additional infrastructure costs.

RECOMMENDATION:

Staff do not recommend that Council support the Notice of Motion. The crosswalk has already received enhancements beyond typical practice, and collaboration with the NL

City Clerk	Approved - 12 Dec 2025
City Manager	Approved - 12 Dec 2025
Administrative Assistant	Approved - 12 Dec 2025

City Manager