

**Town of Logy Bay-Middle Cove-Outer Cove  
Regular Council Meeting # 18  
December 16, 2024**

**(1) CALL TO ORDER: 6:30pm**

**IN ATTENDANCE**

Mayor Denis Hickey  
Deputy Mayor Brian Roche  
Councillor Robert Cadigan  
Councillor Rosalyn Kinsella  
Councillor Ashley Politi  
Councillor Martin Roff  
Councillor Shannon Power

Susan Arns, Town Clerk/Manager  
Wayne Langille, Administrative Support Clerk

**REGRETS**

**(2) ADOPTION OF AGENDA**

**Motion 2024-18-01:S.Power/R.Cadigan:** Resolved that the agenda of a regular meeting held on December 16, 2024 be adopted as tabled. In favour 7. Carried.

**(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS**

**(4) MINUTES & BUSINESS ARISING**

**Motion 2024-18-02:R.Kinsella/M.Roff:** Resolved that the minutes of a Council meeting held on November 25, 2024 be approved as tabled. In favour 7. Carried.

**(5) CORRESPONDENCE**

**(6) COMMITTEES OF COUNCIL**

(a) Corporate Services re: Financial Reports - Acceptance.

**Motion 2024-18-03:B.Roche/R.Kinsella:** Resolved that the Council accept the Corporate Services Report as tabled. In favour 7. Carried.

- (b) Corporate Services re: Tax Fee Schedule 2025. **Motion 2024-18-04:B.Roche/S.Power**: Resolved that the town adopt the 2025 Tax Fee Schedule as presented. In favour 7. Carried.
- (c) Corporate Services re: Council Remuneration 2025. **Motion 2024-18-05:B.Roche/S.Power**: Resolved that the town adopt the 2025 Council Remuneration in the amount of \$ 48000. In favour 7. Carried.
- (d) Corporate Services re: Municipal Budget 2025. **Motion 2024-18-06:B.Roche/R.Kinsella**: Resolved that the town adopt the 2025 Municipal Budget as presented in the amount of \$4,823,055.16. In favour 7. Carried.
- (e) Corporate Services re: Council Meeting Schedule 2025. **Motion 2024-18-07:B.Roche/A.Politi**: Resolved that Council approve the 2025 Council Meeting Schedule as tabled. In favour 7. Carried.
- (f) Planning & Development re: **Permits Issued**:
- 373-381 Marine Drive – Solar Panels  
13-15 Cadigan’s Road – Single Family Dwelling  
13-15 Cadigan's Road – Detached Garage
- (g) Planning & Development re: 3 The Old Bog Road - Dwelling Extension. **Motion 2024-18-08:S.Power/M.Roff**: Resolved that Council refuse the Development Application for a proposed Single-family Extension at 3 The Old Bog Road. Based on the submitted house plans, the proposal is for a double dwelling which is not a permitted or discretionary use within the Rural Residential Two (RR2) use zone of the town’s Development Regulations 2021. In favour 7. Carried.
- (h) Planning & Development re: 82-84 Middle Cove Road - Zoning Amendment (Wetland Delineation Assessment). **Motion 2024-18-09:S.Power/A.Politi**: Be it resolved that the Logy Bay-Middle Cove-Outer Cove Development Regulations Amendment No 2, 2024 (Jones Pond Amendment) be adopted and forwarded to the Department of Municipal and Provincial Affairs for registration. In favour 7. Carried.

(i) Planning & Development re: Subdivision Development Application - Wexford Estates Phase 3A. **Motion 2024-18-10:S.Power/A.Politi:** Be it Resolved that a subdivision development permit be issued for the Wexford Phase 3A subdivision development subject to the following conditions:

1. All individual lots (6) and uses conform to the Rural Residential 2 (RR2) use zone land use table.
2. The Town supports the property transfer of the entrance to the former Archbishop's Residence that runs through the school parking lot to NL Schools by the developer.
3. A professionally prepared subdivision plan and engineering drawings are required for review and approval by the Town as part of a subdivision agreement process.
4. A modified subdivision agreement for Wexford Estates Phase 3A is to be prepared as the Phase 3 Subdivision Agreement included the construction of Cloyne Drive and its associated infrastructure into the Phase 3A subdivision area. If the subdivision agreement is satisfactory to both the Town and the developer, the agreement can be signed and then ratified at the next meeting of Council.
5. Upon signing the agreement, the Town can accept the development applications for the individual lots and issue building permits.
6. All other relevant standards and conditions of the Development Regulations shall be met by the subdivision development.
7. On-site wells and waste disposal systems for individual lots are to be approved by provincial authorities. In favour 7. Carried.

(j) Planning & Development re: Parking of Commercial Motor Vehicle Regulations - Adopted. **Motion 2024-18-11:S.Power/M.Roff:** Be it resolved that the Parking of Commercial Motor Vehicles Regulations be Adopted and forwarded to the Department of Municipal and Provincial Affairs for Registration. In favour 7. Carried.

(k) Public Works re: Trail Extension - Wexford Loop. **Motion 2024-18-12:M.Roff/R.Kinsella:** Resolved that Council approve the quote from Cadillac Construction in the amount of \$39,760 plus hst for the construction of the Trail Extension – Wexford Loop. In favour 6. Councillor Cadigan Against. Carried. Councillor Cadigan would like a restricted account of the open space fund with direction on appropriate projects/and or purchases. In addition, he had concerns using these of funds for small projects when the funds could have been levered through funding arrangements.

(l) Safety/Emergency Planning re: Generator Purchase - Justina Centre.  
**Motion 2024-18-13:B.Roche/A.Politi:** Resolved that the Town purchase a 30KW Generac generator from Global Industrial in the amount of \$19,109.22 plus hst. To be installed at the Justina Centre for Emergency Operations. In favour 7. Carried.

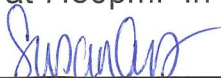
(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

(9) ADJOURNMENT

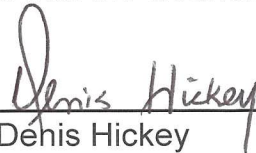
(10) NEXT MEETING (January 20, 2025)

**Motion 2024-18-14:R.Kinsella/S.Power:** Resolved that the Council meeting be adjourned at 7:30pm. In favour 7. Carried.



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Susan Arns  
Town Clerk/Manager



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Denis Hickey  
Mayor