

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 10
June 16, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

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

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

REGRETS

Councillor Robert Cadigan

(2) ADOPTION OF AGENDA

Motion 2025-10-01:S.Power/M.Roff: Resolved that the agenda of a scheduled meeting held on June 16, 2025 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-10-02:R.Kinsella/A.Politi: Resolved that the minutes of a Council meeting held on May 26, 2025 be adopted as tabled. In favour 6. Carried.

(5) CORRESPONDENCE

- (a) Memo from the Municipal Assessment Agency Inc. re: Agency Update Information Only.

(6) **COMMITTEES OF COUNCIL**

- (a) Corporate Services re: Corporate Services Report.

Motion 2025-10-03:B.Roche/R.Kinsella: Resolved that the town accept the Corporate Services report as tabled. In favour 6. Carried.

- (b) Corporate Services re: Donation Policy. **Motion 2025-10-04:B.Roche/S.Power:**

Resolved that the town adopt the revised Donation Policy as presented. In favour 6. Carried.

- (c) Planning & Development re: **Permits Issued:**

642-644 Logy Bay Road – Replace Shingles

122 Pine River Road – Pave Driveway

8-14 Klondyke Road – Replace Shingles

8-14 Klondyke Road – Pave Driveway

8 Nageira Crescent - Shed

33 Middle Ledge Drive – Detached Garage

529-531 Marine Drive – Siding

5 Tantam Place – Fence

3 Roman's Drung – Haul Fill

137-139 Lower Road – Dwelling Extension

57-61 Big Meadow Drive – Single Family Dwelling

175-179 Middle Cove Road – Landscaping

175-179 Middle Cove Road – Fence

1 Fern's Place re: Single Family Dwelling

- (d) Planning & Development re: Wexford Estates Phase 4 - Approval in Principle
Motion 2025-10-05:S.Power/A.Politi: Be it resolved that Council provide Approval in Principle for the Wexford Estates Phase 4 Subdivision based on meeting the conditions outlined below: **(1)** All residential lots shall meet the minimum lot frontage and lot area development standards of the Rural Residential 2 (RR2) use zone and the development conditions of the Development Regulations. Building line setbacks are to be identified on the submitted engineering drawing package. **(2)** The Conservation zone that is located within the northern portion of Lots #1 and #6 that borders Outer Cove Brook shall be identified on the engineering drawing package and in the individual lot surveys with a notation that the area identified as Conservation is to remain in its natural state and the vegetation is not to be removed. **(3)** Lots 1-2 and 6 border a 1:100-year flood zone. The 15m flood zone buffer is to be identified on the engineering drawing package, as development within this area requires a Section 48 permit from Gov NL's Water Resources Management Division. **(4)** The area within the 1:100-year flood zone where the proposed street A crosses through is to be incorporated in the overall area of Wexford Phase 4 Subdivision Development. **(5)** Storm water detention area and measures are to be designed by the Developers Engineer based on zero net run-off. **(6)** All public infrastructure is to be designed by the Developer's professional engineer and is to meet the Town's engineering and development design standards. **(7)** The cul de sac road connected to Street 'A' and the intersection of Street 'A' to Cloyne Drive to meet the requirements and conditions of the Towns Development Design Manual. **(8)** The developer is to enter into a subdivision development agreement with the Town. **(9)** Wetland WL-100 is within the area of the bridge crossing Outer Cove Brook. A section 48 Permit will be required to be obtained from the Department of Environment and Climate Change – Water Resource Management Division for the road and bridge to be constructed within this wetland. **(10)** Based on the 6-lot subdivision proposed, a Level 1 Groundwater Assessment will be required to be completed and forwarded to Council and the Department of Environment and Climate Change's Water Resources Management Division for review and approval. **(11)** The exact location and size of any trail/open space area to be conveyed to the Town will be agreed upon by the appropriate committees of Council and the developer and approved by Council. A quote shall be submitted to the town for the construction of any trail, so it can be included as part of the open space fee calculations. **(12)** A professionally prepared set of engineering drawings are to be submitted for review and approval, as part of the subdivision agreement process **(13)**. A street name for the new roads is to be submitted to the town for submission to St. John's Regional Fire Department for approval and subsequently to Council for their approval. In favour 6. Carried.
- (e) Planning & Development re:Wexford Estates Phase 3A - Certificate of Total Performance. **Motion 2025-10-06:S.Power/A.Politi:** Be it Resolved that Council provide a Certificate of Total Performance to Rocky Hill Holdings Inc. for Wexford Estates Phase 3A. In favour 6. Carried.

- (f) Planning & Development re: 6 Tramore Place - Detached Garage.
Motion 2025-10-07:S.Power/R.Kinsella: Be it resolved that Council Approve the application for a Detached Garage for 6 Tramore Place based on the below conditions: (1) The detached garage shall be constructed no closer than 13.5m from the side property boundary of the flanking street, which falls within the allowable 10% variance. A public notice was mailed out to all residents, and no comments were received. (2) All other standard Town conditions are complied with by the development. In favour 6. Carried.
- (g) Public Works re: Commemorative Bench Program.
Motion 2025-10-08:M.Roff/R.Kinsella: Resolved that the Town approve the Commemorative Bench Program and application as presented . In favour 6.Carried.
- (h) Public Works re: Garbage & Recycling Receptacles.
Motion 2025-10-09:M.Roff/S.Power: Resolved that the Town purchase 5 units from Paris Site Furnishings in the amount of \$11,630.00 plus hst, freight included. In favour 6. Carried.
- (i) Public Works re: Justina Centre Renovations - Phase 2.
Motion 2025-10-10:M.Roff/R.Kinsella: Resolved that the Town approve the Justina Centre Phase 2 Renovations quote from One Stop Shop Electrical and Contracting Inc. in the amount of \$17,526.85 plus hst. In favour 6. Carried.
- (j) Public Works re: Construction of Covered Picnic Tables.
Motion 2025-10-11:M.Roff/S.Power: Resolved that the Town approve the Construction of the Covered Picnic Tables quote from 86790 Black Rock Group in the amount of \$1500 per unit, for a maximum of 5 units in the total amount of \$7500 plus hst. In favour 6. Carried.
- (k) Recreation & Community Events re: Youth Hiring Policy.
Motion 2025-10-12:A.Politi/S.Power: Resolved that the Town adopt the Youth Hiring Policy as presented. In favour 6.Carried.

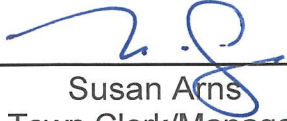
(7) **NEW/UNFINISHED BUSINESS**

(8) **NOTICE OF MOTION**

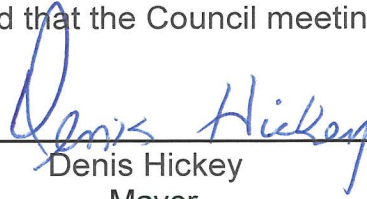
(9) **ADJOURNMENT**

(10) **NEXT MEETING** (July 7, 2025)

Motion 2025-10-13:M.Roff/B.Roche: Resolved that the Council meeting be adjourned at 7:45pm. In favour 6. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

NEIL Stamp For SUSAN ARNS