

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 01
January 20, 2025**

(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 Shannon Power

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

REGRETS

Councillor Martin Roff

(2) ADOPTION OF AGENDA

Motion 2025-01-01:S.Power/R.Kinsella: Resolved that the agenda of a regular meeting held on January 20, 2025 be adopted as tabled with the deletion of item 7.3.2. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Mayor Hickey proclaimed the week of February 1-7 2025 as Eating Disorders Awareness Week

(4) MINUTES & BUSINESS ARISING

Motion 2025-01-02:R.Kinsella/M.Roff: Resolved that the minutes of a Council meeting held on December 16, 2024 be approved with changes to the text of item (k) In favour 6. Carried.

(5) **CORRESPONDENCE**

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

(6) **COMMITTEES OF COUNCIL**

- (a) Corporate Services re: Municipal Legal Services 2025.
Motion 2025-01-03:B.Roche/R.Kinsella: Resolved that the town accept the proposal from Stewart McKelvey to provide legal services for the town for two years, with possibility of extension. In favour 6. Carried.
- (b) Corporate Services re: Organizational Review 2025. **Motion 2025-01-04:B.Roche/S.Power:** Resolved that the town accept the proposal from Morrissey Consulting, to provide an organizational review for the town, in the amount of \$ 10150.00. In favour 6. Carried.
- (c) Corporate Services re: Municipal Assessment Commissioner 2025.
Motion 2025-01-05:B.Roche/A.Politi: Resolved that Council appoint Don Peckham as the Municipal Assessment Commissioner for 2025. In favour 6. Carried.
- (d) Planning & Development re: **Permits Issued:**

31-35 Waverley Place – Shed
5 Ventry Road – Single Family Dwelling with Apartment
203-207 Marine Drive re: Home Based Business (Frangar Inc.)
- (e) Public Works re: Trail Extension - Wexford Loop.
Motion 2025-01-06:R.Kinsella/A.Politi: Resolved that Council approve the revised quote from Cadillac Construction in the amount of \$62360.00 plus hst for the construction of the Trail Extension – Wexford Loop. In favour 6. Carried.
- (f) Public Works re: Capital Investment Plan Application - McDonald's Bridge Structural Assessment. **Motion 2025-01-07:R.Kinsella/R.Cadigan:** Resolved that the town apply through the Capital Investment Plan to obtain funding for a structural assessment for McDonald's Bridge, in the amount of \$ 8700.00. In favour 6. Carried.
- (g) Recreation & Community Events re: Tables & Chairs Replacement – Justina Centre. **Motion 2025-01-08:S.Power/A.Politi:** Resolved that the town purchase new tables, chairs and storage racks for the Justina Centre in the amount of \$ 11912.43. In favour 6. Carried.

(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

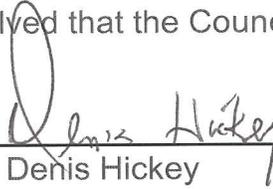
(9) ADJOURNMENT

(10) NEXT MEETING (February 10, 2025)

Motion 2025-01-09:R.Kinsella/R.Cadigan: Resolved that the Council meeting be adjourned at 7:02pm. In favour 6. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Special Council Meeting # 02
January 31, 2025**

(1) CALL TO ORDER: 5:05pm

IN ATTENDANCE

Mayor Denis Hickey
Councillor Rosalyn Kinsella
Councillor Ashley Politi (via teleconference)
Councillor Shannon Power

Susan Arns, Town Clerk/Manager

REGRETS

Deputy Mayor Brian Roche
Councillor Robert Cadigan
Councillor Martin Roff
Wayne Langille, Administrative Support Clerk

(2) ADOPTION OF AGENDA

Motion 2025-02-01:R.Kinsella/S.Power: Resolved that the agenda of a special meeting held on January 31, 2025 be adopted as tabled. In favour 4. Carried.

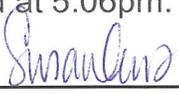
(3) PLANNING & DEVELOPMENT

3.1 Wexford Estates Phase 3A re: Subdivision Development.

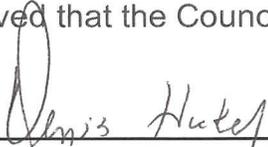
Motion 2025-02-02:S.Power/A.Politi: Resolved that Council approve the signing of the subdivision development agreement between the Town and Rocky Hill Holdings Inc. for Wexford Estates Phase 3A. In favour 4. Carried.

(4) ADJOURNMENT

Motion 2025-02-03:R.Kinsella/S.Power: Resolved that the Council meeting be adjourned at 5:06pm. In favour 4. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 03
February 17, 2025**

(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 Shannon Power

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

REGRETS

Councillor Martin Roff

(2) ADOPTION OF AGENDA

Motion 2025-03-01:R.Kinsella/R.Cadigan: Resolved that the agenda of a rescheduled meeting held on February 17, 2025 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-03-02:S.Power/A.Politi: Resolved that the minutes of a Council meeting held on January 20, 2025 be adopted. In favour 6. Carried.

(5) MINUTES & BUSINESS ARISING

Motion 2025-03-03:R.Kinsella/A.Politi: Resolved that the minutes of a special Council meeting held on January 31, 2025 be adopted. In favour 6. Carried.

(6) CORRESPONDENCE

(7) COMMITTEES OF COUNCIL

(a) Corporate Services re: Financial Reports.

Motion 2025-03-04:B.Roche/R.Kinsella: Resolved that the town accept the financial reports as tabled. In favour 6. Carried.

(b) Planning & Development re: Permits Issued:

13 Silverhead Way – Single Family Dwelling

29A Outer Cove Road – Subdivision Development (Wexford Estates Phase 3A)

29A Outer Cove Road – New Driveway Access (Cloyne Drive)

(c) Planning & Development re: 82-84 Middle Cove Road (Jones Pond) - Approval in Principle. **Motion 2025-03-05:S.Power/A.Politi:** Be it resolved that council provide Approval in Principle for the 82-84 Middle Cove Road (Jones Pond) 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) No development approvals will be issued for lots 1-3 prior to the rezoning amendment DRA No.3, 2024 and MPA No.2, 2024, being approved by the province and subsequently by Council.

(3) The Conservation zone that is partly located within the northern portion of Lots 2-8 (as per the submitted concept plan) that back onto Jones Pond 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 removed.

(4) The proposed railway is situated outside the Crown Land reservation and does not form a part of any of the residential lots. The railway shall be developed to the standards of the Grand Concourse Authority and the land ownership of the railway corridor shall be transferred to the Town as part of the public open space dedication.

(5) Storm detention area proposal and any undertaking within the conservation/wetland area will be required to meet the conditions of the approval of the Department of Environment and Climate Change.

(6) Storm water measures to be designed on the basis of zero net run-off for storm water runoff.

(7) All public infrastructure developed by the Developer to meet the Town's engineering and development design standards.

(8) The cul de sac connection and intersection with Middle Cove Road to meet the requirements and conditions of the Town.

(9) The additional width of the road right of way is to be used to provide a wider gravel shoulder for pedestrians walking in the area.

(10) The developer is to enter into a subdivision development agreement with the Town.

(11) Details of the Open Space Fees to be agreed upon by Council and the developer and approved by council prior to signing of the subdivision agreement

(12) The exact location and dimensions of the trail will be agreed upon by the Town's staff and the developer and approved by the council. A quote is to be submitted to the town for the construction of the trail, so it can be included as part of the open space fee calculations.

(13) A professionally prepared set of engineering drawings are to be submitted for review and approval, as part of the subdivision agreement process

(14) A street name for the new road 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.

(d) Planning & Development re: 483-489 Logy Bay Road - Automotive Repair Shop
Motion 2025-03-06:S.Power/A.Politi: Be it resolved that council approve the business application for an Automotive Repair Shop (formerly Seaview Auto) at 483-489 Logy Bay Road as a continuation of a nonconforming use and a conditional approval be issued subject to the following conditions:

- (1) The use of the building for the auto body use shall constitute entirely or partly the livelihood of a person living in the single detached dwelling on the property.
- (2) No extension or enlargement of the building shall be permitted unless a development application is submitted to the Town and approved by Council.
- (3) Activities associated with the auto body use are not hazardous and do not create a nuisance by reason of noticeable noise, odour, dust or flames, or result in electrical interference.

(4) Retail sales are incidental and subsidiary to the approved auto body use and there is no outdoor storage of equipment or materials.

(5) All disposed of oils and chemicals are to be collected and stored in approved containers and removed from the site. Oils and chemicals shall not be released or dispersed onto the ground.

(6) All unserviceable parts removed from the vehicles are to be stored in an enclosed container and disposed of in approved waste disposal facility.

(7) No spray painting of vehicles is permitted.

(8) A minimum of 4 on site parking spaces to be maintained relating to the building use and no parking shall encroach onto the Logy Bay Road right of way.

(9) If there are any renovations or repairs proposed to the existing building, an application shall be submitted to the Town and if approved a building permit obtained for the proposed work.

(10) It is the responsibility of the applicant to contact provincial and other authorities to ensure there are no requirements from them prior to operating the business.

(e) Public Works re: Justina Centre Walking Trail - Approval to Enter Contract – Consulting Services. **Motion 2025-03-07:R.Kinsella/S.Power:** Resolved that the Town enter into a Prime Consultant Contract with Pinnacle Engineering ULC for project number 17-CCR-24-00000 Justina Centre Walking Trail, in the amount of \$33,350.00 (HST included). In favour 6. Carried.

(8) NEW/UNFINISHED BUSINESS

(9) NOTICE OF MOTION

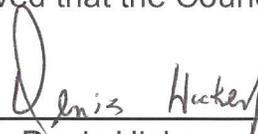
(10) ADJOURNMENT

(11) NEXT MEETING (March 3, 2025)

Motion 2025-03-08:R.Kinsella/B.Roche: Resolved that the Council meeting be adjourned at 7:02pm. In favour 6. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 04
March 3, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

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

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

REGRETS

Councillor Robert Cadigan
Councillor Ashley Politi

(2) ADOPTION OF AGENDA

Motion 2025-04-01:S.Power/B.Roche: Resolved that the agenda of a scheduled meeting held on March 3, 2025 be adopted as tabled. In favour 5. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-04-02:R.Kinsella/S.Power: Resolved that the minutes of a Council meeting held on February 17, 2025 be adopted as tabled. In favour 5. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Financial Reports.

Motion 2025-04-03:B.Roche/R.Kinsella: Resolved that the town accept the financial reports as tabled. In favour 5. Carried.

(b) Planning & Development re: **Permits Issued:**

483-489 Logy Bay Road re: Automotive Repair Shop

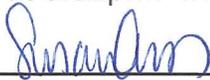
(7) **NEW/UNFINISHED BUSINESS**

(8) **NOTICE OF MOTION**

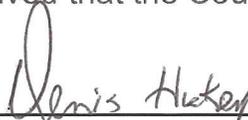
(9) **ADJOURNMENT**

(10) **NEXT MEETING** (March 24, 2025)

Motion 2025-04-04:R.Kinsella/B.Roche: Resolved that the Council meeting be adjourned at 6:52pm. In favour 5. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey/
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 05
March 24, 2025**

(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

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

REGRETS

Councillor Shannon Power

(2) ADOPTION OF AGENDA

Motion 2025-05-01:M.Roff/R.Cadigan: Resolved that the agenda of a scheduled meeting held on March 24, 2025 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-05-02:R.Kinsella/M.Roff: Resolved that the minutes of a Council meeting held on March 3, 2025 be adopted as tabled. In favour 6. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Financial Reports.

Motion 2025-05-03:B.Roche/R.Kinsella: Resolved that the town accept the financial reports as tabled. In favour 6. Carried.

(b) Planning & Development re: **Permits Issued:**

3 The Old Bog Road re: Dwelling Extension
38 Cloyne Drive re: Single Family Dwelling

(c) Planning & Development re: St. John's Urban Region Regional Plan Amendment No. 108, 2025 Logy Bay-Middle Cove-Outer Cove Municipal Plan No. 2 and Development Regulation Amendment No. 3, 2024 (Jones Pond West Amendment). **Motion 2025-05-04:M.Roff/A.Politi:** Be it resolved that the St. John's Urban Region Regional Plan Amendment No. 108, 2025 Logy Bay-Middle Cove-Outer Cove Municipal Plan No. 2, 2024 and Development Regulation Amendment No 3, 2024 (Jones Pond West Amendment) has undertaken the public consultation process and council has considered the public responses received and now are forwarding the amendments to the Department of Municipal and Provincial Affairs for provincial review and release under Section 15 of the Urban and Rural Planning Act and to proceed with the public hearing process pursuant to the Urban and Rural Planning Act. In favour 6. Carried.

(d) 18-22 Old Pine Line re: Subdivision of Land. **Motion 2025-05-05:M.Roff/A.Politi:** Resolved that Council defer the application to discuss new information received on the application review process. In favour 6. Carried.

(e) 54-56 Marine Drive re: Greenhouse. **Motion 2025-05-06:B.Roche/A.Politi:** Resolved that Council approve the development application for a greenhouse in front of the main dwelling at 54-56 Marine Drive as a discretionary use. No commentary was received from the public notice sent to the town residents and the application is compliant with all other relevant clauses from the Development Regulations 2021. In favour 6. Carried.

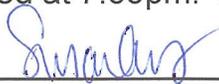
(7) **NEW/UNFINISHED BUSINESS**

(8) **NOTICE OF MOTION**

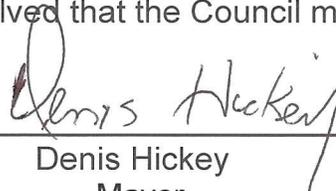
(9) **ADJOURNMENT**

(10) **NEXT MEETING** (April 14, 2025)

Motion 2025-05-07:R.Kinsella/B.Roche: Resolved that the Council meeting be adjourned at 7:35pm. In favour 6. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 06
April 14, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

Mayor Denis Hickey
Deputy Mayor Brian Roche
Councillor Robert Cadigan
Councillor Rosalyn Kinsella
Councillor Martin Roff

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

REGRETS

Councillor Ashley Politi
Councillor Shannon Power

(2) ADOPTION OF AGENDA

Motion 2025-06-01:R.Kinsella/M.Roff: Resolved that the agenda of a scheduled meeting held on April 14, 2025 be adopted as tabled. In favour 5. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Mayor Hickey proclaimed April 27-May 3 as National Volunteer Week

(4) MINUTES & BUSINESS ARISING

Motion 2025-06-02:B.Cadigan/M.Roff: Resolved that the minutes of a Council meeting held on March 24, 2025 be adopted as tabled. In favour 5. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Corporate Services Report.

Motion 2025-06-03:B.Roche/R.Kinsella: Resolved that the town accept the financial reports as tabled. In favour 5. Carried.

(b) Planning & Development re: Permits Issued:

93-101 Pine Line – Home Based Business
615-623 Marine Drive – Exterior Renovations
615-623 Marine Drive – Demolish Barn
6 Cloyne Drive – Greenhouse
54-56 Marine Drive - Greenhouse

(c) Planning & Development re: 41 Cloyne Drive - Subdivision of Land.

Motion 2025-06-04:M.Roff/R.Kinsella: Resolved that Council approve the subdivision of 41 Cloyne into two individual building lots. A public notice for the variance request was sent out to all residents of the town to provide an opportunity for any objections to be submitted. The objections received have been considered by council. Approval is subject to the following conditions: (1) The 3645 m² will not be permitted to obtain any more variances (2) The current property owner is required to inform purchasers of the minimum building line setback required to meet the minimum frontage for the Rural Residential 2 Zone (3) All other standard Town conditions are complied with by the development of both new lots. In favour 5. Carried.

(d) Planning & Development re: 18-22 Old Pine Line - Subdivision of Land. **Motion**

2025-06-05:M.Roff/R.Kinsella: Resolved that Council approve the subdivision of 18-22 Old Pine Line as proposed in the application and surveys attached into two residential lots subject to compliance with the below conditions: (1) well and septic location proposed on the newly created lot is approved by Service NL (2) All other standard Town conditions are complied with by the development of the new lot. In favour 5. Carried.

(e) Planning & Development re: 108 Pine Line re: Single Family Dwelling. **Motion**

2025-06-06:B.Roche/R.Cadigan: Resolved that Council defer the application until additional information is provided to Council regarding the development regulations. In favour 5. Carried.

(f) Public Works re: Bulk Garbage Collection and Disposal - 2025. **Motion**

2025-06-07:M.Roff/R.Kinsella: Resolved that Council award the 2025 Bulk Garbage Collection and Disposal Contract to The Junk Trunk in the amount of six thousand dollars (\$6,000) plus HST. In favour 5. Carried.

- (g) Public Works re: Justina Centre - Mini-Splits. **Motion 2025-06-08:M.Roff/R.Kinsella:** Resolved that Council award the Justina Centre Mini-Splits Tender to Hot Frost Heat Pumps in the amount for eight thousand two hundred dollars (\$8,200) plus HST. In favour 5. Carried.
- (h) Public Works re: Justina Centre - Roof Repair. **Motion 2025-06-09:M.Roff/R.Kinsella:** Resolved that Council award the Justina Centre Roof Repair Tender to MW Roofing and General Contracting LTD. in the amount of thirty-five thousand eight hundred dollars and forty cents (\$35,820.40) plus HST. In favour 5. Carried.
- (i) Public Works re: Justina Centre – Painting. **Motion 2025-06-10:M.Roff/R.Kinsella:** Resolved that Council award the Justina Centre Painting Tender to One Stop Shop Electrical and Contracting Inc in the amount for six thousand four hundred ten dollars (\$6,410) plus HST. In favour 5. Carried.
- (j) Beach Security re: 2025. **Motion 2025-06-11:M.Roff/R.Kinsella:** Resolved that Council award the 2025 Security Services: Middle Cove Beach and Outer Cove Beach Contract to GardaWorld in the amount of three thousand nine hundred ninety six dollars and eighty cents (\$3,996.80) plus HST. In favour 5. Carried.

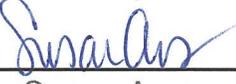
(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

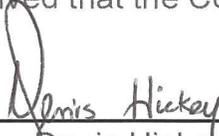
(9) ADJOURNMENT

(10) NEXT MEETING (May 5, 2025)

Motion 2025-06-12:R.Kinsella/B.Roche: Resolved that the Council meeting be adjourned at 7:35pm. In favour 5. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 07
May 5, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

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

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

REGRETS

Councillor Martin Roff

(2) ADOPTION OF AGENDA

Motion 2025-07-01:S.Power/R.Cadigan: Resolved that the agenda of a scheduled meeting held on May 5, 2025 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Mayor Hickey proclaimed May 4-10, 2025 as Municipal Awareness Week, May 13, 2025 as Falun Dafa Day, and May 8, 2025 as World Ovarian Cancer Day

(4) MINUTES & BUSINESS ARISING

Motion 2025-07-02:A.Politi/R.Cadigan: Resolved that the minutes of a Council meeting held on April 14, 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 2025-07-03:B.Roche/R.Kinsella: Resolved that the town accept the Corporate Services report as tabled. In favour 6. Carried.
- (b) Communications & Heritage re: Eligibility of Deceased Veterans Names Inclusion on the Town of Logy Bay-Middle Cove-Outer Cove Veterans Memorial Policy.
Motion 2025-07-04:R.Kinsella/S.Power: Resolved that the town adopt the proposed policy: Eligibility of Deceased Veterans Names Inclusion on the Town of Logy Bay-Middle Cove-Outer Cove Veterans Memorial. In favour 6. Carried.
- (c) Planning & Development re: Permits Issued:
6A Klondyke Road – Detached Garage Extension
139-141 Outer Cove Road – Replace Exterior Doors
24-32 O'Rourke's Lane – Single Family Dwelling
117-119 Cadigan's Road – Shed
- (d) Planning & Development re: 82-84 Middle Cove Road - Subdivision Design Drawings. **Motion 2025-07-05:S.Power/A.Politi:** Resolved that Council defer the motion. In favour 6. Carried.
- (e) Planning & Development re: 82-84 Middle Cove Road - Subdivision Street Name. **Motion 2025-07-06:S.Power/A.Politi:** Resolved that Council approve the proposed street name, Kinsale Place, for the 82-84 Middle Cove Road Jones Pond Residential Subdivision. In favour 6. Carried.
- (f) Planning & Development re: 82-84 Middle Cove Road - Subdivision Agreement. **Motion 2025-07-06:S.Power/A.Politi:** Resolved that Council defer the motion. In favour 6. Carried.
- (g) Public Works re: Street Sweeping and Line Painting 2025.
Motion 2025-07-07:R.Kinsella/R.Cadigan: Resolved that Council award the 2025 Street Sweeping and Line Painting Contract to 3 in 1 Contracting Incorporated in the amount of eighteen thousand two hundred and fifty-five dollars (\$ 18255.00) plus HST. In favour 6. Carried.

(h) Public Works re: Justina Centre - Electrical Upgrades.

Motion 2025-07-08:R.Kinsella/S.Power: Resolved that Council approve the quote from Newline Electrical Ltd to complete the replacement of heaters, lights, and bathroom fans at the Justina Centre in the amount of seven thousand one hundred fifteen dollars (\$ 7115.00) plus HST. In favour 6. Carried.

(i) Public Works re: Justina Centre – Automatic Hand Dryer Installation.

Motion 2025-07-09:R.Kinsella/A.Politi: Resolved that Council approve the quote from Newline Electrical Ltd. to complete the supply and install of four automatic hand dryers at the Justina Centre in the amount of five thousand forty dollars (\$ 5040.00) plus HST. In favour 6. Carried.

(j) Public Works re: Justina Centre – Interior Renovations.

Motion 2025-07-10:R.Kinsella/S.Power: Resolved that Council award the Justina Centre Interior renovations tender to One Stop Shop Electrical and Contracting in the amount of ten thousand four thousand four hundred eight dollars (\$ 10480.00) plus HST. In favour 6. Carried.

(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

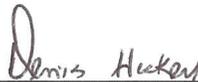
(9) ADJOURNMENT

(10) NEXT MEETING (May 26, 2025)

Motion 2025-07-11:R.Kinsella/A.Politi: Resolved that the Council meeting be adjourned at 7:35pm. In favour 5. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Special Council Meeting # 08
May 8, 2025**

(1) CALL TO ORDER: 12:30pm

IN ATTENDANCE

Mayor Denis Hickey
Deputy Mayor Brian Roche
Councillor Rosalyn Kinsella
Councillor Ashley Politi (via teleconference)
Councillor Shannon Power

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

REGRETS

Councillor Robert Cadigan
Councillor Martin Roff

(2) ADOPTION OF AGENDA

Motion 2025-08-01:S.Power/R.Kinsella: Resolved that the agenda of a special meeting of Council held on May 8, 2025 be adopted as tabled. In favour 5. Carried.

(3) PLANNING & DEVELOPMENT

3.1 82-84 Middle Cove Road re: Subdivision Design Drawings.

Motion 2025-08-02:S.Power/R.Kinsella: Resolved that Council Approve the Engineering Design Drawings prepared by Progressive Engineering and Consulting Inc on behalf of Stonemount Enterprises Ltd. for the 82-84 Middle Cove Road Jones Pond Residential Subdivision. In favour 5. Carried.

3.2 82-84 Middle Cove Road re: Subdivision Agreement.

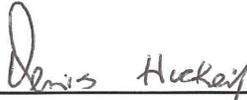
Motion 2025-08-03:S.Power/B.Roche: Resolved that Council approve the Subdivision Agreement for 82-84 Middle Cove Road Jones Pond Residential Subdivision. In favour 5. Carried.

(4) ADJOURNMENT

Motion 2025-08-04:R.Kinsella/S.Power: Resolved that the Council meeting be adjourned at 12:32pm. In favour 5. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 09
May 26, 2025**

(1) CALL TO ORDER: 6:30pm

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 2025-09-01:R.Kinsella/S.Power: Resolved that the agenda of a scheduled meeting held on May 26, 2025 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Steve Walsh, John Kennedy and Stephen Griffin, Logy Bay Development Association Inc. along with special guest Rachel Griffin accepted the Recreation NL Community Healthy Eating Award – Kelly Park Community Garden

Mayor Hickey proclaimed June 2025 as Recreation Month

(4) MINUTES & BUSINESS ARISING

Motion 2025-09-02:S.Power/A.Politi: Resolved that the minutes of a Council meeting held on May 5, 2025 be adopted as tabled. In favour 6. Carried.

Motion 2025-09-03:R.Kinsella/S.Power: Resolved that the minutes of a Council meeting (special) held on May 8, 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 2025-09-04:B.Roche/R.Kinsella: Resolved that the town accept the Corporate Services report as tabled. In favour 6. Carried.

(b) Planning & Development re: **Permits Issued:**

287-295 Marine Drive – Replace Dwelling Shingles
751-759 Logy Bay Road - Replace Shed Shingles
35-43 Big Meadow Drive – Swimming Pool
83 St. Francis Road – Single Family Dwelling
8 Killick Drive – Single Family Dwelling
82-84 Middle Cove Road – Subdivision Development
41 Middle Ledge Drive – Shed
198-204 Outer Cove Road – Single Family Dwelling
11 Silverhead Way – Fence
46 Cloyne Drive – Single Family Dwelling
17 Cloyne Drive – Single Family Dwelling

(c) Planning & Development re: 137-139 Lower Road - Dwelling Extension

Motion 2025-09-05:S.Power/A.Politi: Resolved that Council approve the application for a dwelling extension for 137-139 Lower Road based on the following conditions: (1) the extension is to be constructed no closer than 2.7m from the property boundary, which is within the allowable 10% variance. A public notice was mailed out to all residents with no comments received (2) All other standard town conditions are complied with by the development. In favour 6. Carried.

(d) Planning & Development re: 108 Pine Line - Single Family Dwelling. **Motion 2025-09-06:S.Power/A.Politi:** Resolved that Council reject the application for a single-family dwelling for 108 Pine Line as the lot does not meet the minimum frontage requirements for the Rural Residential Two (RR2) zone. In favour 6. Carried.

(e) Public Works re: Road Maintenance 2025.
Motion 2025-09-07:M.Roff/R.Kinsella: Resolved that Council award the 2025 Road Maintenance Contract to JAT Excavating Inc. up to an amount of one hundred and eighty-seven thousand one hundred and fifty-two dollars (\$ 187152.00) HST included. In favour 6. Carried.

(f) Public Works re: Trail Connection - Wexford Loop.
Motion 2025-09-08:M.Roff/A.Politi: Resolved that Council approve the quote from Cadillac Services to supply and install Trail-Mix on top of the existing berm as part of the completion of the Wexford Trail Loop Project in the amount of six thousand eight hundred and ninety dollars (\$6890.00) plus HST. In favour 6. Carried.

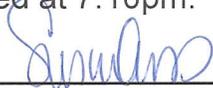
(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

(9) ADJOURNMENT

(10) NEXT MEETING (June 16, 2025)

Motion 2025-09-09:R.Kinsella/A.Politi: Resolved that the Council meeting be adjourned at 7:10pm. In favour 6. Carried.



Susan Arns
Town Clerk/Manager



Denis Hickey
Mayor

**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.

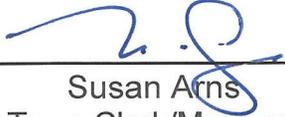
(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

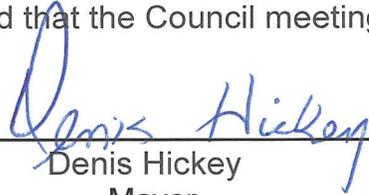
(9) ADJOURNMENT

(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

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 11
July 7, 2025**

(1) CALL TO ORDER: 6:42pm

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
Neil Stamp, Town Clerk/Manager (maternity replacement)

REGRETS

Councillor Robert Cadigan
Wayne Langille, Administrative Support Clerk

(2) ADOPTION OF AGENDA

Motion 2025-11-01:R.Kinsella/S.Power: Resolved that the agenda of a scheduled meeting held on July 7, 2025 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-11-02:S.Power/M.Roff: Resolved that the minutes of a Council meeting held on June 16, 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 2025-11-03:B.Roche/R.Kinsella: Resolved that the Town accept the Corporate Services report as tabled. In favour 6. Carried.
- (b) Corporate Services re: Lawn Mower & Bagger.
Motion 2025-11-04:B.Roche/S.Power: Resolved that the Town purchase a ride on lawn mower and bagger from NL Kubota Limited in the amount of \$ 17047.70 plus HST as per quote. In favour 6. Carried.
- (c) Corporate Services re: Donation Request - James Stockley.
Motion 2025-11-05:B.Roche/S.Power: Resolved that the Town approve a donation of \$ 50.00 for James Stockley for the Softball NL U15 Male Development Team. In favour 6. Carried.
- (d) Corporate Services re: Donation Request – Matthew Smith.
Motion 2025-11-06:B.Roche/S.Power: Resolved that the Town approve a donation of \$ 50.00 for Matthew Smith for the Baseball NL Provincial Team. In favour 6. Carried.
- (e) Corporate Services re: Town Clerk/Manager – Maternity Replacement. **Motion 2025-11-07:B.Roche/R.Kinsella:** Resolved that the Town appoint Neil Stamp as the Town Clerk/Manager for maternity replacement. In favour 6. Carried.
- (f) Planning & Development re: Permits Issued:
- 63-65 Marine Drive – Replace Deck
 - 2-4 O'Rourke's Lane – Dwelling Extension
 - 126-128 Lower Road – Replace Deck
 - 15-23 Marine Drive – Detached Garage
- (g) Planning & Development re: 62 Clovelly Lane – Bally Haly Golf and Country Club – Application for Fence (Safety Net). **Motion 2025-11-08:S.Power/R.Kinsella:** Resolved that Council defer the application. In favour 6. Carried.

- (h) Planning & Development re: 176-180 Outer Cove Road – Business Application. **Motion 2025-11-09:S.Power/B.Roche:** Resolved that Council defer the business application. In favour 5. Mayor Hickey Against. Carried.
- (i) Planning & Development re: 8 Killick Drive – Stop Work Order. **Motion 2025-11-10:S.Power/M.Roff:** Resolved that Council approve the Stop Work Order for 8 Killick Drive until such time that the matter is reviewed and further instruction and/or decision is provided. In favour 6. Carried.
- (j) Planning & Development re: 8 Killick Drive - Single Family Dwelling – Variance Request. **Motion 2025-11-11:S.Power/A.Politi:** Be it resolved that Council approve the development of a single family dwelling for 8 Killick Drive based on the below conditions: (1) the single family dwelling shall be constructed no closer than 13.5m from the side boundary of the flanking street, which falls within the allowable 10% variance. A public notice was mailed out to all residents, and no objections were received. In favour 6. Carried.

(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

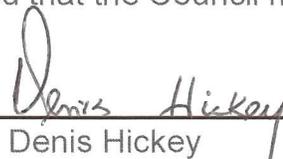
(9) ADJOURNMENT

(10) NEXT MEETING (July 28, 2025)

Motion 2025-11-12:R.Kinsella/S.Power: Resolved that the Council meeting be adjourned at 8:00pm. In favour 6. Carried.



Neil Stamp
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 12
July 28, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

Mayor Denis Hickey
Councillor Rosalyn Kinsella
Councillor Ashley Politi
Councillor Shannon Power

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

Deputy Mayor Brian Roche
Councillor Robert Cadigan
Councillor Martin Roff

(2) ADOPTION OF AGENDA

Motion 2025-12-01:S.Power/R.Kinsella: Resolved that the agenda of a scheduled meeting held on July 28, 2025 be adopted as tabled. In favour 4. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Mayor Hickey presented Wayne Langille, Deputy Clerk a plaque for his 25 years of service to the Town

(4) MINUTES & BUSINESS ARISING

Motion 2025-12-02:R.Kinsella/A.Politi: Resolved that the minutes of a Council meeting held on July 7, 2025 be adopted as tabled. In favour 4. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

- (a) Corporate Services re: Municipal Election 2025 - Alternate Returning Officer.
Motion 2025-12-03:R.Kinsella/S.Power: Resolved that Council appoint Ben Noseworthy as the alternate returning officer for the 2025 Municipal Election. In favour 4. Carried.
- (b) Corporate Services re: Municipal Election 2025 - Nomination Day.
Motion 2025-12-04:R.Kinsella/A.Politi: Resolved that Council hold nominations for the 2025 Municipal Election for one day, that day being Thursday September 4, 2025 from 8:00am – 8:00pm. In favour 4. Carried.
- (c) Corporate Services re: Municipal Election 2025 - Advanced Poll.
Motion 2025-12-05:B.Roche/S.Power: Resolved that Council hold one advanced poll for the 2025 Municipal Election on Thursday, September 25, 2025 from 8:00am – 8:00pm. In favour 4. Carried.
- (d) Planning & Development re: Permits Issued:
- 3 Jenny's Way re: Swimming Pool
 - 54-56 Marine Drive re: Replace Shingles
 - 17 Middle Ledge Drive re: Single Family Dwelling
 - 616 Marine Drive re: Pave Driveway
 - 8 Killick Drive re: Single Family Dwelling
 - 87-89 Cadigan's Road re: Pave Driveway
- (e) Planning & Development re: 8 Killick Drive - Stop Work Order Lift.
Motion 2025-12-06:S.Power/R.Kinsella: Resolved that Council lift the Stop Work Order for 8 Killick Drive as all requested works have been completed onsite and is satisfactory to the town. In favour 4. Carried.
- (f) Planning & Development re: 20-30 & 32-38 Doran's Lane - Subdivision of Land.
Motion 2025-12-07:S.Power/A.Politi: Resolved that Council approve the subdivision of land for both parcels of land located at 20-30 & 32-38 Doran's Lane as both revised lots comply with current development regulations. In favour 4. Carried.

(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

(9) ADJOURNMENT

(10) NEXT MEETING (August 18, 2025)

Motion 2025-12-08:R.Kinsella/S.Power: Resolved that the Council meeting be adjourned at 7:15pm. In favour 4. Carried.



Neil Stamp
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 13
August 18, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

Mayor Denis Hickey
Deputy Mayor Brian Roche
Councillor Ashley Politi
Councillor Shannon Power

Neil Stamp, Town Clerk/Manager

REGRETS

Councillor Robert Cadigan
Councillor Rosalyn Kinsella
Councillor Martin Roff

Wayne Langille, Deputy Clerk

(2) ADOPTION OF AGENDA

Motion 2025-13-01:S.Power/A.Politi: Resolved that the agenda of a scheduled meeting held on August 18, 2025 be adopted as tabled. In favour 4. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-13-02:S.Power/A.Politi: Resolved that the minutes of a Council meeting held on July 28, 2025 be adopted as tabled. In favour 4. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Report Acceptance.

Motion 2025-13-03:B.Roche/S.Power: Resolved that the Town accept the Corporate Services Report as tabled. In favour 4. Carried.

(b) Corporate Services re: Banking Special Instructions - Amendment.

Motion 2025-13-04:B.Roche/S.Power: Resolved that the Town amend the banking special instructions to read “the Mayor or Finance Chairperson with the Town Clerk/Manager or Manager of Corporate Services are the authorized persons to conduct all banking requirements including information, signing, and transactions.’ Further, the Town confirms the titles are, Mayor, Finance Chairperson, Town Clerk/Manager, and Manager of Corporate Services’. In favour 4. Carried.

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

12-16 Marine Drive re: Replace Steps
615-623 Marine Drive re: Detached Garage
62 Clovelly Lane re: Safety Net
45-53 Lower Road re: Shed
45-53 Lower Road re: Landscaping
18 Middle Ledge Drive re: Solar Panels
48 Cloyne Drive re: Single Family Dwelling
33 Cloyne Drive re: Fence
20 Cloyne Drive re: Haul Fill
22 Cloyne Drive re: Haul Fill

(d) Planning & Development re: 779-813 Marine Drive - Subdivision of Land.

Motion 2025-13-05:S.Power/A.Politi: Resolved that Council approve the subdivision of 779-813 Marine Drive as proposed in the application and surveys attached into two residential lots subject to compliance with the below conditions: (1) The subdivision of land meets the subdivision regulations of the Logy Bay-Middle Cove-Outer Cove Development Regulations 2021.(2) Both Parcels of land will require approval from the Land Development Advisory Authority, Department of Fisheries Forestry and Agriculture prior to any development being approved by Council (3) Well and septic locations on Parcel A and Parcel B will require approval by Service NL as part of any Single-Family Dwelling Applications (4) All other standard Town conditions are complied with by the development of the new lots. In favour 4. Carried.

(e) Planning & Development re: 46-48 Barnes Road - Doorstep Grade Exemption.
Motion 2025-13-06:S.Power/A.Politi: Resolved that Council reject the application for a Doorstep Grade Exemption for 46-48 Barnes Road, as the proposed dwelling and detached garage locations will not allow compliance to one or more of the remaining lot grading criteria, as required in section 4.2 of the Town's Development Design Manual. In favour 4. Carried.

(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

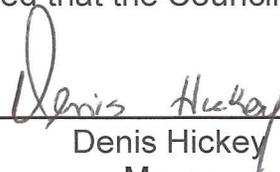
(9) ADJOURNMENT

(10) NEXT MEETING (September 8, 2025)

Motion 2025-13-07:S.Power/A.Politi: Resolved that the Council meeting be adjourned at 7:30pm. In favour 4. Carried.



Neil Stamp
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 14
September 8, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

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

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

(2) ADOPTION OF AGENDA

Motion 2025-14-01:S.Power/R.Cadigan: Resolved that the agenda of a scheduled meeting held on September 8, 2025 be adopted as tabled. In favour 7. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-14-02:S.Power/B.Roche: Resolved that the minutes of a Council meeting held on August 18, 2025 be adopted as tabled. In favour 7. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Report Acceptance.

Motion 2025-14-03:B.Roche/R.Kinsella: Resolved that the Town accept the Corporate Services Report as tabled. In favour 7. Carried.

(b) Planning & Development re: Permits Issued:

34 Cloyne Drive re: Single Family Dwelling
20 Sandalwood Drive re: Single Family Dwelling
566-570 Marine Drive re: Fence
7-17 Big Meadow Drive re: Dwelling Extension
868-870 Marine Drive re: Repair Shed Roof

(c) Planning & Development re: 82-84 Middle Cove Road - Jones Pond Residential Subdivision – Request for Substantial Completion. **Motion 2025-14-04:S.Power/R.Cadigan**: Resolved that Council provide a Certificate of Substantial Completion to Stonemount Enterprises Ltd for 82-84 Middle Cove Road – Jones Pond Residential Subdivision. In favour 7. Carried.

(d) Planning & Development re: Wexford Estates Phase 4 – Proposed Street Names. **Motion 2025-14-05:S.Power/A.Politi**: Resolved that Council approve the street names, Tullamore Street and Ashford Place, for the Wexford Phase 4 Residential Subdivision. In favour 7. Carried.

(7) NEW/UNFINISHED BUSINESS

(8) NOTICE OF MOTION

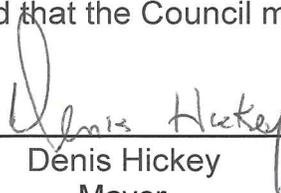
(9) ADJOURNMENT

(10) NEXT MEETING (September 29, 2025)

Motion 2025-14-06:R.Kinsella/M.Roff: Resolved that the Council meeting be adjourned at 6:50pm. In favour 7. Carried.



Neil Stamp
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Special Council Meeting # 15
September 12, 2025**

(1) CALL TO ORDER: 5:35pm

IN ATTENDANCE

Mayor Denis Hickey
Councillor Robert Cadigan
Councillor Rosalyn Kinsella
Councillor Ashley Politi (via teleconference)
Councillor Shannon Power
Councillor Martin Roff

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

Deputy Mayor Brian Roche

(2) ADOPTION OF AGENDA

Motion 2025-15-01:M.Roff/R.Kinsella: Resolved that the agenda of a special meeting held on September 12, 2025 be adopted as tabled. In favour 6. Carried.

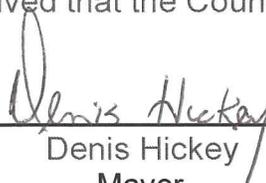
(3) PLANNING & DEVELOPMENT

- (a) 28 Liam Drive (Wexford Estates Phase 4 Subdivision) - Subdivision Design Drawings. **Motion 2025-15-02:S.Power/R.Kinsella:** Resolved that Council approve the Engineering Design Drawings prepared by Pinnacle Engineering ULC on behalf of Rocky Hill Holding Inc. for the Wexford Estates Phase 4 Residential Subdivision. In favour 6. Carried.
- (b) 28 Liam Drive (Wexford Estates Phase 4 Subdivision) re: Subdivision Agreement. **Motion 2025-15-03:S.Power/M.Roff:** Resolved that Council approve the Subdivision Agreement for the Wexford Estates Phase 4 Residential Subdivision. In favour 6. Carried.

Motion 2025-15-04:R.Kinsella/S.Power: Resolved that the Council meeting be adjourned at 5:40pm. In favour 6. Carried.



Neil Stamp
Town Clerk/Manager



Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 16
September 29, 2025**

(1) CALL TO ORDER: 7:00pm

IN ATTENDANCE

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

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

(2) ADOPTION OF AGENDA

Motion 2025-16-01:M.Roff/S.Power: Resolved that the agenda of a scheduled meeting held on September 29, 2025 be adopted as tabled. In favour 7. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Mayor Hickey proclaimed the week of October 5-11, 2025, as Fire Prevention Week with Cara Pardy, St. John's Regional Fire Department in attendance

4) MINUTES & BUSINESS ARISING

Motion 2025-16-02:R.Kinsella/A.Politi: Resolved that the minutes of a Council meeting held on September 8, 2025 be adopted as tabled. In favour 7. Carried.

Motion 2025-16-03:A.Politi/S.Power: Resolved that the minutes of a Special Council meeting held on September 12, 2025 be adopted as tabled. In favour 7. Carried.

(5) CORRESPONDENCE

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

(6) COMMITTEES OF COUNCIL

- (a) Corporate Services re: Report Acceptance.

Motion 2025-16-04:B.Roche/R.Kinsella: Resolved that the Town accept the Corporate Services Report as tabled which includes the 2024 Audited Financial Statements with a minor text amendment under Note 8 – Long Term Debt, to correct the maturity date for BNS from 2025 to current period. In favour 7. Carried.

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

622-636 Marine Drive – Replace Dwelling Shingles
1 Mary's Place – Replace Dwelling Siding with Clapboard
31 Cloyne Drive – Single Family Dwelling
84 St. Francis Road – Single Family Dwelling
34 Cloyne Drive – Fence
1-17 Outer Cove Road – Exterior Renovations
46 Cloyne Drive – Detached Garage

- (c) Planning & Development re: 28 Liam Drive - Wexford Estates Phase 2 Subdivision Development – Request for Total Completion. **Motion 2025-16-05:S.Power/R.Cadigan:** Resolved that Council provide a Certificate of Total Completion to Rocky Hill Holdings Inc. for Wexford Estates - Phase 2 Residential Subdivision. In favour 7. Carried.
- (d) Planning & Development re: 28 Liam Drive - Wexford Estates Phase 3 Subdivision Development – Request for Total Completion. **Motion 2025-16-06:S.Power/A.Politi:** Resolved that Council provide a Certificate of Total Completion to Rocky Hill Holdings Inc. for Wexford Estates - Phase 3 Residential Subdivision. In favour 7. Carried.
- (e) Planning & Development re: 83-95 Marine Drive - Tramore Place Subdivision Development – Request for Total Completion. **Motion 2025-16-07:S.Power/M.Roff:** Resolved that Council provide a Certificate of Total Completion to Stonemount Enterprises Ltd. for Tramore Place Residential Subdivision. In favour 7. Carried.

(f) Planning & Development re: 532 Logy Bay Road re: Home Based Business.
Motion 2025-16-08:S.Power/R.Kinsella: Resolved that Council approve the business application for providing music lessons at 532 Logy Bay Road subject to the following conditions: (1) no wholesale sales shall be permitted (2) retail sales are incidental and subsidiary to the approved use and there is to be no outdoor storage of equipment or materials (3) a minimum of 4 on site parking spaces are to be maintained relating to the business use and no parking shall encroach onto the Logy Bay Road right of way (4) music lessons are to be provided between the hours of 9AM-8PM to ensure no noticeable noise will cause a nuisance for adjacent residents outside if this time. In favour 7. Carried.

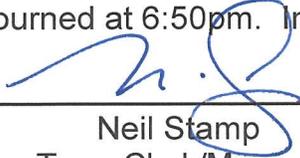
(7) NEW/UNFINISHED BUSINESS

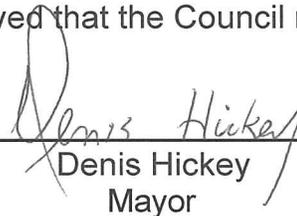
(8) NOTICE OF MOTION

(9) ADJOURNMENT

(10) NEXT MEETING (October 20, 2025)

Motion 2025-16-09:M.Roff/R.Cadigan: Resolved that the Council meeting be adjourned at 6:50pm. In favour 7. Carried.


Neil Stamp
Town Clerk/Manager


Denis Hickey
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 17
October 20, 2025**

(1) CALL TO ORDER: 6:30pm

IN ATTENDANCE

Mayor Bradley Power
Councillor Jennifer Anderson
Councillor Michelle Hickey
Councillor Rosalyn Kinsella
Councillor Ashley Politi
Councillor Shannon Power
Councillor Brian Roche

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

(2) ADOPTION OF AGENDA

Motion 2025-17-01:S.Power/R.Kinsella: Resolved that the agenda of a scheduled meeting held on October 20, 2025 be adopted as tabled. In favour 7. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Councillor Power was appointed Deputy Mayor through a secret ballot process by Council. **Motion 2025-17-02:M.Hickey/J.Anderson:** Resolved that Council have town staff destroy all ballots utilised in the secret ballot process for Deputy Mayor. In favour 7. Carried.

4) MINUTES & BUSINESS ARISING

Motion 2025-17-03:R.Kinsella/A.Politi: Resolved that the minutes of a Council meeting held on September 29, 2025 be adopted as tabled. In favour 7. Carried.

(5) **CORRESPONDENCE**

- (a) Memo from the Elizabeth Moore, Municipal Assessment Agency Inc. re: Call for Nominations – Avalon Region Director. Information Only.
- (b) Memo from Don Hearn, Municipal Assessment Agency Inc. re: Assessment Session. Mayor Power will invite Mr. Hearn to a future Committee of the Whole or Council Meeting to discuss the assessment process. Information Only.
- (c) Memo from Cathy Green, Jack Byrne Regional Sport & Entertainment Centre re: Board Representation. Council will discuss the appointment of the Council representative to the board at a future meeting.
- (d) Letter from Rob Nolan, Municipalities Newfoundland and Labrador re: Welcome New Council. Information Only.

(6) **COMMITTEES OF COUNCIL**

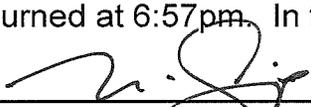
- (a) Planning & Development re: **Permits Issued:**

- 31 Sandalwood Drive – Single Family Dwelling
- 676-690 Logy Bay Road – Shed
- 39 Middle Ledge Drive – Swimming Pool
- 92-94 Lower Road – Haul Fill
- 867-877 Marine Drive – Demolish Sunroom
- 867-877 Marine Drive – Dwelling Extension
- 3 O'Brien Place – Haul Fill
- 35 Cloyne Drive – Single Family Dwelling
- 52 Cloyne Drive – Deck Extension

- (b) Public Works re: 17-MCW-24-00018 Power's Farm Road – Rehabilitation re: Approval to Award Contract. **Motion 2025-17-04:S.Power/A.Politi:** Resolved that Council award the 17-MCW-24-00018 Power's Farm Road – Rehabilitation contract to Weir's Construction Limited in the amount of one hundred and forty-two thousand five hundred and eighty-three dollars and ninety cents (\$142,583.90),HST Incl. In favour 7. Carried.
- (c) Regional Mayors Meetings re: Upcoming Meeting. Mayor Power will invite all the regional Mayors to the next meeting and have it held at the Torbay Common in November 2025.
- (d) Deputy Mayor re: Social Media Post. Town staff will have the results of the Deputy Mayor process posted to town social media.

- (7) NEW/UNFINISHED BUSINESS
- (8) NOTICE OF MOTION
- (9) ADJOURNMENT
- (10) NEXT MEETING (November 10, 2025)

Motion 2025-17-05:R.Kinsella/J.Anderson: Resolved that the Council meeting be adjourned at 6:57pm. In favour 7. Carried.



Neil Stamp
Town Clerk/Manager



Brad Power
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 18
November 10, 2025**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

Mayor Bradley Power
Councillor Jennifer Anderson
Councillor Michelle Hickey
Councillor Rosalyn Kinsella
Councillor Ashley Politi
Councillor Shannon Power
Councillor Brian Roche

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

(2) ADOPTION OF AGENDA

Motion 2025-18-01: R.Kinsella/J.Anderson: Resolved that the agenda of a scheduled meeting held on November 10, 2025 be adopted as tabled. In favour 7. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-18-02:R.Kinsella/M.Hickey: Resolved that the minutes of a Council meeting held on October 20, 2025 be adopted as tabled. In favour 7. Carried.

(5) CORRESPONDENCE

- (a) Memo from Elizabeth Moore, Municipal Assessment Agency Inc. re: Final Candidate List. Information Only.

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Report Acceptance.

Motion 2025-18-03:B.Roche/R.Kinsella: Resolved that Council approve the Corporate Services financial report as tabled. In favour 7. Carried.

(b) Corporate Services re: Voting Delegates - MNL Convention.

Motion 2025-18-04:B.Roche/R.Kinsella: Resolved that Council appoint Councillor Anderson as the Town's Voting Delegate at the upcoming MNL Convention in Corner Brook. In favour 7. Carried.

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

93-101 Pine Line re: Shed

35-43 Big Meadow Drive re: Pool Shed

1-7 Roche's Road re: Detached Garage

1-7 Roche's Road re: Driveway/Culvert

1-7 Roche's Road re: Demolish Shed

26 Cloyne Drive re: Single Family Dwelling with Apartment

16-20 Red Cliff Road re: Shed

35-37 Snow's Lane re: Fence

25 Kinsella's Lane re: Home Based Business (Accounting)

47-51 Roche's Road re: Home Based Business (Software Development)

15 Cloyne Drive re: Detached Garage

(d) Planning & Development re: 3 Kinsale Place - Doorstep Grade Exemption.

Motion 2025-18-05:A.Politi/S.Power: Resolved that Council defer the application for the doorstep grade exemption. In favour 7. Carried.

(e) Planning & Development re: 45-49 Snow's Lane - Accessory Structure – Solar

Panels. **Motion 2025-18-06:A.Politi/S.Power:** Resolved that Council approve the development application to install Solar Panels on the property based on the below conditions: (1) All portions of the solar panels and support structure must maintain a minimum setback of 3m from all property boundary lines (2) Any solar panels/supports requiring removal based on condition one, cannot be relocated to another portion of the property prior to submitting a new application and obtaining the appropriate permit from Council (3) The treeline in the front portion of the property shall be maintained to provide a visual buffer between the structure and passing traffic on the roadway. In favour 7. Carried.

- (f) Public Works re: Snow Clearing & Ice Control Contract Extension - 2025-2026. **Motion 2025-18-07:S.Power/R.Kinsella:** Resolved that Council award the extension of Snow Clearing and Ice Control Services to Gladney's Bus Limited for the 2025-2026 winter season in the amount of Two Hundred Eighty-Three Thousand, Eight Hundred Dollars (\$283,800.00) plus HST. In favour 7. Carried.

(7) NEW/UNFINISHED BUSINESS

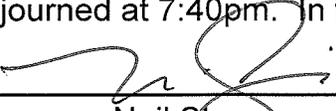
- (a) Eastern Regional Service Board re: Nominations. **Motion 2025-18-08:S.Power/M.Hickey:** Resolved that Council appoint Councillor Anderson as the Council Representative on the Eastern Regional Service Board. In favour 7. Carried.
- (b) Gas Tax Report re: Acceptance. **Motion 2025-18-09:B.Roche/A.Politi:** Resolved that Council accept the December 31, 2024 Gas Tax Report as tabled. In favour 7. Carried.

(8) NOTICE OF MOTION

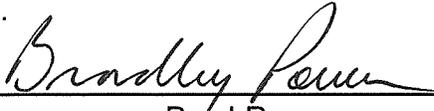
(9) ADJOURNMENT

(10) NEXT MEETING (December 1, 2025)

Motion 2025-18-10:R.Kinsella/A.Politi: Resolved that the Council meeting be adjourned at 7:40pm. In favour 7. Carried.



Neil Stamp
Town Clerk/Manager



Brad Power
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 19
December 1, 2025**

(1) CALL TO ORDER: 6:30pm

IN ATTENDANCE

Mayor Bradley Power
Deputy Mayor Shannon Power
Councillor Jennifer Anderson
Councillor Michelle Hickey
Councillor Rosalyn Kinsella
Councillor Ashley Politi
Councillor Brian Roche

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

(2) ADOPTION OF AGENDA

Motion 2025-19-01:S.Power/R.Kinsella: Resolved that the agenda of a scheduled meeting held on December 1, 2025 be adopted as tabled. In favour 7. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

Mayor Power, along with Heather Bonia presented Grace Ryan of Middle Cove and Jared Devereaux of Logy Bay cheques for \$ 1000.00 and \$ 500.00 respectively for placing first and second in the 2025 Ray Bonia Memorial Scholarship Awards.

(4) MINUTES & BUSINESS ARISING

Motion 2025-19-02:R.Kinsella/M.Hickey: Resolved that the minutes of a Council meeting held on November 10, 2025 be adopted as tabled. In favour 7. Carried.

(5) CORRESPONDENCE

(6) **COMMITTEES OF COUNCIL**

(a) Corporate Services re: Report Acceptance.

Motion 2025-19-03:B.Roche/R.Kinsella: Resolved that Council accept the Corporate Services report as tabled. In favour 7. Carried.

(b) Corporate Services re: Municipal Assessment Commissioner - 2026.

Motion 2025-19-04:B.Roche/S.Power: Resolved that Council appoint Don Peckham as the Municipal Assessment Commissioner for 2026. In favour 7. Carried.

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

767 Logy Bay Road re: Home Based Business (Marketing Consulting)

29 Sandalwood Drive re: Single Family Dwelling

(d) Planning & Development re: 3 Kinsale Place - Frontage at the Building Line Variance Request. **Motion 2025-19-05:A.Politi/S.Power:** Resolved that Council approve the requested variance of 3 Kinsale Place to the Minimum Frontage at the Building Line, subject to the following conditions: (1) The building line setback shall be chosen such that the frontage at the building line falls within the 10% allowable variance. (2) The Real Property Report submitted, prior to obtaining the Building Permit, shall display the frontage at the building line, to confirm compliance with zoning standards for this area. In favour 7. Carried.

(e) Planning & Development re: 3 Kinsale Place - Doorstep Grade Exemption.

Motion 2025-19-06:A.Politi/S.Power: Resolved that Council reject the application for a Doorstep Grade Exemption for 3 Kinsale Place, as the proposed dwelling does not comply with section 1.3.2 item 4) of the Town's Development Design Manual. In favour 7. Carried.

(f) Storybook Path re: Peter's Path. **Motion 2025-19-07:M.Hickey/R.Kinsella:**

Resolved that Council provide permission to the Logy Bay Development Association to install a storyboard path on Peter's Path, to be constructed by the volunteers of the Logy Bay Development Association. In favour 7. Carried.

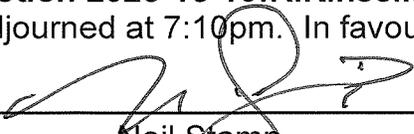
(7) **NEW/UNFINISHED BUSINESS**

(8) **NOTICE OF MOTION**

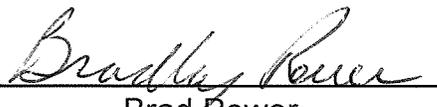
(9) **ADJOURNMENT**

(10) **NEXT MEETING** (December 1, 2025)

Motion 2025-18-10:R.Kinsella/S.Power: Resolved that the Council meeting be adjourned at 7:10pm. In favour 7. Carried.



Neil Stamp
Town Clerk/Manager



Brad Power
Mayor

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 20
December 22, 2025**

(1) CALL TO ORDER: 6:38pm

IN ATTENDANCE

Mayor Bradley Power
Deputy Mayor Shannon Power
Councillor Jennifer Anderson
Councillor Michelle Hickey
Councillor Rosalyn Kinsella
Councillor Ashley Politi
Councillor Brian Roche

Neil Stamp, Town Clerk/Manager
Wayne Langille, Deputy Clerk

REGRETS

(2) ADOPTION OF AGENDA

Motion 2025-20-01:S.Power/A.Politi: Resolved that the agenda of a scheduled meeting held on December 22, 2025 be adopted as tabled. In favour 7. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2025-20-02:J.Anderson/S.Power: Resolved that the minutes of a Council meeting held on December 1, 2025 be adopted as tabled. In favour 7. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: 2026 Council Meeting Schedule.

Motion 2025-20-03:B.Roche/R.Kinsella: Resolved that Council approve the 2026 Council Meeting Schedule as tabled. In favour 7. Carried.

- (b) Corporate Services re: Garbage/Recycling - January 2026 Extension.
Motion 2025-20-04:B.Roche/S.Power: Resolved that Council approve the extension of the existing waste collection services contract with T2 Ventures Inc. for the period January 1, 2026 to January 31, 2026, under the same terms and conditions as the current agreement, to ensure continuity of service. In favour 7. Carried.
- (c) Planning & Development re: **Permits Issued:**
- 4 Kinsale Place re: Single Family Dwelling
 - 5 Kinsale Place re: Single Family Dwelling
 - 27 Sandalwood Drive re: Single Family Dwelling
 - 67-81 Marine Drive re: Siding + Exterior Windows
 - 403 Marine Drive re: Siding + Exterior Windows + Patio Door
 - 9 Ivy's Way re: Single Family Dwelling
 - 9 Cemetery Lane re: Business (Cemetery)
- (d) Planning & Development re: 56-58 Devereaux Lane - Single Family Dwelling.
Motion 2025-20-05:A.Politi/S.Power: Resolved that Council approve the application for a Single-Family Dwelling at 56-58 Devereaux Lane based on the following: (1) The lot frontage is within the 10% allowable variance under Section 3.8 of the Town's Development Regulations, 2021; public notice was provided to residents in accordance with Section 3.9 and no objections were received. (2) All other standard Town conditions shall be complied with by the development. In favour 7. Carried.
- (e) Planning & Development re: Residential Subdivision Agreement - Amendments.
Motion 2025-20-06:A.Politi/S.Power: Resolved that Council amend the securities section of the subdivision agreement for the following residential subdivision developments: (a) Wexford Estates – Phase 2, (b) Wexford Estates – Phase 3 (c) Wexford Estates – Phase 4 (d) 82-84 Middle Cove Road (Kinsale Place) (e) 83 Marine Drive (Tramore Place) (f) Silverhead Way. In favour 7. Carried.

Councillor Politi left the meeting at 6:54pm

- (f) Planning & Development re: Residential Subdivision Agreement - Release of Subdivision Lot Securities. **Motion 2025-20-07:S.Power/M.Hickey**: Resolved that Council approve the release of existing subdivision lot securities, in the amount of \$1,000 per lot, for the following residential subdivision developments: (a) Wexford Estates – Phase 2, (b) Wexford Estates – Phase 3, (c) Wexford Estates – Phase 4, (d) 82-84 Middle Cove Road (Kinsale Place), (e) 83 Marine Drive (Tramore Place), (f) Silverhead Way; and further resolved that this release is approved to avoid prolonged retention of securities while subdivision agreement amendments are being finalized, and does not waive Council's authority to require revised or replacement securities, where applicable, upon execution of the amended subdivision agreements; and further resolved that all other terms and obligations of the existing subdivision agreements remain in full force and effect until formally amended and approved by Council. In favour 6. Carried.
- (g) Public Works re: Snow Clearing/Ice Control. The Public Works Committee met with the Town's snow clearing/ice control contractor to resolve issues that have occurred regarding snow clearing and ice control and look forward to working with them to improve the service that is being delivered.

(7) NEW/UNFINISHED BUSINESS

- (a) Brad Power announced his resignation as Mayor from the Town Council effective December 31, 2025 due to a new position as Director of Communications for the Premier's Office.

(8) NOTICE OF MOTION

(9) ADJOURNMENT

(10) NEXT MEETING (January 19, 2026)

Motion 2025-20-08:R.Kinsella/J.Anderson: Resolved that the Council meeting be adjourned at 7:30pm. In favour 6. Carried.



Neil Stamp
Town Clerk/Manager



Brad Power
Mayor