

**Town of Logy Bay-Middle Cove-Outer Cove
Regular Council Meeting # 11
August 17, 2026**

(1) CALL TO ORDER: 6:45pm

IN ATTENDANCE

Deputy Mayor Brian Roche
Councillor Jennifer Anderson
Councillor Dan Cadigan
Councillor Bert Hickey
Councillor Michelle Hickey
Councillor Rosalyn Kinsella

Susan Arns, Town Clerk/Manager
Shane Williams, Manager of Planning & Public Works

REGRETS

Mayor Shannon Power
Wayne Langille, Deputy Clerk

(2) ADOPTION OF AGENDA

Motion 2026-11-01:J.Anderson/R.Kinsella: Resolved that the agenda of a scheduled meeting held on August 17, 2026 be adopted as tabled. In favour 6. Carried.

(3) PROCLAMATIONS/PRESENTATIONS/ELECTIONS

(4) MINUTES & BUSINESS ARISING

Motion 2026-11-02:R.Kinsella/M.Hickey: Resolved that the minutes of a Council meeting held on July 27, 2026 be adopted as tabled. In favour 6. Carried.

(5) CORRESPONDENCE

(6) COMMITTEES OF COUNCIL

(a) Corporate Services re: Financial Reports.

Motion 2026-11-03:R.Kinsella/J.Anderson: Resolved that Council accept the Corporate Services Report as tabled. In favour 6. Carried.

(b) Corporate Services re: TD Letter Agreement and Term Loan Facilities. **Motion 2026-11-04:R.Kinsella/D.Cadigan:** That Council approve and ratify the Letter Agreement dated August 11, 2026 between the Town of Logy Bay-Middle Cove-Outer Cove and The Toronto-Dominion Bank respecting the renewal and continuation of the Town's existing term loan facilities as follows:

- (1) Facility 3: \$175,778.23 for the Town's share of the Cadigan's Road and O'Brien's Place Stream Crossing Upgrades, with a contractual maturity date of November 13, 2026;
- (2) Facility 4: \$50,532.99 for the Town's share of the Snow's Lane and Logy Bay Road Intersection Upgrade, with a contractual maturity date of November 3, 2026;
- (3) Facility 5: \$8,608.54 for the 2019 Mitsubishi Outlander, with a contractual maturity date of July 29, 2027;
- (4) Facility 6: \$82,313.80 for the Town's original share of the Stick Pond Brook Retaining Wall and Stream Crossing project, with a contractual maturity date of August 12, 2029;
- (5) Facility 7: \$465,855.19 for the project overrun associated with the Stick Pond Brook Retaining Wall and Stream Crossing project, with a contractual maturity date of August 12, 2029; and
- (6) Facility 8: \$89,511.17 for the 2024 Ford Super Duty F-550 truck, with a contractual maturity date of December 24, 2029.

And further that the applicable interest rate for any facility being renewed shall be the rate quoted and confirmed by The Toronto-Dominion Bank at the time of renewal and documented in the applicable Rate and Payment Terms Notice, and that the Mayor and Town Manager/Clerk be authorized to execute the required borrowing resolutions and related documentation on behalf of the Town. In favour 6. Carried.

- (c) Corporate Services re: RBC Banking and Signing Authorities. **Motion 2026-11-05:R.Kinsella/D.Cadigan:** That Council approve and ratify the Royal Bank of Canada Resolution Regarding Banking and related Master Client Agreement for Business Clients Signature Card, effective August 6, 2026, appointing Royal Bank of Canada as a banker for the Town of Logy Bay-Middle Cove-Outer Cove and confirming the following authorized signing authorities: Shannon Power, Mayor; Brian Roche, Finance Chairperson; Susan Arns, Town Manager/Clerk; and Brandon Higgins, Manager of Corporate Services.

And further that, for withdrawals and transfers of funds, banking agreements, borrowing or credit agreements, and requests for advances or drawdowns, the Mayor or Finance Chairperson shall sign jointly with the Town Manager/Clerk or Manager of Corporate Services, in accordance with the RBC banking resolution. In favour 6. Carried.

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

- 11 Silverhead Way – Shed
- 17 Cloyne Drive – Shed
- 17 Cloyne Drive – Detached Garage
- 15 Cloyne Drive – Landscaping
- 374-382 Marine Drive – Root Cellar
- 374-382 Marine Drive – Greenhouse
- 6 Killick Drive – Single Family Dwelling
- 2 Tramore Place – Pool Shed
- 105-107 Cadigan's Road – Exterior Renovations
- 599 Logy Bay Road – Re-Shingle Detached Garage
- 30 Sandalwood Drive – Dwelling Extension
- 6-10 Walsh's Road – Shed
- 46-58 Old Pine Line – Home Based Business (consulting)
- 929-937 Marine Drive – Pave Driveway
- 181-189 Middle Cove Road - Pave Driveway
- 79 St. Francis Road – Haul Fill
- 70-78 Doran's Lane re: Filming
- 57-61 Marine Drive – Detached Garage
- 5 Jenny's Way – Shed

- (e) Planning & Development re: 759-765 Marine Drive - Single Family Dwelling. **Motion 2026-11-06:B.Hickey/D.Cadigan:** Resolved that Council provide an Approval in Principle for a single-family dwelling at 759-765 Marine Drive with a 10 percent variance to the minimum 45 metre lot frontage requirement. Public notice was given as part of the variance request and no commentary was received. Approval is subject to the following conditions:

1. A Highway Access permit will need to be issued by the Department of Government Services prior to issuance of the Conditional Building Permit for the single-family dwelling being issued by the Town.
 2. A Professional Hydrogeologist or Professional Engineer will need to provide a letter addressed to the Town to state that the proposed single-family dwelling can be added to this property without exceeding the threshold for allowable drawdown. All other conditions outlined in the Development Application Approval Letter are to be adhered to. In favour 6. Carried.
- (f) Planning & Development re: Adoption in Principle - Municipal Plan Amendment No.3, 2026, Development Regulations Amendment No.6, 2026 – Home Occupation Use.
Motion 2026-11-07:B.Hickey/D.Cadigan: Resolved that Council Adopt in Principle the Municipal Plan Amendment No.3, 2026, Development Regulations Amendment No.6, 2026 and forward the proposed amendments to the Department of Municipal and Community Affairs for Section 15 Review and Release under the Urban and Rural Planning Act. In general terms, the amendment will allow Council to consider business applications for Home Occupation Use as a discretionary use in multiple Use Zones within the Planning Area of Town. In favour 6. Carried.
- (g) Public Works re: Asphalt Patching Contract – 2026.
Motion 2026-11-08:D.Cadigan/R.Kinsella: Resolved that Council award the 2026 Asphalt Patching contract to Modern Paving Ltd. In the amount of ninety-five seven hundred and ninety dollars (\$95,790.00), plus HST. In favour 6. Carried.
- (h) Safety/Emergency Planning re: Traffic Speed Sign – Trailer.
Motion 2026-11-09:J.Anderson/M.Hickey: Resolved that the Town purchase a trailer for a traffic speed sign from Traffic Logix in the amount of \$6399.40 plus HST. In favour 6. Carried.

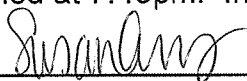
(7) **NEW/UNFINISHED BUSINESS**

(8) **NOTICE OF MOTION**

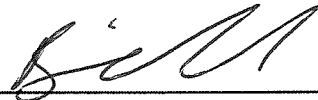
(9) **ADJOURNMENT**

(10) **NEXT MEETING** (September 8, 2026)

Motion 2026-11-10:R.Kinsella/M.Hickey: Resolved that the Council meeting be adjourned at 7:43pm. In favour 6. Carried.



Susan Arns
Town Clerk/Manager



Brian Roche
Deputy Mayor