

REGULAR MEETING
MONDAY FEBRUARY 23, 2026
AGENDA

1. Minutes of February 9, 2026
2. Business Arising
3. Application A2026-05 for an approval in principle to build house at 41-45 Motion Bay Road Extension
4. Application A2026-06 for an approval in principle to build house at 51-59 Motion Bay Road Extension
5. Request from Harbour Authority to have water fees reduced
6. Request for noise extension from The Boathouse
7. Labour warranty quote for mini split at town office
8. Request to have business tax written off for 2026 for a home-based business at Hannaford's Lane
9. Request from property owner to have plumbing invoice paid relating to broken sewer line
10. Daily Foreperson's Log
11. Expense Claims
12. Bills
13. New Business
14. Adjourn

BILLS

February 23, 2026

Bell Mobility (Cell Phone Expense)	\$402.87
Bidgood's (Office Expense)	\$41.07
Hi-Tech Communications (Truck Expense)	\$91.98
Emco (Water Infrastructure Expense)	\$261.23
City of St. John's (Garbage Expense)	\$2,371.40
Kent (R&M Building Expense)	\$100.95
Orkin (Pest Control Expense)	\$83.51
North Atlantic Supplies (Employee Clothing Expense)	\$1,516.85
Triware (Office Expense)	\$213.67
Rogers (Office Expense)	\$114.98
T&D Enterprises (Water Infrastructure Expense)	\$885.50
Workplace NL (Worker's Compensation Expense)	<u>\$7,718.79</u>
TOTAL	\$13,802.80

TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

MONDAY FEBRUARY 23, 2026

PRESENT: Ed Dyke, Irene Stack, Sam Stack, Todd Chafe, Nancy Bungay, Kayla Parsons and Mandy Dinn
ABSENT: Rick Raymond

		ITEM
1		Mayor Dyke brought the meeting to order at 6:34pm.
2		Motion #21 Sam Stack/Nancy Bungay Proposed to accept minutes of February 9, 2026. All in favor. Motion carried.
	BUSINESS ARISING	
3		#11 The contractor has the main waterline extension installed on Motion Bay Road and one lane of the roadway is open to pedestrian and vehicular traffic.
	TONIGHT'S AGENDA	
4		Application A2026-05 for an Approval in Principle to build a house at 41-45 Motion Bay Road Extension. Motion #22 Sam Stack/Irene Stack Proposed to approve the application for an approval to build a house at 41-45 Motion Bay Road with stipulations attached to approval. There was a lengthy discussion among the councillors. Deputy Mayor Stack noted that she would possibly be in favor of an approval in principle but noted there was a difference between the town being a publicly maintained road and a serviced road. Councillor Parsons noted that the town plan had been amended to allow development in that area of Motion Bay Road Extension. She noted attaching stipulations to an approval in principle that placed onus on the owner of a development could potentially open the town to liabilities. Mayor Dyke requested that the town seek legal advise regarding drafting a legal agreement between the town and the property owner. Councillor Bungay advised that she did not feel comfortable deciding on the application without first getting more information to help clarify a lot of the questions that councillors were raising in relation to the potential development in the area. Councillor Stack noted that 2 other approvals in principle letters were issued in the past for development in the area. Councillor Chafe noted that there were no other stipulations placed on development on other gravel roads in the town. Councillor Stack in favor. Mayor Dyke, Deputy Mayor Stack, and councillors Chafe, Bungay and Parsons not in favor. Motion Defeated. Motion #23 Kayla Parsons/Nancy Bungay Proposed to defer application A2026-05 for an approval in principle to build a house at 41-45 Motion Bay Road Extension until the next meeting of council scheduled for March 9, 2026. All in favor. Motion carried.
5		Application A2026-06 for an Approval in Principle to build a house at 51-59 Motion Bay Road Extension. The applicant was in chambers and requested to address the council. Mr. Tom Clarke addressed council and noted that development is allowed on Motion Bay Road Extension as per the 2018 amendment to the town plan. Mayor Dyke asked the applicant if he was willing to consider a deferral of the application until the next meeting of council scheduled for March 9, 2026, as this application also required council to gather more information to make an informed decision. Mr. Clarke agreed. Motion #24 Irene Stack/ Kayla Parsons Proposed to defer application A2026-06 to build a house at 51-59 Motion Bay Road Extension until the meeting of council scheduled for March 9, 2026. All in favor. Motion carried.

6		Request from Harbour Authority to only use one water connection with a hose attached on the north side waterfront and to have their 2026 water fees invoicing adjusted accordingly. Motion #25 Sam Stack/Kayla Parsons Proposed to approve an adjustment to the Harbour Authorities 2026 water fees invoicing if they install a water meter at their own expense. All in favor. Motion Carried.
7		Request from The Boathouse for a noise extension to 1am on September 19, 2026, to accommodate an event. Motion # 26 Kayla Parsons/Nancy Bungay Proposed to approve the noise extension to 1am on September 19, 2026. All in favor. Motion carried.
8		Labour Warranty Quote for Mini-Split at Town Office. Motion #27 Irene Stack/Sam Stack Proposed to accept the quote from Hotwater & Freshair Systems in the amount of \$850.00 for a 10 year labour warranty on the mini split at the town office. All in favor. Motion carried.
9		Request from Business owner at 7 Hannaford's Lane to have business tax written off for 2026 as the business is no longer operating. Motion #28 Kayla Parsons/Nancy Bungay Proposed to write off the 2026 business tax for the business located at 7 Hannaford's Lane as the business is no longer operating. All in favor. Motion carried.
10		Request from property owner at 39 Cribbies Road to have a plumbing invoice paid by the town for a damaged sewer pipe on the property. Motion #29 Kayla Parsons/Sam Stack Proposed to reimburse the paid plumbing invoice to the property owner at 39 Cribbies Road for the damaged sewer line. Mayor Dyke, Councillors Chafe, Bungay and Parsons in favor. Deputy Mayor Stack and Councillor Stack not in favor. Motion carried.
11		Foreman's Log Motion # 30 Kayla Parsons/ Nancy Bungay Proposed to accept the foreman's log. All in favor. Motion carried.
12		Expense claim for Mandy Dinn was presented in the amount of \$20.00. Motion #31 Kayla Parsons/ Nancy Bungay Proposed to pay the expense claim for Mandy Dinn in the amount of \$20.00. All in favor. Motion carried. Expense claim for Matthew Chafe was presented in the amount of \$97.44. Motion #32 Kayla Parsons/Irene Stack Proposed to pay the expense claim for Matthew Chafe in the amount of \$97.44. All in favor. Motion carried. Expense claim for Matthew Chafe was presented in the amount of \$89.04. Motion #33 Irene Stack/ Nancy Bungay Proposed to pay the expense claim for Mandy Dinn in the amount of \$89.04. All in favor. Motion carried.
13		Bills in the amount of \$13,802.80 were presented. Motion #34 Kayla Parsons/Nancy Bungay Proposed to pay bills in the amount of \$13,802.80. All in favor. Motion carried.
	NEW BUSINESS	
14		Councillor Parsons advised that the Recreation Committee had rescheduled their Annual General Meeting to February 26, 2026.
15		Deputy Mayor Stack noted the great job that the Town's snow clearing contractors did on snow clearing during the recent storms.
16		Mayor Dyke reminder all councillors of getting their mandatory training clued up in the coming weeks.

		<p>Mayor Dyke requested an update on the damaged infrastructure on Long Run Road. Staff have contacted the city of St. John's and submitted a property damage claim through their online portal.</p> <p>Mayor Dyke reminded council of the meeting with MP Tom Osborne that is scheduled for March 4. He encouraged councillors to attend.</p>
17		Councillor Parsons congratulated all the Olympians as the Olympic games are coming to a close.
18		Councillor Bungay gave a special mention of her son Daniel Bungay who received his medal from Latvia as he is a member of the Canadian Armed Forces serving with NATO.
19		<p>Request to have an internet package added to the mayor's cell phone while he is away on Vacation for 10 days in March. Mayor Dyke abstained from discussing or voting on this topic.</p> <p>Motion #35 Sam Stack/Kayla Parsons Proposed to add an internet plan to the mayor's cell phone for 10 days in March. Deputy Mayor Stack and Councillor Stack in favor. Councillor Chafe, Bungay and Parsons not in favor. Motion defeated.</p>
20		<p>Motion #36 Irene Stack/ Sam Stack Proposed meeting be adjourned. All in favor. Motion carried. Meeting adjourned at 7:49pm.</p>

Mayor, Ed Dyke _____

Chief Administrative Officer, Mandy Dinn _____