REGULAR MEETING

MONDAY August 10, 2026

AGENDA

1. Minutes of July 27, 2026
2. Business Arising
3. Application A2026-64 to place camper at 30 Motion Bay Road Extension
4. A2026-84 for an approval in principle to build a wharf and shed at 12A Main Road, Petty Harbour
5. A2026-83 for an approval in principle to build house at 13 Big Hill Road
6. Application A2026-85 for extension to home at 97 Main Road, Petty Harbour
7. Paving Quotes
8. Recreation Committee Operating Grant
9. Abandoned Vehicle in Community Centre parking lot
10. Letter of concern regarding public parking area Skinner's Hill
11. Letter of concern and request to have fee waived for water break at 9 Motion Bay Road Extension
12. Letter of concern regarding Cavel's Lane
13. Letter of concern regarding 11 Cribbies Road
14. St John's Regional Regional Plan Amendment Number 110, 2025
15. Daily Foreperson's Log
16. Expense Claims
17. Bills
18. New Business
19. Adjourn

BILLS

August 10, 2026

Bennett's Home Hardware (Tools & Hardware, R&M Building, & Cleaning expense)	$299.90
Impact Signs (Road Maintenance (signage))	$997.10
BioMaxx (Sewer Monitoring Expense)	$993.60
Bidgood's (Office Expense)	$44.20
Bell Mobility (Cell Phone Expense)	$57.57
Bell Aliant (Telephone Expense)	$571.18
C&A Landscaping (Parks & Playground Expense)	$425.50
Canoe (Office Expense)	$506.76
City of St. John's (Garbage Fee)	$3,534.99
Grainger (Employee Clothing Expense)	$110.54
GardaWorld (Traffic Control Expense)	$2,655.12
Hiscock Rentals (Tools & Hardware Expense)	$34.49
Hi Tech Communications (Truck Expense)	$91.98
Emco (Water Infrastructure Expense)	$2,781.28
Keith's Plumbing (R&M Building Expense)	$1,121.25
NF Power (Hydro & Street Lighting Expense)	$4,859.67
North Atlantic Supplies (Safety Supplies Expense)	$192.28
Northeast Avalon Joint Council (Membership Fees Expense)	$200.00
Modern Printing (Office Expense)	$103.50
Orkin (Pest Control Expense)	$90.19
Stewart McKelvey (Professional Fees Expense)	$13,042.73
Municipal Assessment Agency (Assessment Fees Expense)	$3,939.00
Tulk Tire (Garbage Truck Expense)	$2,467.99
RJK Auto (Pickup Truck Expense)	$3,030.41
Triware (Office Expense)	$236.67
Kodiak (Employee Clothing Expense)	$356.47
Rogers (Office Expense)	$114.98
TOTAL	$42,859.35

TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

MONDAY AUGUST 10, 2026

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

		ITEM
1		Mayor Dyke brought the meeting to order at 6:30pm.
2		**Motion #206 Irene Stack/ Sam Stack** Proposed to accept minutes of July 27, 2026 with a change from Councillor Stack to Deputy Mayor Stack in #14. All in favor. Motion carried.
	BUSINESS ARISING	
3		#15 Staff will continue to patch potholes throughout the community.
4		#12 Despite many requests from council, the paving on Old Maddox Cove Road has not been started.
	TONIGHT'S AGENDA	
5		Application A2026-64 to place a camper at 30 Motion Bay Road extension. The inspections committee (Sam Stack & Kayla Parsons) inspected the area. Council discussed approving the application until October 31, 2026 at which time the camper would have to be removed. **Motion #207 Irene Stack/ Sam Stack** Proposed to approve application A2026-64 to place a camper at 30 Motion Bay Road Extension until October 31, 2026 at which time the camper must be removed from the property. All in favor. Motion carried.
6		Application A2026-84 for an approval in principle to construct a wharf and shed at 12A Main Road, Petty Harbour. The inspections committee (Sam Stack & Kayla Parsons) inspected the area. The Inspections committee inspected the area and noted the following: A deed of conveyance or sales agreement would be required before a permit could be issued from the town as the current owner of the property did not sign off on the application. As the property is located in the Flood Risk area, approval is required from the Department of Environment and the Harbour Authority. **Motion # 208 Sam Stack/ Irene Stack** Proposed to approve Application A2026-84 for an approval in principle to construct a wharf and shed at 12A Main Road, Petty Harbour with the stipulation that a deed of conveyance or sales agreement would be required before a permit could be issued from the town as the current owner of the property did not sign off on the application and as the property is located in the Flood Risk area, approval is required from the Department of Environment and the Harbour Authority. All in favor. Motion carried. Deputy Mayor Stack noted that she would like to see more detailed plans in the future for approval in principle applications.
7		Application A2026-86 for an approval in principle to build a house at 13 Big Hill Road. The inspections committee (Sam Stack & Kayla Parsons) inspected the area. The applicant has provided a survey of the property with the location of the home that was previously located on the lot. The previous house as torn down many years ago and was a non-conforming property in the Heritage Zone.

		As the approval in principle application would involve the requirement to rebuild the house on the exact same footprint in the Heritage Zone, a notice must be sent to surrounding properties advising of the request. It was also noted that the proposed height of 35 feet was well beyond the height regulation in the Heritage Zone. A stipulation must be that the height conform to the 8-meter height regulation in the heritage zone. **Motion #209 Sam Stack/ Irene Stack** Proposed to send a discretionary notice to surrounding residents of 13 Big Hill Road. Council can then consider relevant feedback. All in favor. Motion carried.
8		Application A2026-85 to build an extension to house at 97 Main Road, Petty Harbour. The inspections committee (Sam Stack & Kayla Parsons) inspected the area. There was some discussion regarding the height of the extension. The mean height was less than an inch over the regulation of 8 meters in the Residential Zone. **Motion #210 Sam Stack/ Irene Stack** Proposed to approve Application A2026-85 to build an extension to 97 Main Road, Petty Harbour with a maximum height of 8 meters and 1 inch. All in favor. Motion carried.
9		Paving Quotes Two quotes were received for the patch paving throughout the community. KMAX was $27,062.09 CW Parsons was $27,427.50 **Motion #211 Irene Stack/ Sam Stack** Proposed to accept quote from Kmax in the amount of $27,062.09 for paving. All in favor. Motion carried. Council will consider paving quotes for Pack's Lane and Weir's Lane in the 2027 budget.
10		Request from Recreation for their 2026 operating grant. **Motion #212 Irene Stack/ Sam Stack** Proposed to issue the $6000.00 2026 operating grant for the Recreation Committee. All in favor. Motion carried.
11		Abandoned vehicle at community centre parking lot. Staff will call towing companies to inquire if they have impound yards. **Motion # 213 Irene Stack/ Rick Raymond** To place a notice on the vehicle that it will be towed if not removed from the property in 72 hours at the owner's expense. All in favor. Motion carried.
12		Letter of concern regarding public parking area off Skinner's Hill. Council had previously approved for stone to be placed on the laneway. **Motion #214 Irene Stack/ Sam Stack** Proposed to purchase a children at play sign for the area and an open/closed sign for the parking shed. All in favor. Motion carried.
13		Letter of concern and request to waive fee for water break at 9 Motion Bay Road Extension. While council did sympathize with the homeowner, they must charge fees according to their adopted tax schedule. The fee covers the cost of overtime and the use of town equipment. The town also cannot assume the liability of fixing water breaks that are the responsibility of the homeowner as the risk is simply too great. **Motion #215 Irene Stack/ Rick Raymond**

		Proposed to waive the fee for the weekend water shut off at 9 Motion Bay Road Extension. All opposed. Motion defeated.
14		Letter of concern regarding condition of Cavell's Staff will have the patch at the bottom of the laneway paved with the pothole and patching work that was previously approved during the meeting of August 10, 2026.
15		Letter of concern regarding 11 Cribbies Road. Mayor Dyke was previously determined to be in a conflict of interest, so he abstained from discussing this matter. Deputy Mayor Stack noted that council will be having discussions with the property owner with the goal of getting clarification on what the property is being used for. She also noted that deliveries being made at 6:45am do fall within the quiet times set by the town. Council will update the residents concerned once more information is available.
16		St. John's Region Regional Plan Amendment Number 110, 2025. Council did not have any feedback to provide in relation to this proposed amendment.
17		Foreman's Log **Motion #216 Irene Stack/ Sam Stack** Proposed to accept the foreman's log Deputy Mayor Stack noted that she wants to see a copy of the additional form included with the foreman's log going forward. She also noted that she would like to see more information included in the "Other Information" section of the form. All in favor. Motion carried. **Motion #217 Rick Raymond/ Sam Stack** Proposed to erect accessible parking sign art parking area by the town deport. Council can possibly budget for paving the accessible space in the 2027 budget. All in favor. Motion carried.
18		Expense claim for Mike Hayes in the amount of $60.48. **Motion #218 Irene Stack/ Sam Stack** Proposed to approve expense claim for Mike Hayes in the amount of $60.48. All in favor. Motion carried. Expense claim for Tyler Whitten in the amount of $81.90. **Motion #219 Irene Stack/ Rick Raymond** Proposed to approve expense claim for Tyler Whitten in the amount of $81.90. All in favor. Motion carried. Expense claim for Jackie Connolly in the amount of $1,322.95. **Motion #220 Irene Stack/ Sam Stack** Proposed to approve expense claim for Jackie Connolly in the amount of $1,322.95. All in favor. Motion carried.
19		Bills in the amount of $42,859.35. **Motion #221 Sam Stack/ Irene Stack** Proposed to pay bills in the amount of $42,859.35. All in favor. Motion carried.
	NEW BUSINESS	
20		Deputy Mayor Stack requested that staff contact the Department of Transportation to request that a speed sign be erected on Long Run Road. Deputy Mayor Stack noted that she will be starting to post more information after the council meetings on social media for the purpose of increasing resident engagement with council.

		Gerard Heffernan was present in chambers. He advised council that he has a contractor hired to repave Old Maddox Cove Road. He is waiting on that private contractor to complete the job for him. He advised that it will be completed during the week of August 10-15. Mr. Hefferan noted that he understood the concerns of residents and council regarding how long it has taken the contractor to complete this work.
21		Mayor Dyke advised that he has been speaking to Minister Tom Osborne regarding possible funding for a new playground and depot for the community.
22		CAO received a request from the Recreation Committee to pay for half of the sound system for an afternoon of live music at Bidgood's Cove. **Motion #222 Irene Stack/ Rick Raymomd** Proposed to approve for the Town to pay half of the cost of a sound system for an afternoon of music at Bidgood's Cove. All in favor. Motion carried. Once more information is available regarding the event, a notice will be sent to residents.
23		**Motion #223 Irene Stack/ Rick Raymond** Proposed meeting be adjourned. All in favor. Motion carried. Meeting adjourned at 7:44 pm.

Mayor, Ed Dyke _____

Chief Administrative Officer, Mandy Dinn _____