TOWN OF PETTY HARBOUR/MADDOX COVE

REGULAR MEETING

TUESDAY JULY 27, 2026

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

		ITEM
1		Mayor Dyke brought the meeting to order at 6:30pm.
2		**Motion #197 Kayla Parsons/Irene Stack** Proposed to accept minutes of July 14, 2026. All in favor. Motion carried.
	TONIGHT'S AGENDA	
3		Application A2026-74 business application at 111 Main Road, Petty Harbour The inspections committee (Kayla Parsons) inspected the area. **Motion #198 Kayla Parsons/ Irene Stack** Proposed to approve application A2026-74 business application at 111 Main Road, Petty Harbour with the stipulations that: Maximum occupancy limited to 6 persons. Parking shall be maintained on-site for a minimum of 4 vehicles. No parking shall obstruct municipal roads, shoulders or neighbouring properties. Applicant shall comply with all applicable fire, health and safety requirements. Garbage storage and collection arrangements shall be maintained. The owner shall provide current contact information for emergency/property management purposes. Any expansion of the rental operation shall require further approval. All in favor. Motion carried.
4		Application A2026-75 to subdivide 66-70 Old Maddox Cove Road for residential development The inspections committee (Kayla Parsons) inspected the area. **Motion # 199 Kayla Parsons/Ricky Raymond** Proposed to approve Application A2026-75 to subdivide 66-70 Old Maddox Cove Road for residential development with stipulations that: Final subdivision approval shall be subject to submission of registered survey plan. Lots shall comply with all minimum lot size and frontage requirements. Driveway widening shall meet municipal access standards. Drainage impacts shall be addressed prior to final approval. Any required easements/rights-of-way shall be identified. Building permits shall only be issued once subdivision approval is finalized. All in favor. Motion carried.
5		Application A2026-76 driveway paving – 12 Long Run Road The inspections committee (Kayla Parsons) inspected the area. **Motion #200 Kayla Parsons/Irene Stack** Proposed to approve application A2026-76 to repair and pave front portion of existing driveway with stipulations that: Work shall remain within the existing driveway area. No alteration shall interfere with municipal drainage. Applicant shall ensure runoff is directed appropriately. Water shut off valve not to be covered. All in favor. Motion carried.
6		Application A2026-78 to excavate, fill removal & land leveling – Lot 4, Old Maddox Cove Road. The inspections committee (Kayla Parsons) inspected the area. **Motion #201 Kayla Parson/ Nancy Bungay** Proposed to approve application A2026-78 to excavate, fill removal & land leveling with stipulations that: Excavation shall remain within property boundaries. Existing drainage patterns shall not be negatively altered. Site shall be stabilized following completion. Any retaining structures required

		shall require additional approval. All in favor. Motion carried.
7		Application A2026-79 to excavate, drainage improvements & landscaping – 124 Motion Bay Road. The inspections committee (Kayla Parsons) inspected the area. **Motion #202 Kayla Parsons/Rick Raymond** Proposed to approve application A2026-79 to excavate, drainage improvements & landscaping with the stipulations: Drainage improvements shall not negatively impact neighboring properties. Fill material shall be clean material suitable for residential landscaping. Finished grades shall direct water away from buildings. No alteration shall obstruct municipal drainage infrastructure. Applicant shall maintain retaining wall integrity. All in favor. Motion carried.
8		Application A2026-80 Fence and Deck Construction – 124 Motion Bay Road The inspections committee (Kayla Parsons) inspected the area. **Motion #201 Kayla Parsons/Nancy Bungay** Proposed to approve application A2026-80 for fence and deck construction with the stipulations: Fence height shall not exceed 6 feet. Deck shall comply with required setbacks. Deck construction shall meet applicable building safety requirements. No drainage obstruction shall be created. Any required permits shall be obtained prior to construction. All in favor. Motion carried.
9		Application A2026-81 Driveway Repair, Walkway Installation & Landscaping – 124 Motion Bay Road The inspections committee (Kayla Parsons) inspected the area. **Motion #202 Kayla Parsons/Ricky Raymond** Proposed to approve application A2026-81 for driveway repair, walkway installation and landscaping with the stipulations: Work shall remain within property boundaries. Finished grades shall not direct water onto neighboring properties. Walkway installations shall not interfere with municipal drainage. Driveway repairs shall maintain existing access standards. All in favor. Motion carried.
	NEW BUSINESS	
10		Tony Conway is requesting to place his camper on his property on Motion Bay Road Ext. to stay in on occasion. **Motion #203 Irene Stack/Kayla Parsons** Proposed to have a development application completed and submitted for next council meeting for a response. All in favor. Motion carried.
11		Council requesting update on Lift Station
12		Councillor Bungay requesting a follow-up email to the completion of paving Old Maddox Cove Road. Must be completed.
13		Councillor Parsons suggested a notice emailed out to residences regarding the recent vandalism in our community. Also contact Const. Steve Knight regarding this matter. Also, check with Matthew on road repairs. She also requested that council have ideas with measure regarding the Strategic Framework for next meeting
14		Deputy Mayor Stack suggesting reaching out to the RNC regarding unoccupied car in Community Centre parking lot, inquire about traffic cam regarding speeding in community
15		Mayor Dyke asked for Matthew to look at toping up potholes that are not on the list of paving and for the fisherman centre to have class A put down. Replace light at ballfield chalet.

16		Foreman's Log **Motion #204 Irene Stack/ Nancy Bungay** Proposed to accept the foreman's log. Mayor Dyke, Deputy Mayor Stack, Councillors Raymond, Bungay and Parsons in favor, Counsillor Chafe not in favor. Motion carried.
18		**Motion #205 Irene Stack/Nancy Bungay** Proposed meeting be adjourned. All in favor. Motion carried. Meeting adjourned at 7:18 pm.

Mayor, Ed Dyke _____

Chief Administrative Officer, Mandy Dinn _____