

A regular meeting of Clarke's Beach Town Council was held on
September 9, 2025 in the C.R. Dawe Memorial Chambers,
Clarke's Beach Municipal Building *Time: 4:30 p.m*

In attendance:

Mayor Betty Moore
Deputy Mayor Danielle Bussey
Councillor June Batten
Councillor Crystal Bradbury
Councillor Kelly Kavanagh
Councillor David Penney
Councillor Alice Russell
Joan Wilcox Town Clerk

WELCOME

MINUTES FOR ADOPTION

→ August 6, 2025

MOTION # 79/25 June Batten/Crystal Bradbury

Resolved that the Town of Clarke's Beach adopt the minutes of August 6, 2025

As circulated. Motion Carried All in favour

Business arising out of the minutes:

1. Letter (hand-delivered) to business owner on Brook Avenue regarding
Garbage Collection - action requested by Council not complied with as per
this date.
- ➡ Discussion on this issue with the following being resolved as action
Motion # 80/25 Crystal Bradbury/Alice Russell
Be it resolved that the Town of Clarke's Beach forward a letter to
Owner of RV Park on Brook Avenue advising that the Town of
Clarke's Beach HEREBY advise him that as Owner /Operator
Of this RV PARK he must take action to have the Garbage
Collection dumpsters moved from the current location and placed
Within the RV PARK property. This is in accordance with the
Town of Clarke's Beach Municipal Plan & Regulations which
DOES NOT PERMIT STORAGE OF COMMERCIAL GARBAGE
In a residential zone. The parcel of land where the dumpster for
Garbage collection from the RV Park is currently placed is
ZONED residential.



If no action is taken by 12 noon October 31, 2025 the Town of Clarke's Beach will proceed with further action. Motion carried
All in favour

2. Notice of Discretionary Usages were placed in the SHORELINE newspaper regarding proposed Day Home at 85 Kavanaghs Road and also, an Esthetics Home based business from 44 Main Street. No concerns were received by the deadline date for the proposed businesses.

Motion # 8/25 June Batten/Kelly Kavanagh

Be it resolved that the Town of Clarke's Beach give its approval for a privately run day-home from civic address 85 Kavanaghs Road and for Esthetics Home based business from civic address 44 Main Street as per the applications submitted to the Town of Clarke's Beach Business to be conducted/completed in compliance with the details of the application, The Town of Clarke's Beach Development regulations and any other agencies involved in the processing of the said applications. Motion Carried All in favour

FINANCIAL

Bank balance provided

Bills for payment: \$ 25,633.39

Motion # 8/25 Kelly Kavanagh/Crystal Bradbury

Be it resolved that the Town of Clarke's Beach pay the bills totalling \$25,633.39 . Motion Carried All in favour

DEVELOPMENT APPLICATIONS:

1. Mr. X , 6 Barteau Place, residential garage

Site assessed by Ron Laracy for the Town of Clarke's Beach

Motion# 8/25 Danielle Bussey/Crystal Bradbury

Be it resolved that the Town of Clarke's Beach give approval for a building permit for a residential garage at civic address 6 Barteau Place. Development to be completed in compliance with details of the application and the Town of Clarke's Beach Municipal Plan & Development regulations.

Motion Carried All in favour



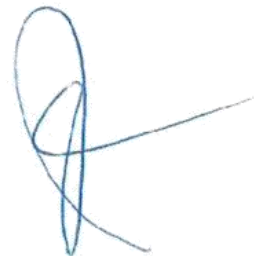
2. Mr. X , 1~~50~~-1~~54~~ Otterbury Road 140-144
Motion # 84/25 David Penney/June Batten
Be it resolved that the Town of Clarke's Beach issue an approval in principle for construction of a single family residence at civic address 150-154 Otterbury Road pending approval of the site for installation of water/septic and a Highway access permit from Digital Government services regarding the access/ driveway to the property. Motion Carried All in favour

3. Mr & Mrs. X , 9 Motion Avenue
Request to open a home based business - virtual
East Coast Relocation Solutions from civic address
9 Motion Avenue
This type of home based business is a permitted usage in the Medium Residential Zone, Clarke's Beach
Town Plan & Development Regulations
Motion # 84/25 June Batten/Kelly Kavanagh
Be it resolved that the Town of Clarke's Beach give its approval to Mr. & Mrs. X , 9 Motion Avenue to open/ operate a home based business - East Coast Relocation Solutions as per application submitted to the Town of Clarke's Beach. Motion Carried
All in favour

A handwritten signature in blue ink, consisting of a stylized capital letter 'K' with a vertical line through it.

CORRESPONDENCE;

1. Correspondence from Dept of Energy, Industry and Technology re quarry application 220 Metres east of Webbers Pond.
Motion # 86/25 Danielle Bussey/David Penney
Be it resolved that the Town of Clarke's Beach advise Dept of Energy, Industry and Technology to please hold application for further review due to the Municipal Planning
Area and Municipal Boundary for the Town of Clarke's Beach
Also, Municipal Restrictions - Residential- Mineral Working is not a permitted or Discretionary usage.
Motion Carried All in favour
2. Circular from Municipal Affairs re Special Assistance Grants
3. Site Specific Plan Dept Transportation 2025-2026
Site Specific Plan has been approved
Motion # 87/25 Dave Penney/June Batten
Be it resolved that the Town of Clarke's Beach accept the Site Specific Plan as approved for 2025-2026
Motion Carried All in favour
4. Email from NLHC re radon testing on certain homes owned by NLHC in Clarke's Beach
Council advised to get in touch with Health Canada
For further information on radon testing kits



OTHER BUSINESS

Sanding/Snowclearing 2025/2026

Motion # 8/2 Danielle Bussey/Alice Russell

Be it resolved that the Town of Clarke's Beach
engage Blue Rock Excavation, Bay Roberts
to provide a labour contract to the Town for the
Snowclearing Sanding season 2025-2026

Motion Carried All in favour

Item to be discussed in Privileged re Human Resources

ADJOURNMENT

Motion # 89/1 Kelly Kavanagh/Alice Russell

Be it resolved that being no further business, meeting do now adjourn.

Motion Carried All in favour

Time: 5:10 p.m.

Betty Moore
MAYOR

Julia
CLERK

Oct 15 / 25
Date MINUTES ADOPTED

