

Mayor Tammy Oliver
Deputy Mayor Gerald Sheppard
Councillors Sherry Lundrigan
 Debbie Newman
 Ann Marie Singleton
 Terry Sheppard
 Darren Smith
Town Manager Tony Ryan

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The Municipality of Spaniard's Bay

February 4, 2026

A meeting of Council took place on the above date with the following members in attendance: Mayor Oliver, Deputy Mayor Sheppard, Councillors Newman, Singleton and Lundrigan.

The Meeting was called to order at 9:56 am. We have a few items to be discussed.

1. Planning Committee

- a. **New Building 833-851 Conception Bay Highway** – Councillor Newman stated that with a site visit, this building will not comply as it does not have the required 10 m Buffer zone required to a residential area.
- b. **Motion to Appoint Mitch Moran as Appeal Commissioner** – Mayor Oliver stated that each year in January Council has to appoint an Appeal Commissioner for the Town, we will use the same commissioner as last year, we will just need a motion at our meeting to appoint him.
- c. **Motion to set dates for full year of Council Meetings** – Mayor Oliver stated that at the last meeting we discussed setting the date for 6 months, as per the Local Towns and Service District Act we must set the dates for a full year.
- d. **Resident of New Harbour Road – Location Change of Business** - Councillor Newman stated that this resident is looking to change the location of his business to complete inspections to his personal garage. This garage is in a residential area and does not meet the requirements in the town plan, so Planning is recommending to not approve this request.
- e. **Municipal Plan Amendment** – Mayor Oliver stated that a motion will be required to make an amendment to the Town Plan to allow for Garden Suites, In-law Suites and subsidiary apartments where the secondary dwelling or unit can be built behind or attached to the primary residence.
- f. **Approval for Domestic Sewer Permit** – Councillor Newman stated that Planning recommends approval for this permit at 435B Conception Bay Highway.
- g. **Policy** – Councillor Newman stated that we had multiple requests for take over of roads. Each road has a different set of circumstances and if we agree to take over one, we will be expected to take them all over. She states that Planning recommends to keep the regulations the same. Deputy Mayor Sheppard stated that he thinks that the regulations are too stringent, that we are expecting too much of residents, and we have to allow for our town to grow.

2. Public Works

- a. **Resident of Chipmans Road** – Councillor Newman stated that this resident has completed everything on the regulations except the paving. Deputy Mayor Sheppard stated that he believes this item should be deferred until other members who brought this request forward are available to speak on it.
- b. **Quote for Bucket for Excavator** – a quote was tabled for a new bucket for the loader, we will need a motion to purchase this bucket .
- c. **Resident of Northern Cove Pond Road – Letter of Concern** – Councillor Lundrigan declared a Conflict. Deputy Mayor Sheppard stated that we will be completing more work in this area once the traffic calming policy is completed and to send a letter back acknowledging their letter.

3. Finance Committee

- a. **Request for Tax Deduction** – a request for a tax deduction came in for a resident as he feels his taxes are too high as the road his property is located on is not maintained. Finance stated that he is only charged minimum tax as all residents who own land zoned in our town is charged the same.

4. Building Committee

- a. **Request to use Ball Room** – a request came in from the grade 9 class of Holy Redeemer to use the downstairs ball room for the grade 9 graduation celebration. A general discussion occurred regarding the issues of the carpet and food. Most Councillor agreed that they are ok with donating it for the use, but we have to check into the capacity as they will not be aloud as many people as the Recreation Center due to Fire Exits. Council agreed to look into numbers and get back to the parents.

Councillor Newman stated that she wanted to add that the request for renovations to Pondsides Road has an added request to add 2 feet to the top of the building as the roof is caving in, this is allowed in the Town Plan as it is not making the building any larger in the floor area. Also The Owner of Deuce's Lounge also advised the Planning Committee that they will no longer be keeping the Stag Bar and will be adding another apartment instead. This is also allowed in the Town Plan as there will be no additions to the building.

Meeting adjourned at 10:52 am

Recorder
Vanessa Higgins-Butler

Mayor, Tammy Oliver