

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

January 8, 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, Lundrigan, Sheppard, and Smith.

Mayor Oliver stated that this is the first Committee of the Whole Meeting. We have a few items to be discussed.

1. Planning Committee

- a. **New Build 314-316 Conception Bay Highway** – Councillor Newman stated that this permit is ok to build on the current extension but the piece that is being requested to come closer to the road is not ok as it does not meet the minimum set back according to the town plan.
- b. **New Addition – Pondside Road** – Councillor Newman stated that this property owner original requested to tear this building down and build a new on but it was denied as there is not enough property to do so, then they applied to renovate the building and then Council approved but now they want to renovate and build an extension. Planning agrees that they can renovate on current footprint but not add extension.
- c. **New House - 206C Conception Bay Highway** – Councillor Newman stated that this application was already approved in principle, that the applicant is just submitting her plans for approval. All is in order with this application.
- d. **New House – Section of 62-62 Back Track** - Councillor Newman stated that it don't seem to be enough land to build this size of house, She stated that the Enforcement Officer is gone to measure the distance. We will review once we receive actual measurements.
- e. **New Daycare – 490 Conception Bay Highway** – Councillor Newman stated that this area is in a business zone and they can approve in principle as long as it meets all other provincial and federal regulations.
- f. **New Farm House & Farm – 0 Alma Heights** – Councillor Newman stated that in order to have a farming area you need an 800 metre buffer zone from a residential area and this property does not have that.
- g. **Policy** – Planning would like to have a new policy adopted that for all new builds, before a permit is granted that Council needs a survey and pegs in the ground where the new structure is being erected in order for Council to approve.

2. Public Works

- a. **Northern Cove Pond Road – Multiple Letters of Concern** – Councillor Lundrigan asked Council to decide if she is in conflict on this matter. Councillors all have a different opinion. Councillor Lundrigan declared a Conflict and vacated her seat at 10:32. Deputy Mayor Sheppard stated that we had signs order, Director of Public Works stated that she feels that is an over abundance of signs so she would like Council to discuss of what they would like there for the time being until the Traffic Calming Policy is completed. It was agreed to install 2 30km signs, 2 New Stop signs, 2 Children at Play signs and keep the 2 No Through Traffic Signs. It was also mentioned to trim another tree across from the Fry residence by the wire pole, as this tree makes its difficult to see what is coming in the other direction.
- b. **Resident- Letter of Concerns – 3 way Stop** – a letter with 4 issues was tabled from a resident. First issue was regarding Northern Cove Pond Road, this issue is already rectified. Second issue was the 3 way Stop at New Harbour Road. Mayor Oliver stated that a motion has already been made to remove this stop. A general discussion occurred from Councillors on how some felt that residents wanted it kept but the majority wanted it removed. Councillor Newman stated that she was make a motion at the next meeting to keep it until the Traffic Calming Poly is completed and decide what will be done with it then. Third issue was Church Hill 3 Way Stop. Councillor Sheppard declared a conflict as he was the one who created the petition to have this 3 way stop installed. All Councillor are in agreement that this 3 way stop does not seem to be working but it definitely needs to be looked at for another option to slow the speed and it is a major issue in this area. Councillor Sheppard returned to his seat t 11:05. Deputy Mayor Sheppard had to leave for an appointment at this time as well. The Forth topic was the 3 way stop in Tilton on Pondside Road, this topic is also dealt with and 3 way stop is removed. It was agreed to write the resident to let him know that the town is in the process of creating a traffic calming policy to address ass issues around town.

Meeting adjourned at 11:16 am

Recorder
Vanessa Higgins-Butler

Mayor, Tammy Oliver