

Mayor Paul Brazil
Deputy Mayor – Tammy Oliver
Councillors – Eric Jewer
Sheri Lundrigan
Debbie Newman
Darlene Stamp

Town Mgr. - Tony Ryan

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The Municipality of Spaniard's Bay

September 23, 2025

A meeting of Council took place on the above date with the following members in attendance: Mayor Brazil, Deputy Mayor Oliver, Councillors Newman, Jewer, Lundrigan and Stamp along with Town Manager Tony Ryan. Visitors included Charlotte Reid, AnnMarie Singleton, Erica Jewer, Jasmine Jewer & Barbara Vokey. All residents are invited to watch via Spaniard's Bay Facebook page Live. Mayor Brazil called the meeting to order at 7:01 pm and welcomed everyone.

Motion to Adopt Agenda

The agenda for the meeting of September 23, 2025 was tabled.

Motion #25-322 It was moved by Councillor Jewer, seconded by Deputy Mayor Oliver, that the Agenda of September 23, 2025 be adopted as presented.

Carried

Adoption of the Minutes

The minutes of the regular meeting September 9, 2025 meeting was tabled.

Motion #25-323 It was moved by Councillor Stamp, seconded by Councillor Lundrigan that the minutes of the meeting of September 9, 2025 be adopted as presented.

Carried

Town Managers Report

1. To the best of our knowledge there are no outstanding water line leaks. Work is scheduled to relocate the hydrant on CB Highway at Back Cove Road South.
2. Attached to my report is a Quote from Xylem to complete repairs to a sewer lift pump from the station near the lodge on Pondsides Road in the amount of \$13884.74 plus HST. I need a motion to proceed with these repairs.
3. Attached to my report is an application to construct a 2-unit seniors rental building at 79-81 Mint Cove Pond Road. This application was approved in principle at a regular meeting held January 07, 2025. The applicant has completed the purchase of the property and is seeking approval to begin the construction.
4. Heritage NL is sponsoring a training session for individuals that work with heritage properties either individual homes or other structures such as our museum. This session is scheduled to take place on October 16, 2025, at the O'Brien farm on Oxen Pond Road is St. John's. For anyone interested, the info is attached to my report.

5. Councillor Ipads should be turned in at the office by end of September to allow staff the chance to prepare for the incoming Council.

Motions arising from the Town Manager's Report

Motion #25-324 It was moved by Councillor Stamp, seconded by Councillor Jewer to approve the quote from Xylem for Pondside Pump repairs in the amount of \$13,384.74 plus HST as presented.

Carried

Motion #25-325 It was moved by Deputy Mayor Oliver, seconded by Councillor Jewer, to grant approval for an 2 unit seniors rental at 79-81 Mint Cove Pond Road, Tilton in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Committee Reports:

Finance Committee:

Accounts Payable

Motion #25-326 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman, that Accounts Payables in the about of \$20,068.72 be paid as presented.

Carried

Motion #25-327 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman that the accounting services bill for Byron Smith Accounting in the amount of \$14,662.50.

Quick Stats, Income Expense Statement and Cheque Register were tabled for Council's information.

Planning Committee

New House – Perrys Hill

Councillor Stamp declared a conflict of interest in accordance with the Code of Conduct Act due to applicant is her nephew. She left her seat 7:13pm.

Planning reviewed the application for a new house at Perrys Hill, Spaniards Bay.

Motion #25-328 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to grant a conditional approval based on providing a new survey to ensure measurements are correct in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Councillor Stamp returned 7:15pm

New Storage Units – 205-207 CB Highway

Planning reviewed the application for new storage units at 205-207 CB Highway.

Motion #25-329 It was moved by Deputy Mayor Oliver, seconded by councillor Lundrigan to deny the application for new storage units at 205-207 CB highway as does not meet the minimum town requirements as presented.

Carried

Business address change

Planning Committee reviewed a request from a business address change at 877 CB highway to 55 New Harbour Road.

Motion #25-330 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to deny the request to change the business address as its in a residential zone and does not meet the town regulations.

Carried

Xylam – Pump Quote

A quote was tabled from Xylem for repairs to the other pump on Pondside road.

Motion #25-331 It was moved by Deputy Mayor Oliver, seconded by Councillor Jewer to approve the quote from Xylem for Pondside Pump repairs in the amount of \$13,099.38 + HST as presented.

Carried

Town Signs

Deputy Mayor Oliver discussed the issues with dated signs in the town. She requested that the STOP signs that are faded need to be replaced. Council discussed the signs in the town. Deputy Mayor Oliver requested the yield sign at bottom of Ridge Road be replaced with a STOP sign. Councillor Newman discussed the intersection and the need for more signage on Cranes Road and Seymours Road intersection.

Motion #25-332 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to replace the Yield sign on Ridge Road to a STOP sign.

Carried

Ditching and Brush clearing

Deputy Mayor Oliver discussed the need for brush cut back and ditches cleared through out the town and it is becoming a safety issue. Councillor Stamp also mentioned Corner of hill on New Harbour Road. Council agreed high risk areas like intersections need to be a top priority.

Accessible Park

Councillor Stamp discussed the need to wheelchair accessible parks in the Town.

Motion #25-333 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to apply for Accessibility Grants and start making all town parks wheelchair accessible.

Carried

New Position – Public Works & Public Relations

Mayor Brazil advised of the job posting and subsequent interview for the new office Position of Public Works and Public relations manager. Cleark Vanessa Butler was the only one to apply and she had a very successful interview.

Motion #25-334 It was moved by Councillor Jewer, seconded by Councillor Newman to Appoint Vaness Higgins as the new Public Works & Public Relations manager.

Carried

Letters

Resident of Browns Road

A request was tabled from a resident of Browns Road requesting to rezone his property to build 2 – 2 bedroom Airbnb units. Councillor Stamp confirmed with Municipal Affairs that as long as section of rural is less than 20% of the parcel of land approval can be granted on discretionary use.

Motion #25-335 It was moved by Deputy Mayor Oliver, seconded by Councillor Stamp approve the 2 – 2 bedroom AirBnB units at 72 Browns Road, Spaniard's Bay under discretionary use in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations and there are no objections after posting in the Saltwire.

Carried

39-43 Pondside Road

A letter was tabled from a business in Tilton to build storage units at 39-43 Pondside Road.

Motion #25-336 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to deny the request to build storage units at 39-43 Pondside Road as the property is zoned residential and the parcel size does not to meet town regulations

Carried

Resident of Tilton – Non-permitted garage

A letter was tabled from a resident of Tilton concerning a business operating without a Permit. Councillor Stamp advised Municipal Affairs advised this is a privacy issue and to refer to a privileged meeting to discuss.

Motion #25-337 It was moved by Councillor Stamp, seconded by Councillor Lundrigan to refer the letter to a privileged meeting of Council.

Councillor, Stamp, Lundrigan, Newman and Jewer were in favor, Deputy Mayor Oliver was not in favor of the motion.

Carried

Resident of Mint Cove Pond Road N 0 Requesting to adopt parcel of land

A letter was tabled from a resident of Mint Cove Pond Road N to place a memorial park on a parcel of land owned by the town on Mint Cove Pond Road N.

Motion #25-338 It was moved by Councillor Stamp, seconded by Councillor Newman to grant permission for the resident to erect a memorial park on Mint Cove Pond N at the residents expense but the Town still maintains control.

Carried

Permits

Application for a New House – 133-135 Seymours Road, Spaniards Bay

An application was tabled for a new house at 133-135 Seymours Road Spaniards Bay..

Motion #25-339 It was moved by Deputy Mayor Oliver, seconded by Councillor Lundrigan to grant approval for a new house at 133-135 Seymours Road in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Application for a New House addition 6 C Slide Path, Tilton

An application was tabled for a new addition at 6C Slide Path, Tilton.

Motion #25-340 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to grant approval for a new addition to a house at 6C Slide path, Tilton in accordance with the provisions of the Town of Spaniard's Bay Development Regulations and/or all other applicable Provincial and Federal Regulations.

Carried

Application to relocate curb stop – 22 Back Cove Road

A letter was tabled requesting to relocate the curb stop for 22 Back Cove Road new Duplex unit.

Motion #25-341 It was moved by Deputy Mayor Oliver, seconded by Councillor Newman to grant permission to relocate the curb stop at the owners expense and council will still only be responsible for the curb stop on the towns line

Carried

Other Business

Deputy Mayor Oliver advised that the current Wharf Committee chair was stepping down and the committee is seeking a new chair. She inquired about the crownlands application for a road on Bread and cheese pond and was informed still pending approval. She asked that a letter be sent to Department of Transportation to have the guardrail on Tilton overpass repaired. She inquired about the time frame for Transportation Dept to start paving CB Highway and was informed 2-3 weeks. She encouraged all residents to get out and vote. September 27th is advanced poll and election day is October 2nd 8am-8pm. She let residents know about the proxy process for anyone that needs it.

Councillor Newman advised confirmation classes are beginning this fall and to register your child to contact Clyde Drover at 709-786-7844. She also inquired about the fire hydrants and ensure all are repaired and functioning properly.

Councillor Lundrigan thanked Councillor Jewer and Mayor Brazil for their many years of service on Council and is sad to see them go.

Councillor Stamp spoke on the speeding issues in town and that she has some feedback on some companies that can be hired to assess it. She wished Councillor Jewer and Mayor Brazil all the best in future.

Councillor Jewer spoke about work needed on Chipmans road near the catch basin. He gave a heartfelt thank you to Town Manager Ryan, council & staff.

Mayor Brazil spoke on the new grants approved to complete paving jobs in town. He had a heartfelt thank you to his family, councils present and past, former mayors Wayne Smith and Tony Menchions, staff, town workers, volunteers and residents for all the wonderful years. He advised 8 great people running for council and to get out to vote.

Adjournment

Mayor Brazil stated that the next meeting of Council will be determined by the new council.

Motion #25-342

It was moved by Councillor Stamp, seconded by Councillor Lundrigan, and carried that the meeting adjourn at 8:23pm.

Carried

Recorder
Andrea

Mayor, Tammy Oliver