

A regular meeting of Clarke's Beach Town Council was held on August 5, 2026 at 7 pm
in the CR Dawe Memorial Chambers, Clarke's Beach Municipal Building

In attendance:

Mayor Danielle Bussey
Deputy Mayor Stephen Dawe
Councillors
Terri Lee Bishop
Jim Giles
Keegan Healey

Town Clerk Joan Wilcox

Absent:

Councillors Kelly Kavanagh
Alice Russell

Others in attendance:

Delegates presenting to Council
● Carl Parsons
Ernest Mugford

Olivia Bradbury
Shoreline Newspaper

Welcome

Mayor Bussey welcomed all to the meeting. Meeting opened at 7 p.m

Adoption of Agenda

Motion #196/24 Keegan Healey/Terri Lee Bishop

Be it resolved that the agenda for August 5, 2026 be adopted. Motion carried All in favour

Minutes for Adoption

July 14, 2026 regular meeting

July 14, 2026 closed meeting

Motion #197/24 Keegan Healey/Stephen Dawe

Be it resolved that the Town of Clarke's Beach adopt the minutes of meetings held on July 14, 2026 with all motions /decisions ratified. Motion Carried All in favour

DELEGATES

● Mr. Carl Parsons

Brook Avenue

Item addressed: NL Trialthon - closure of roads

Mr. Parsons read aloud correspondence which had been provided to Town Council dated August 5, 2026. Summary of correspondence as follows:



Mr. Parsons expressed concern regarding the proposed closure of roads in the Town of Clarke's Beach on Sunday, August 23, for the NL Triathlon. He noted that the recent NL Distillery Dash did not require the same road closures or the proposed two-and-a-half-hour closure period.

Mr. Parsons stated that the proposed closures could significantly impact residents who require access to these roads, including those attending churches, residents of seniors' homes, seniors living at home who receive care from personal care attendants, and residents wishing to visit family members. While acknowledging that the Town has the authority to close roads, he expressed the view that Council also has a responsibility to exercise its municipal powers reasonably and that, in his opinion, this had not been done in this instance.

Mr. Parsons requested that Council consider the suggestions outlined in his correspondence and revisit the previous motion approving the road closures, with the goal of passing a revised motion that would better serve the residents of Clarke's Beach.

Council thanked Mr. Parsons for presenting his concerns. Mr. Parsons advised that he was available to answer any questions Council may have.

Mayor Bussey advised Council that she had spoken with a representative of the United Church of Canada regarding the proposed NL Triathlon. Mayor Bussey indicated that she understood the church to be receptive to supporting community events such as the triathlon.

Mayor Bussey also noted that the NL Triathlon is not a new event, having been held annually since 2023.

Councillor Giles, who serves as the Town's liaison with the NL Triathlon Committee, expressed the view that the road closures would not significantly inconvenience the United Church in Clarke's Beach. He also noted that churches generally support community events and initiatives that promote community spirit & that sufficient notice has been given regarding the road closure time.

MR. ERNEST MUGFORD

Mr. Ernest Mugford was present before Council to address the Town's insurance company's decision not to compensate him for the \$2,500 insurance deductible he was required to pay following a sewer backup on Brook Avenue in the vicinity of his home. Mr. Mugford advised that, although the resulting property damage was covered by his insurance company, he was responsible for the \$2,500 deductible.

Mr. Mugford expressed his concern that he should not be responsible for the deductible and requested that Council consider addressing the matter. He presented three options for Council's consideration:

That the Town issue a cheque in the amount of \$2,500, payable to Mr. Mugford;
That the Town provide a \$2,500 credit to his municipal tax account; or
If neither of the above options is accepted, Mr. Mugford indicated that he believed the matter

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would ultimately be determined through the Supreme Court.

Mr. Mugford also spoke about the need for increased maintenance and inspection of the Town's manholes to help prevent future sewer backup incidents.

During the discussion, Mr. Carl Parsons interjected and referred to work that was being carried out in another area of the Town on the day the sewer backup occurred.

Mr. Mugford was thanked for presenting to Council.

Financial Information

Bank Information balances provided@

ACCOUNTS FOR PAYMENT \$ 82,439.25

Motion # 198/26 Keegan Healey/Jim Giles

Be it resolved that the Town of Clarke's Beach pay the accounts totalling \$82,439.25 Motion Carried All in favour!

DEVELOPMENT REQUESTS:

1. Sub-divide land at civic address 2-4 Meadow Lane

2. Construction of 2 single family residences civic address 2-4 Meadow Lane

Motion # 199/26 Jim Giles/Stephen Dawe

Be it resolved that the Town of Clarke's Beach give an approval in principle to development at 2-4 Meadow Lane - sub-division into two (2) lots and construction of two (2) single family residences. One of the conditions of the approval in principle is that the drainage system on the property be maintained. Motion Carried All in favour

3 Construction of single family residence at 7 Grenfell Drive

Motion # 200/26 Keegan Healey/Stephen Dawe

Be it resolved that the Town of Clarke's Beach given an approval in principle for construction of a single family residence on property civic address 7 Grenfell Drive. One of conditions is approval of lot for water/septic system. Motion Carried All in favour

CORRESPONDENCE:

1. Email from Town insurance adjuster re recent claims

2. Request for an approval in principle from prospective buyer of 109 & 109A C.B.Highway to sub-divide the residential house from the commercial building. Site assessment done by W/W/Maintenance worker R. Laracy accompanied by Deputy Mayor Dawe

Motion # 201/26 Keegan Healey/Stephen Dawe

Be it resolved that the Town of Clarke's Beach grant an approval in principle for the application by Mr. X to sub-divide the property at 109 & 109A C.B. Highway to separate the commercial building from the residential dwelling, subject to the development conforming to the Town of Clarke's Beach Development Regs , the acquisition of a provincial Highway Access permit for proposed new driveway, the installation of a separate

dedicated curb stop for independent water/sewer services to both buildings and the stipulation that any future commercial operations at 109 C.B. Highway require a separate permit application to Town of Clarke's Beach. Motion Carried All in favour!

3. Correspondence/report from SEM re water sampling at Clarke's Beach Pond re swimming.
4. Correspondence from Dept. Municipal Affairs re Municipal Conduct Act
5. Memo/update from Municipal Assessment Agency
6. Memo from Mr. X re access to Quinlan well at Otterbury Road. Also asking permission to have his existing lot avail of a water connection from Quinlan well
 - Council will have the Water/Sewer /Maintenance person check this out and report back to Council.
7. Letter from Environmental Assessment Division re Crown Zone 1 - Five Year Operating Plan
8. Email from Ms. X re illegal dumping - end of Hill Avenue
 - Council will consider installing security camera in this area
9. Letter from Ms. X re playground equipment and need for improvements/replacement of existing equipment - in interest of safety for those using this infrastructure.
Motion # 202/24 Keegan Healey /Jim Giles

Be it resolved that the Town of Clarke's Beach contact the BCSF - former Gas Tax Funding Secretariat , Dept. Municipal Affair regarding :

Project #49-2024-8263

Project Title: Playground Upgrade

Approved Funding: \$140,786.00

Whereas the Town of Clarke's Beach seek clarification and approval regarding the proposed use of the funding approved under the above-noted project.

The original application was submitted for the upgrading of the playground area, specifically the installation of playground safety matting. However, the supplier originally identified for the project is currently unable to supply the required material necessary to complete the proposed playground matting.

As a result, Council is considering redirecting the approved project funds toward the replacement and upgrading of the existing, aging playground equipment. This would include, but not be limited to, replacing or upgrading equipment such as slides, a merry-go-round, teeter-totter and other playground components that are reaching the end of their useful life.

Council believes that this proposed change would continue to meet the intent and objectives of the approved project, as the funding would remain dedicated to the **same category of Recreational Infrastructure** and the project would continue to be identified as a **Playground Upgrade**.

Council wishes to confirm whether the proposed change in scope can be accommodated under the existing approval for Project #49-2024-8263, or whether the Town is required to submit a formal amendment to the original application and obtain



approval prior to proceeding.

Motion Carried All in favour!

Other business

1. Site Specific Plan

Motion # 203/26 Stephen Dawe/Keegan Healey

Be it resolved that the Town of Clarke's Beach approve the adoption of the
Site Specific Health & Safety Plan, Department of Transportation & Infrastructure
2026-2027. Motion carried All in favour

2. Town Clerk vacation Aug 10-14th - (Approved)

3. Community Clean Up Day - August 8th, 10 a.m to 1 pm.

4. Maintenance Person Job Posting - refer to Closed Meeting

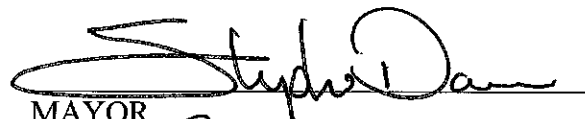
5. WSER reporting - report to be sent

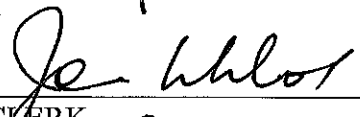
Adjournment

Motion # 201/26 Terri Lee Bishop/Stephen Dawe

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

Motion carried time 7:44 p.m.


MAYOR


TOWN CLERK

Spt. 1 / 2026
DATE MINUTES ADOPTED BY COUNCIL

