

A regular meeting of Clarke's Beach Town Council was held on Tuesday, July 14, 2026 in the C.R.Dawe Memorial Chambers, Clarke's Beach Municipal Centre

In attendance:

Mayor Danielle Bussey
Deputy Mayor Stephen Dawe
Councillor Terri Lee Bishop
Councillor Jim Giles
Councillor Keegan Healey
Town Clerk: Joan Wilcox

Absent:

Councillor Kelly Kavanagh
Councillor Alice Russell

Others in attendance:

Norma Anthony - Delegate

Olivia - The Shoreline Newspaper

Several people attending - not as delegates

Welcome - Mayor Bussey opened meeting at 7 pm

Adoption of the agenda:

Motion #187/26 Keegan Healey/Jim Giles

Be it resolved that the agenda for the meeting of July 14, 2026 be hereby adopted with the added items. Motion Carried All in favour

Minutes for adoption:

Regular meeting: June 2, 2026

Closed meeting: June 2, 2026

Special Meeting: June 26, 2026

Motion #186/26 Keegan Healey/Jim Giles

Be it resolved that the minutes of June 2, 2026 meetings of Council and the June 26, 2026 meeting of Council be adopted as circulated. Motion Carried All in favour

Business arising out of the minutes:

Discussed as outlined on the agenda - W/Waster water operator and the Deputy Mayor will re-visit 68 Glam Road to assess the problem with low water pressure .

DELEGATE

Ms. Norma Anthony

DELEGATION / PRESENTATION TO COUNCIL:

Ms. Norma Anthony – Land Development and Building Permit Request (2-4 Meadow Lane)



~~Ms. Anthony~~, which was gifted to her by her late parents. Ms. Anthony stated that she wishes to sell the property and has a prospective buyer. However, a Town representative conducting a site assessment for a building permit application advised the buyer that a permit could not be issued. The reasons cited were a brook running through the property and the 15-metre buffer rule restricting construction near waterbodies. Ms/ Anthony clarified to Council that the water feature is not a natural brook, but rather a drainage ditch installed with her late father's permission to manage runoff from the opposite side of the road. She requested that Council re-examine the building permit request with the intent of approving development on the property, noting that she continues to pay property taxes on the land. Additionally, Ms. Anthony's sister, Judy, speaking from the gallery, noted that her neighboring land is similarly affected by this drainage infrastructure and that she will also require a building permit in the future.

The Mayor and Council extended their appreciation to Ms. Anthony for attending the meeting and presenting her concerns regarding the property at 2-4 Meadow Lane. Council acknowledged and expressed full understanding of Ms. Anthony's intent to sell the property for development purposes. To ensure a thorough review of the matter, Council proposed a follow-up meeting with Ms. Anthony. The objective of this meeting will be to collaboratively review the building permit application and evaluate viable solutions regarding the existing drainage infrastructure. Town Council will contact Ms. Anthony to schedule this meeting as soon as arrangements can be finalized.

Financial:

Bank balances provided

Accounts for payment: \$ 8,544.25

Motion # 187/26 Stephen Dawe/Jim Giles

Be it resolved that the accounts payable be paid as per listing provided.

Motion Carried All in favour

Councillor Healey asked about the bill from Blue Rock which was deferred from last night of meeting. Council still with-holding payment until a delegation of Council has met with Blue Rock re sanding/snowclearing issues.

DEVELOPMENT APPLICATIONS:

1. Mr. X civic address 1-3 Spruce Ridge Road - personal usage shed

Site assessed by Ron Laracy - recommends approval

Motion # 188/26 Terri Lee Bishop/Keegan Healey

Be it resolved that the Town of Clarke's Beach approve a building permit for Mr. X 1-3 Spruce Ridge Road for construction of a personal usage shed.

Motion Carried. All in favour

2. Mr. X civic address 2-4 Meadow lane - single family residences

Site assessed by Ron Laracy - Defer for further review



CORRESPONDENCE:

1. Circular - updates Municipal Infrastructure Division - PLACE ON FILE
2. Email - Aspire Rec (Ryan Gates) re times for use of field

Motion # 185/21 Terri Lee Bishop/Keegan Healey

Be it resolved that the Town of Clarke's Beach accept the schedule as presented from Aspire Rec re use of the ballfield. Motion Carried

All In favour

Ms. Edmunds, Aspire Rec was in the gallery and asked that if they plan something and need the use of the field/park will the Rec Committee have to wait for the next meeting of Council to get permission. Council advised No as long as they give a notice on the times requested... should not be a problem getting approval prior to a meeting.

3. Letter from Mr. X re condition of 41 Otterbury Road

Motion # 180/21 Keegan Healey/Stephen Dawe

Be it resolved that the Town of Clarke's Beach forward this correspondence to the Bay de Grave Fire Department and ask that an assessment of this property be carried out and then report back to Council. Motion Carried

All in favour

Councillor Healey also spoke on the need for assessment on other dilapidated properties in the area. Council agreed all need to be looked at...

4. Letter from Transfer Radon re high radon readings in their homes
5. Correspondence from David Power Law re 2-4 Meadow Lane property potential sale refer to Closed session of Council
6. Correspondence from Jeff Pye, Dept. Transportation- Municipal Infrastructure Division re Limited call for Main Street Water/Sewer Project

Motion # 191/26 Keegan Healey/Terri Lee Bishop

WHEREAS the Town of Clarke's Beach requires professional consulting services for the Main Street Water and Sewer Project; and

WHEREAS a Project Amendment Request for Project MCP 17-MCW-25-000017 has been prepared by Municipal Infrastructure;

BE IT RESOLVED that the Town Council of Clarke's Beach hereby approves the appointment of WSP E & I Canada Limited as the consultant for the Main Street Water and Sewer Project in the amount of \$106,363.85 (HST included); and

BE IT FURTHER RESOLVED that the Town Council of Clarke's Beach formally accepts the Project Amendment Request regarding Project MCP 17-MCW-25-000017, Main Street Water/Sewer, as prepared by Municipal Infrastructure and dated July 10, 2026.

Motion Carried Unanimously



7. Correspondence from BMO re banking services
Mayor Bussey noted that she will try to arrange a meeting to discuss this proposal over the next couple of weeks.
8. Email from Scotia Bank requesting meeting with Mayor/Clerk
Council will arrange to meet
9. Email sent Mission Trail asking for copies of permits re the re-opening of the former Pentecostal Home as Home care Facility

The Town of Clarke's Beach would like an update on your plans re the former Pentecostal Home and have Mission Trail provide any licensing which you may have from other governing bodies involved in the application and progress update.

10. Email from Ms. X re speeding on Dawes Avenue and need for speedbump
11. Email from Mx. X re speedbump on Hill Avenue

Council will have a look at these issues. The speedbumps that were down before will be put down asap.

OTHER BUSINESS:

1. Mr. X - Brook Avenue - business owner
Advises that survey peg for his property has been displaced by Town & he is asking that it be located and replaced in its original site.
● Town Council staff did not move the peg, if it was moved it may have been dislocated when the company was repairing the fence.
2. Ms. X - Hill Avenue - Gate to watershed - Why is it still not closed?
Gate at Over Hill Avenue

Council discussed the gate located at ~~Over~~ Hill Avenue. The gate has remained unlocked for some time to allow individuals cutting wood in the area to remove their wood without difficulty.

Ms. Kennedy, who was present at the meeting and seated in the gallery, requested permission to address Council regarding this matter. Upon being granted permission, she expressed concerns that the gate should be secured and put back in place as soon as possible to prevent illegal dumping and littering in the area. She further noted that the accumulation of debris could create a potential fire hazard.

Council acknowledged Ms. Kennedy's concerns and advised that the matter will be investigated further. It was also noted that this area is among those being reviewed as part of the FireSmart Program, and Council will consider these



concerns during that process.

3. Clarke's Beach Pond- swimming area - status? (Councillor Giles)
Councillor Giles reported that a sample of water from the pond has been sent to Halifax for testing. Will advise when report is received.
Councillor Giles had to leave for another commitment at this time.
Time 7:50 p
4. Ad for Maintenance person - Councillor Keegan Healey
Councillor Healey has the draft ad done for the Maintenance Person
He advised that he has forwarded a copy via email to all Council
5. Speedbumps - residents voicing opinion on having the speedbumps installed - will advise staff to install the speedbumps in the locations where they were previously installed.
6. Town of Clarke's Beach sign at entrance to Clarke's Beach has been damaged - Deputy Mayor Dawe will look into having this repaired
7. Lift Station - C.B. Highway needs a new Force Main Replacement
App. Cost as per verbal info from Ron Laracy is over \$100,000 .
Lift Station – C.B. Highway Force Main Replacement

Town of Clarke's Beach Water and Sewer Operator, Ron Laracy, advised Council that the lift station located on the C.B. Highway requires the installation of a new force main. Mr. Laracy indicated that replacing the force main is necessary to prevent a potential failure which could result in significant sewage disposal issues for the Town.

Mr. Laracy provided an estimated cost of approximately \$100,000 for the project.

Motion # 192/26 Keegan Healey / Stephen Dawe

That Council authorize the replacement of the force main at the C.B. Highway Lift Station, as recommended by Water and Sewer Operator Ron Laracy, at an estimated cost of approximately \$100,000, in order to prevent potential sewage disposal problems and protect the Town's wastewater infrastructure.

Motion Carried All in favour

8. Notices posted re Disposal of items in Town Sewer System
Lift Station – Glam Road

Council was advised that the lift station located on Glam Road has required the pumps to be pulled on numerous occasions due to residents disposing of items in the sewer system that are not suitable for flushing. These materials have caused blockages within the system, resulting in operational issues and damage to



equipment.

Following discussion, Council agreed that residents in the area serviced by the lift station should be reminded of the importance of properly using the sewer system and avoiding the disposal of non-flushable materials.

Motion # 193/24 Keegan Healey / Stephen Dawe

Be it resolved

That Council direct staff to prepare and distribute a memo to all residents served by the Glam Road Lift Station, advising them not to dispose of non-flushable materials in the sewer system, as such materials can cause blockages, damage equipment, and result in costly repairs and maintenance. Motion carried All in favour

9. Public Information session - Community Wildfire Resiliency Plan

July 22 from 6 p.m. to 8 pm

10. Town of Clarke's Beach Emergency plan needs updating

11. 2018 Chev Truck - motor gone (Deputy Mayor S. Dawe)

Three quotes are being asked for a new vehicle to replace the 2018 Chev Truck .

Vehicle Replacement – 2018 Chevrolet Pickup Truck

Council discussed the condition of the Town's 2018 Chevrolet pickup truck and agreed that the vehicle needs to be replaced. Given the importance of having a reliable vehicle available for Town operations, it was noted that the replacement is required as soon as possible.

Deputy Mayor Stephen Dawe has been tasked with gathering information and obtaining quotes for the purchase of a new truck that meets the Town's operational requirements. Once the quotations have been received, Council will review them to ensure the vehicle specifications meet the Town's needs and that the lowest compliant bid is selected. Following Council's review and approval, the Town will proceed with the purchase.

Motion # 194/26 Keegan Healey / Terri Lee Bishop

That Council authorize Deputy Mayor Stephen Dawe to obtain quotations and necessary information for the purchase of a replacement vehicle for the Town's 2018 Chevrolet pickup truck. Upon receipt and review of the quotations, Council will accept the lowest compliant quote that meets the required specifications and proceed with the purchase in a timely manner to ensure continuity of Town operations. Motion Carried All in favour

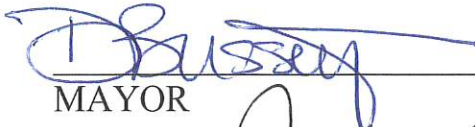


12. Roof for sand/salt shelter... Deputy Mayor Dawe will obtain quotes on having the roof installed.
13. Mugfords Road water running into Mr. X driveway (report by D.Mayor Dawe) - he has visited the site with rep of Concord Paving and found a possible solution to the problems encountered. Deputy Mayor Dawe will advise our outside work staff to do the necessary work .
14. Train Station attendant job ad /CN Station opening - Councillor Healey He has done a draft job posting for a position if required in the future.
15. Resident advised today's date that she had just escaped a collision on the intersection of the Railway track (section paved by Graham Mugfords house) and Park Avenue. Driver came of this section of paved area and out into Park Avenue without stopping.... Council is asked by this resident to immediately assess and put up STOP SIGN so drivers will stop before proceeding onto Park Avenue.
 - Council will have the STOP SIGN erected asap.
16. Dogs at large - area of Riverside Avenue
Advise the Animal Control Officer to visit the owner

ADJOURNMENT

Motion # 195/26 Terri Lee Bishop/Stephen Dawe

Being no further business , meeting will now adjourn. Time 8:08 pm


MAYOR


TOWN CLERK

Aug 5 / 2026

Date Minutes adopted by Council

