



**TOWN OF POUCH COVE
MINUTES OF A REGULAR MEETING OF COUNCIL
MONDAY January 27, 2025**

Mayor:	Mark Vardy	Councillors:	Kate Sullivan
Deputy Mayor:	Kara Connors (Absent)		Erin Nugent
			Jennifer Noseworthy
			Derek Spracklin
Town Clerk:	Emily Wall		
Chief Administrative Officer:	Rodney Hynes		

1. CALL TO ORDER

M. Vardy called the meeting to order at 6:33 pm.

2. ADOPTION OF THE AGENDA

2025-0001 Motion: K. Sullivan / E. Nugent
Motion to approve the agenda as presented.
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent,
D. Connors

3. ADOPTION OF THE MINUTES

A. Regular Meeting – November 25, 2024

2025-0002 Motion: E. Nugent / K. Sullivan
Motion to approve the minutes of a Regular Council Meeting November 25, 2024.
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent,
D. Connors

B. Regular Meeting – December 2, 2024

2025-0003 Motion: D. Spracklin / J. Noseworthy
Motion to approve the minutes of a Regular Council Meeting December 2, 2024.
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent,
D. Connors

4. BUSINESS ARISING

There was no business arising.

5. DELEGATE

No Delegate

6. CORRESPONDENCE

7. BY-LAW MOTIONS

A. Arrears Sale By-Law

2025-0004 Motion: K. Sullivan / J. Noseworthy
Motion: **Pursuant to the authority conferred in sections 7 & 8 of the Towns & Local Service Districts Act, 2025, be it resolved that the Town Council of Pouch Cove adopt the following By-Law on January 27, 2025: Arrears Sale By-Law.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

B. Boil Order and Use of Source Water By-Law

2025-0005 Motion: K. Sullivan / D. Spracklin
Motion: **Pursuant to the authority conferred in sections 7 & 8 of the Towns & Local Service Districts Act, 2025, be it resolved that the Town Council of Pouch Cove adopt the following By-Law on January 27, 2025: Boil Order and Use of Source Water By-Law.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

C. Development Regulations By-Law

2025-0006 Motion: K. Sullivan / J. Noseworthy
Motion: **Pursuant to the authority conferred in sections 7 & 8 of the Towns & Local Service Districts Act, 2025, be it resolved that the Town Council of Pouch Cove adopt the following By-Law on January 27, 2025: Development Regulations By-Law.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

D. Rules of Procedure Governing Meetings

2025-0007 Motion: K. Sullivan / J. Noseworthy
Motion: **Pursuant to the authority conferred in sections 7 & 8 of the Towns & Local Service Districts Act, 2025, be it resolved that the Town Council of Pouch Cove adopt the following By-Law on January 27, 2025: Rules of Procedure Governing Meetings By-Law.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

8. FINANCE & HUMAN RESOURCES

A. Accounts Payable

K. Sullivan in conflict with payable 29408, left discussion at 6:39pm

2025-0008 Motion: D. Connors / E. Nugent
Motion: **Be it resolved that the Town Council of Pouch Cove approve payable 29408.**
Motion: Carried
For: M. Vardy, J. Noseworthy, D. Spracklin, E. Nugent, D. Connors
K. Sullivan returned to discussion at 6:40pm.

2025-0009 Motion: K. Sullivan / J. Noseworthy
Motion: **Be it resolved that the Town Council of Pouch Cove approve the accounts payable minus payable 29408.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent,
D. Connors

B. Tax Agreement with Lakewood Development

Deferred as council did not receive the tax agreement document in time for meeting.

9. PLANNING & PROTECTIVE SERVICES
--

A. Fire Chief's Report

2025-0010 Motion: D. Spracklin / J. Noseworthy
Motion to approve the Fire Chief's Report
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

B. Permit Log

2025-0011 Motion: K. Sullivan / J. Noseworthy
Motion to approve the Permit Log
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

C. 9 Sullivan's Loop Discretion

2025-0012 Motion: E. Nugent / K. Sullivan
Motion: **Be it resolved that the Town Council of Pouch Cove use their discretion to approve the Accessory Building at 9 Sullivan's Loop.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

D. Blackhead Road Subdivision Discretion

2025-0013 Motion: E. Nugent / K. Sullivan
Motion: **Be it resolved that the Town Council of Pouch Cove use their discretion to conditionally approve the Blackhead Road Subdivision subject to a detailed list of requirements to be prepared by the CAO and submitted to the developer within 30 days of this approval.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

E. 515 Pouch Cove Line (Lakewood Development) Discretion

2025-0014 Motion: E. Nugent / D. Connors
Motion: **To defer to next meeting.**
Motion: Carried
For: M. Vardy, K. Sullivan, J. Noseworthy, D. Spracklin, E. Nugent
D. Connors

10. GENERAL BUSINESS

There was no general business.

11. NEW Business

There was no new business.

12. ADJOURNMENT

D. Connors made the motion to adjourn the meeting at 6:49 pm.

Mark Vardy

Mayor



Rodney Hynes

Chief Administrative Officer

