TOWN OF PORT BLANDFORD
REGULAR MEETING NOVEMBER 03rd, 2026

Minutes of the regular meeting of the Town of Port Blandford
Held in Council Chambers on November 03rd, 2026, at 7:00 p.m.

Present:	Mayor:	Darlene Clouter
	Deputy Mayor:	Winston Peddle
	Councillors:	Jeanine Bursey
		Matthew Bursey
		Rick Greening
		Terry Roach
	Town Clerk/Manager:	Philip Holwell

Absent:

Agenda: Mayor asked if there were any additions or changes to the agenda for November 03rd, 2026.

Resolution 26 – 277– J. Bursey / M. Bursey
Resolved that we adopt the agenda November 03rd, 2026. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Delegation: **TNC Properties (7:00pm – 7:53pm)**

Informed Council on ongoing issues with Terra Nova Cottages property. Topics included Back taxes payment plans, Clear title to property, reason for putting property up for sale. A commitment was stated that the Town would receive a percentage of land sales in the Peddles Landing subdivision to pay on arrear taxes. Expressed concerns over delays caused by Town Staff not issuing Compliance and Tax certificates for lots in Peddles Landing.

A discussion was had on trading land at the Municipal Park. A request was made that the Town pay for half of the cost associated with transferring the land.

Delegation: **TNC Properties**

Discussion was held on the implementation of the Tourist Accommodation Tax. Concern was raised that the Tourism season is only 4 months long and that increasing pricing / cost of living could hurt the off-season business. There was a discussion held on potential trail projects. An invitation was extended for Jim to come to a Trails Committee meeting.

Minutes Regular:

Mayor asked if there were any errors or omissions to the minutes of Regular Meeting October 21st, 2026.

Resolution 26 – 278 – R. Greening / T. Roach
Resolved that the minutes of October 21st, 2026, be adopted as presented. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Business Arising:

Backhoe Tires
The Tires from Case were no longer available. The seller changed his mind.

Resolution 26 – 279 – J. Bursey / M. Bursey
Resolved that a Budget of $15,000.00 be set for the purchase of Winter Tires and Rims. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Budget
Municipal Affairs advises budgeting a financial cushion to cover potential wage and benefit adjustments from the incoming union. Then adjust the budget once the Union negotiations are completed.

Myrtice Peddle Complaint
Emailed Jaime Warren with Trailways. Jaime reported that Trailways does not install stop signs on the track for Municipal roads. He had no issue with the Municipality installing signs if they wished. He believes that the Trailway has the right of way when crossing Municipal roads.

Resolution 26 – 280 – J. Bursey / M. Bursey

Resolved that we purchase and install posts for stop signs where the Trailway crosses municipal roads. In favour 5; D. Clouter, W. Peddle, J. Bursey, M. Bursey, T. Roach. Opposed 1; R. Greening Resolution Carried.

Accessibility Plan
Staff are currently reviewing the Accessibility Plan; an updated version will be presented once complete.

Power for Gazebo
Discussion was held on options to put power to the Gazebo. Staff to check on measurements. Agreed Council will revisit in the Spring.

Forestry MOU Meeting
Blair Adams has confirmed the MOU public meeting date for November 25th. Forestry has confirmed that the cutting maps are completed. We should be receiving them before the next meeting.

Committee Reports: **Community Development Committee**

Council reviewed the Community Development Committee meeting minutes of October 28th 2026.

Finance Committee

Invoices # 1 - # 15: Invoices #1- #15, presented in the amount of **$17,388.21**

Resolution 26 – 281– W. Peddle / R. Greening
Resolved that invoices # 1 - # 15 in the amount of **$17,388.21** be paid. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Time Sheets:

Greg:	October	18 – 24	2026	Regular Hours
	October	25 – 31	2026	Regular Hours
Vince:	October	18 – 24	2026	16 Hours Vac Time
	October	25 – 31	2026	Regular Hours
Joanne:	October	18 – 24	2026	11.5 Hours (cleaning)
	October	25 – 31	2026	11 Hours (Cleaning)

Paul:	October	18 – 24	2026	24 Hours (Labor)
	October	25 – 31	2026	7 Hours (Labor)
Shawn:	October	18 – 24	2026	36 Hours (Labor)
	October	25 – 31	2026	12.5 Hours (Dump, Labor)

Time Sheets:

Resolution 26 – 282– R. Greening / T. Roach
Resolved that Joanne's 22.5 hours, Paul's 31 hours, Shawn's 48.5 hours be paid. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Correspondence:

Heather Tulk Email
Discussion was held on distance requirements to water bodies. Agreed that the new regulations would follow Crown lands easements of 15m from Clode Sound. Discussion was held on other properties that are built close to brooks. Staff to check with Crown Lands / Forestry on distance required from a brook.

Ian Hussey Email
Staff to check with Ian for clarification on the proposed project. Invite Ian to the next meeting for a discussion on the project.

PMA Letter
Letter was reviewed by Council.

General Business:

Fire Smart Application

Resolution 26 – 283– R. Greening / M. Bursey
Resolved that Town Staff will submit an application to the Newfoundland and Labrador Community Wildfire Resiliency Funding Program (2026-2027). In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Canada Summer Student Grants

Resolution 26 – 284 – T. Roach / W. Peddle
Resolved that Town Staff will apply for a Canada Summer Student Grant to assist with the youth summer program and helping maintain Municipal infrastructure. In favour 6; D. Clouter, W. Peddle, J.

Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

General Business: **Canada Day Grant**

Resolution 26 – 285 – T. Roach / W. Peddle
Resolved that Town Staff will apply for Celebrate Canada funding program to assist with the celebration events held at the Municipal Park. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

TNC Properties
Discussion on TNC properties payment plan options. Staff to check with Jim Lewis and request a letter from his lawyer stating an agreement on percentage of sales.

Resolution 26 – 286 – W. Peddle / J. Bursey
Be it resolved that Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Port Blandford approves Amendment No. 5, 2026 to the Municipal Plan; In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Resolution 26 – 287 – R. Greening / J. Bursey
Be it resolved that Under the authority of Sections 16, 17, and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Port Blandford approves Amendment No. 8, 2026, to the Development Regulations. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

Adjournment: **Resolution 26 – 288– J. Bursey / W. Peddle**
Resolved that we do now adjourn (8:55p.m.) to meet again on Wednesday, November 18th, 2026, at 7:00 p.m. in the Council Chambers. In favour 6; D. Clouter, W. Peddle, J. Bursey, M. Bursey, R. Greening, T. Roach. Opposed 0; Resolution Carried.

_____(Mayor) _____ (Clerk/Manager)