



TOWN OF STEADY BROOK
PUBLIC MEETING
March 19, 2026

ATTENDANCE:

Mayor Dawson (By Phone)

Councillors:

C. Morrissey
C. Diamond
C. Perry
C. Wheeler
C. Douglas

Sherry Lee Hull – Town Clerk Manager

ABSENT:

Deputy- Mayor Kennedy-Dyson

Agenda Item

1) Call Meeting to Order

Councillor Morrissey called the meeting to order at 7:04 p.m.

Councillor Morrissey welcomed everyone to the meeting.

Councillor Morrissey asked if there were any additions or omissions to the March 19, 2026, Agenda.

(1.1) Adoption of the Agenda

**RESOLUTION
#2026/018**

DIAMOND/WHEELER:

BE IT RESOLVED TO APPROVE THE AGENDA AS PRESENTED FOR THE REGULAR PUBLIC COUNCIL MEETING OF MARCH 19, 2026.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

Councillor Morrissey proceeded to the adoption of February 19, 2026, minutes. Councillor asked if there were any errors/omissions to note.

Councillor Morrissey, hearing none, called for a motion to adopt February 19, 2026, minutes.

(1.2) Adoption of Meeting Minutes

**RESOLUTION
#2026/019**

DOUGLAS/WHEELER:
BE IT RESOLVED TO ADOPT THE MINUTES AS PRESENTED FOR THE REGULAR PUBLIC COUNCIL MEETING OF FEBRUARY 19, 2026.
IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.
OPPOSED: (0)
RESOLUTION CARRIED

(2) Business Arising Action Items

Nothing to Report.

(3) Notices of Resolutions

Nothing to Report.

Delegations & Guests

No Guest

(4) Committee Reports

4.1 OPERATIONS AND PUBLIC WORKS:

4.1.1 Maintenance Update

- Maintenance is doing its best to have all potholes completed. Please slow down and drive carefully. If we miss any, please call the town office.

4.1.2 - Capital Works Application – Project #17-GI-23-00067 – Lagoon/Compressor Pumps

- Council has agreed to develop an alternative plan to move this project forward and has decided to engage an engineer/consultant to create a plan of action for the Town. The goal is to maximize the available funding. An additional update will be provided once it becomes available.

4.1.3 – K&D Pratt – Quotation 320609 (MOTION)

**RESOLUTION
#2026/020**

WHEELER/PERRY:
WHEREAS THE TOWN COUNCIL HAS AGREED TO UPGRADE THE EXISTING WATER SYSTEM TO ENABLE REAL-TIME MONITORING AND BEGIN ESTABLISHING HISTORICAL DATA; AND WHEREAS A QUOTATION HAS BEEN PRESENTED TO COUNCIL FOR THIS WORK; BE IT RESOLVED THAT THE TOWN OF STEADY BROOK APPROVE QUOTATION #320609 FROM K&D PRATT IN THE AMOUNT OF \$6,569.45 PLUS HST.
IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.
OPPOSED: (0)

RESOLUTION CARRIED

Councillor Wheeler confirmed that we currently have the wastewater screens in place, and as part of Phase 1, we will be implementing a digital system with internet connectivity. This system will allow us to monitor data in real time, while also storing historical data for future access and analysis.

In the event of a system fault, alerts will be sent immediately so we can respond as quickly as possible, no matter where we are located. This will give us a level of insight and understanding that we've never had before. We're very excited to begin implementing this on the wells and groundwater supply system.

In Phase 2, we will be expanding this approach by bringing the wastewater system fully online as well, allowing for the same level of monitoring, data access, and rapid response capabilities.

4.2 REGIONAL SERVICES & EMERGENCY MEASURES

4.2.1. – Fire Department

- Applications have been submitted to the fire department for an emergency vehicle, as well as for additional equipment.
- We had a great meeting with Little Rapids, where they presented a revised MOG. They offered funding to support our administrative work and indicated that if we were to finance the emergency vehicle, they would also contribute.
- Two representatives from our town, Rory O'Neil and James Robertson, will serve on the committee to represent us.

4.2.2 – Municipal Emergency Management Plan (MOTION)

PERRY/DIAMOND:

BE IT RESOLVED THE TOWN OF STEADY BROOK ADOPT THE UPDATED MUNICIPAL EMERGENCY MANAGEMENT PLAN AS PRESENTED TO COUNCIL. THE EMERGENCY MANAGEMENT PLAN IS VALID FOR A PERIOD OF ONLY (3) YEARS AT WHICH TIME IT WILL REQUIRE A FULL REVIEW AND APPROVAL.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

Councillor Perry confirmed that the committee will be getting together to develop a plan to address the high-water levels in town.

The Town Clerk Manager has applied for Fire Smart funding on behalf of the town.

**RESOLUTION
#2026-021**

4.3. PLANNING AND DEVELOPMENT:

4.3.1 – Municipal Plan (MOTION)

RESOLUTION
#2026-022

WHEELER/DOUGLAS:

UNDER THE AUTHORITY OF SECTION 16, SECTION 17 AND SECTION 18 OF THE URBAN AND RURAL PLANNING ACT, 2000, THE TOWN COUNCIL OF STEADY BROOK APPROVES THE MUNICIPAL PLAN, AS AMENDED BY THE RECOMMENDATION IN THE COMMISSIONER'S REPORT DATED FEBRUARY 25, 2026 WHICH REQUIRES REMOVAL OF 'GARDEN SUITE' FROM THE RESIDENTIAL DESIGNATION IN SECTION 3.7.3-RESIDENTIAL POLICIES.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

4.3.2 – Development Regulations 2025-2035 (MOTION)

RESOLUTION
#2026-023

WHEELER/PERRY:

UNDER THE AUTHORITY OF SECTION 16, SECTION 17 AND SECTION 18 OF THE URBAN AND RURAL PLANNING ACT, 2000, THE TOWN COUNCIL OF STEADY BROOK APPROVES THE STEADY BROOK DEVELOPMENT REGULATIONS AS AMENDED BY THE RECOMMENDATION IN THE COMMISSIONER'S REPORT DATED FEBRUARY 25, 2026 WHICH REQUIRES REMOVAL OF 'GARDEN SUITE' FROM THE RESIDENTIAL ZONE IN SECTION 3.2.9, FROM SECTION 3.4.2.3 SHORT TERM RESIDENTIAL ZONE CONDITIONS, AND TO DELETE SECTION 5.7.9-DEFINITION AND CONDITIONS FOR GARDEN SUITE USE.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

4.3.3 – Building Permit Approval (MOTION)

RESOLUTION
#2026-024

PERRY/DOUGLAS:

WHEREAS THE TOWN CLERK HAS APPROVED 1 PERMIT BETWEEN FEBRUARY 19, 2026, TO MARCH 17, 2026, AND PRESENTED TO COUNCIL FOR REVIEW; BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE THE PERMIT PRESENTED SUBJECT TO FOLLOWING THE TOWN'S REGULATIONS AND COMPLIANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

4.3.4- Rescind Application 2025-012 (MOTION)

RESOLUTION
#2026-025

PERRY/WHEELER:

RESCIND MOTION: BE IT RESOLVED THE TOWN OF STEADY BROOK RESCIND MOTION #2025-012 AS THE APPLICANT HAS REQUESTED TO SUBMIT A NEW APPLICATION AS PRESENTED TO COUNCIL.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

4.3.5 – Application 2026-005 (MOTION) – Approval in Principle

RESOLUTION
#2026/026

WHEELER/DIAMOND:

BE IT RESOLVED THAT THE TOWN OF STEADY BROOK APPROVE IN PRINCIPLE APPLICATION #2026-005 FOR PAR ID 160-290 TO CONSTRUCT A NEW COMMERCIAL DWELLING. THE FOLLOWING APPLICATION IS SUBJECT TO THE FOLLOWING CONDITIONS:

- **MUST PROVIDE APPROVAL FROM SERVICE NL FOR PROTECTED ROAD AREA**
- **APPLICANTS RESPONSIBILITY TO ENSURE IT MEETS ALL BUILDING CODES; INCLUDING LIMITING DISTANCE BETWEEN BUILDINGS**
- **ALL DEVELOPMENT MUST BE DONE IN ACCORDANCE WITH THE TOWN OF STEADY BROOK'S MUNICIPAL PLAN, NOTABLY SECTION 3.4 AND 4.5. WHEREAS A GEOTECHNICAL STUDY MUST BE CONDUCTED**
- **OBTAIN AN APPROVAL FROM THE MINISTER OF ENVIRONMENT & CLIMATE CHANGE FOR AN ENVIRONMENTAL ASSESSMENT**
- **TO COMPLY WITH THE TOWNS REGULATIONS REGARDING PARKING WHEREAS A MINIMUM OF (1) ONE PARKING SPACE FOR EVERY GUEST ROOM, BE PROVIDED ON THE LOT**
- **DEVELOP THE SITE ACCORDING TO THE PRELIMINARY DRAWINGS AND IN KEEPING WITH THE TOWN OF STEADY BROOK'S DEVELOPMENT REGULATIONS**
- **DESIGN & CONSTRUCTION OF THE PROPOSED DEVELOPMENT IS DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA**
- **PROVIDE APPROVAL FROM THE DIGITAL GOVERNMENT & SERVICE NL FOR LIFE SAFETY & BUILDING ACCESSIBILITY**
- **ANY OTHER APPROVALS IDENTIFIED BY OTHER GOVERNMENT AGENCIES THROUGHOUT THE COURSE OF CONSTRUCTION**
- **ALL INFORMATION SHALL BE RECEIVED NOT LATER THAN TWO YEARS FROM THE GRANT OF APPROVAL IN PRINCIPLE.**

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

4.4 RECREATION AND COMMUNITY INVOLVEMENT:

4.4.1 – Marble Mountain Development Corporation (MMDC)

- No update

4.4.2 – Easter Bunny – March 28, 2026, at 11 AM

- Everyone is welcome to join us for the Easter Bunny Egg Hunt at the playground at 11:00 AM. Please note that the time has been changed from 2:00 PM to 11:00 AM.
- Volunteers are welcomed.

4.5 FINANCE/ADMINISTRATION & COMMUNICATIONS:

4.5.1 – Approval of Invoices (MOTION)

DOUGLAS/DIAMOND:

BE IT RESOLVED THE TOWN OF STEADY BROOK APPROVE THE INVOICES AS PRESENTED IN THE AMOUNT OF \$65,442.60.

IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

4.6 WATERSHED AND ENVIRONMENT:

4.6.1 – Artesian Wells

- We had a meeting with FracFlow consultants and ask Dr. Gale if he would review our application for drinking water and serve as our consultant when it's time to submit the MCW application.

4.6.2 – Watershed Meeting April 7, 2026

- Watershed meetings are open to the public, and anyone interested is welcome to join.
- An application has been received for a cabin within the watershed area. The review process involves Water Resources, the Watershed Committee, and a presentation to Town Council for consideration. The council provided feedback to Water Resources that the council does not approve the cabin lot.

5. OTHER CORRESPONDENCE:

Nothing to report.

**RESOLUTION
#2026-027**

6. OTHER BUSINESS:

Nothing to report.

7. COUNCILLOR’S/MAYOR FORUM:

Councillor Diamond – Nothing to report.

Councillor Morrissey – Nothing to report.

Councillor Wheeler – Nothing to report.

Councillor Perry – It was requested that we review the pie chart and make any necessary adjustments.

Councillor Douglas – Nothing to report.

Mayor Dawson – Thank you to Councillor Morrissey for chairing the meeting tonight. Great job, and we are fortunate to have such a great Council.

8.1 Adjournment:

RESOLUTION
#2026-028

DIAMOND/DOUGLAS:

BE IT RESOLVED THAT THE TOWN OF STEADY BROOK ADJOURN THE PUBLIC MEETING ON MARCH 19, 2026, AT 7:40 PM.


IN FAVOUR: (6) Dawson, Diamond, Morrissey, Wheeler, Perry, Douglas.

OPPOSED: (0)

RESOLUTION CARRIED

MEETING WAS ADJOURNED AT 7:40 PM.

THE NEXT PUBLIC MEETING WILL BE APRIL 23, 2026.



Councillor Morrissey



Sherry Lee Hull