



Town of Flatrock

Minutes of a Regular Meeting of Town Council held at the Flatrock Town Hall
Tuesday September 2, 2025.

Page 1

Members Present: Mayor Darrin Thorne
Deputy Mayor Terry Humber,
Councilor Madonna Connors
Councilor Marion McCarthy
Councilor Alicia Scott
Councilor Brian Waterman

Chief Administrative Officer Andrew Tobin

Members Absent: Councilor Jeffrey Connors
Town Clerk Shirley Ryan

Mayor Darrin Thorne called the Meeting to Order at 6:46

2025 –135 Marion McCarthy/Alicia Scott

Be it resolved that the Agenda for September 2, 2025, meeting of Flatrock Town Council be adopted as presented.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman

Abstaining 0 Against 0 Carried.

2025 –136 Madonna Connors/Marion McCarthy

Be it resolved the minutes for meeting Monday August 11, 2025 of Flatrock Town Council be adopted as presented.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

Danielle Campbell was in attendance to discuss the Fisherman Centre. Council agreed to give approval to allow her to apply to ServiceNL for well and septic approval. No further approvals will be given until the town plan is amended and the public is given the opportunity to provide feedback.

2025 –137 Terry Humber/ Marion McCarthy

Be it resolved that the Town Council of Flatrock gives permission to seek approval from ServiceNL for a non-domestic well and septic at the Fisherman's Centre, 444 Windgap Road.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried

2025 –138 Terry Humber/ Alicia Scott

Be it resolved that the Town Council of Flatrock conditionally approved development application for 41-51 Lot 1 Old Flatrock Road and is to be built within the Town of Flatrock Regulations.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

Lot 2 and 3 of 41-51 Old Flatrock Road were deferred to do waiting to see if the developer will be adjusting the lots or applying for a variance on lot 1.



Town of Flatrock

Minutes of a Regular Meeting of Town Council held at the Flatrock Town Hall
Tuesday September 2, 2025.

Page 2

2025 –139 Terry Humber/ Alicia Scott

Be it resolved that the Town Council of Flatrock now require a footing permit for all new builds and extensions for residences. A full building permit will be issued after a footing certificate is submitted and confirms that the building is within the regulations.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025 –140 Terry Humber/ Marion McCarthy

Be it resolved that the Town Council of Flatrock approve back lot development for lot 3 and 4 at 458 Pouch Cove Highway, under section 10 of the Flatrock Development Regulations. The properties but have a 6-meter access and built within the Town of Flatrock Regulations. Permit will require approval of access from the Department of Transportation and Infrastructure.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025-141 Brian Waterman/Terry Humber

Be it resolved that the Town Council of Flatrock approve the extension to development application for 391 Windgap Road and is to be built within the Town of Flatrock Regulations.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025-142 Alicia Scott/Terry Humber

Be it resolved that the Town Council of Flatrock approve the accessory building application for 391 Windgap Road and is to be built within the Town of Flatrock Regulations.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025-143 Terry Humber/ Brian Waterman

Be it resolved that the Town Council of Flatrock approve the extension to development application for 124-126 Deer Marsh Road and is to be built within the Town of Flatrock Regulations.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025-144 Marion McCarthy/ Madonna Connors

Be it resolved that the Town Council of Flatrock approve the accessory building application for 5 Avalia Drive and is to be built within the Town of Flatrock Regulations.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025 –145 Alicia Scott/Marion McCarthy

Be it resolved the list of permits since August 11, 2025, be approved as presented.



Town of Flatrock

Minutes of a Regular Meeting of Town Council held at the Flatrock Town Hall
Tuesday September 2, 2025.

Page 3

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

| List of Permits since August 11, 2025 | | | |
|---------------------------------------|--------------------|------|---------------------|
| 12-Aug | Accessory Building | 2012 | 19 Kevin Butt Place |
| 12-Aug | Business | 2013 | 47 Hubert's Place. |
| 12-Aug | residence | 2014 | 65-67 Power's Lane |
| 13-Aug | renovation | 2015 | 25A Wade's Lane |
| 14-Aug | Occupancy | 2016 | 47 Hubert's Place. |
| 20-Aug | Residence | 2017 | 345 Windgap Road |
| 21-Aug | Renovations | 2018 | 94 Power's Lane |
| 26-Aug | Residence | 2019 | 10 Haley's Place |
| 26-Aug | Residence | 2020 | 11 Haley's Place |
| 28-Aug | Residence | 2021 | 11 Joe's Place |

Mayor Thorne left the meeting at 7:05 and passed the chair over to Deputy Mayor Humber.

2025-146 Marion McCarthy/ Madonna Connors

Be it resolved that the Town of Flatrock approve determines that 18 Deer Marsh Place is a viable building lot as per section 47 of the Town of Flatrock's development regulations. A full development application with house plans and a plot plan will need to be submitted and approved from the Town. In addition, Final approval is dependent on ServiceNL Septic approval, which would include a site visit before a permit is issued.

In Favor Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, and Brian Waterman.

Against: Alicia Scott

Abstaining: Darrin Thorne

Abstaining 1 Against 1 Carried.

Mayor Thorne returned to the meeting at 7:11 and resumed the chair.

2025 –147 Alicia Scott/Marion McCarthy

Be resolved that the list of invoices be approved as presented.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

2025 –148 Alicia Scott/Terry Humber

Be resolved that the reduce the amount of funding used from the Canada Community-Building Fund for the Road Upgrading 2025 project from \$96,874.00 to \$58,426.23.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

Torbay Volunteer Fire Department:

Regatta was a success



Town of Flatrock

Minutes of a Regular Meeting of Town Council held at the Flatrock Town Hall
Tuesday September 2, 2025.

Page 4

TVFD lost some hose in helping with the fires. Will apply to the assistance program to have it replaced.

Stewardship Association of Municipalities done for the season

New Business:

Terry:

- Concert at the Grotto went well
- Waterman's Pond looks great.

Brian:

- Plaque on the Grotto not in good shape. Will get a price on replacing.
- Looking forward to the canal beginning

Madonna:

- Asked about the Nuisance By-laws, they're in draft and hoping to have them ready soon.

Andrew:

- Reminded councilors about nomination day on September 9th.
- Reminded councilors who were not running to return all town property.
- Planning Committee will be meeting about Road By-law
- Asked council about starting the first meeting with the new council to approve the minutes and then to hand over the meeting to the new council.

Marion:

- Asked about the Food Bank moving into the former church. Our lawyer should have the lease agreement soon.
- Soccer finished for the year; there were 350 registered
- Still working on looking for new nets.

Darrin:

- New truck has arrived; plow and sander are ordered.
- Paint to touch up the older trucks is ordered.

2025-149 Madonna Connors/Marion McCarthy

Be it resolved that this meeting adjourn and meet again on Tuesday September 22, 2025, at 6:45 P.M.

In Favor Mayor Darrin Thorne, Deputy Terry Humber, Councilors Madonna Connors, Marion McCarthy, Alicia Scott, and Brian Waterman.

Abstaining 0 Against 0 Carried.

The meeting adjourned at 7:46 pm.

Darrin Thorne
Mayor

Andrew Tobin
Chief Administrative Officer