



Town of Flatrock

Minutes of a Regular Meeting of Town Council held at the Flatrock Town Hall
Monday September 22, 2025.

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Members Present: Mayor Darrin Thorne
Deputy Mayor Terry Humber
Councilor Jeffrey Connors (via Phone)
Councilor Madonna Connors
Councilor Marion McCarthy
Councilor Brian Waterman

Chief Administrative Officer Andrew Tobin

Members Absent: Councilor Alicia Scott
Town Clerk Shirley Ryan

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

2025 –150 Terry Humber/Madonna Connors

Be it resolved that the Agenda for September 22, 2025, meeting of Flatrock Town Council be adopted as presented.

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

Abstaining 0 Against 0 Carried.

2025 –151 Terry Humber/Brian Waterman

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

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

Abstaining 0 Against 0 Carried.

2025 –152 Terry Humber/Brian Waterman

Be it resolved that the Town Council of Flatrock conditionally approved development application for 41-51 Lot 2 Old Flatrock Road and is to be built within the Town of Flatrock Regulations.

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

Abstaining 0 Against 0 Carried.

2025 –153 Terry Humber/Brian Waterman

Be it resolved that the Town Council of Flatrock conditionally approved development application for 41-51 Lot 3 Old Flatrock Road and is to be built within the Town of Flatrock Regulations.

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

Abstaining 0 Against 0 Carried.

2025 –154 Marion McCarthy/Madonna Connors

Be it resolved the list of permits since September 2, 2025, be approved as presented.

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

Abstaining 0 Against 0 Carried.



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List of Permits since September 2, 2025			
Date	Type of Permit	Permit Number	Address
02-Sep	Renovations	2022	112 Powers Lane
04-Sep	Accessory Building	2023	391 Windgap Road
04-Sep	Accessory Building	2024	5 Avalia Drive
04-Sep	Footings	2025	391 Windgap Road
04-Sep	Footings	2026	124 Deer Marsh Road
10-Sep	Occupancy	2027	7 Jane's Lane
11-Sep	Accessory Building	2028	3 Annie's Way
12-Sep	Renovation	2029	1 Annie's Way
04-Oct	Event Permit	2030	Ann Waterman Park
16-Sep	Residence	2031	93-95 Medalsis Pond Road

2025-155 Terry Humber/Brian Waterman

Be it resolved that the Town Council of Flatrock conditionally approve the concept plan for the Marged Road Extension. Plans must be approved from the Town's engineer, a ground water study will have to be completed and must follow the Town's road and development regulations.

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

Abstaining 0 Against 0 Carried.

2025-156 Brian Waterman/ Madonna Connors

Be it resolved that the Town Council of Flatrock approves the accessory building application for 75A Deer Marsh Road and is to be built within the Town of Flatrock Regulations.

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

Abstaining 0 Against 0 Carried.

2025-157 Terry Humber /Brian Waterman

Be it resolved that the Town Council of Flatrock approves the development application for Lot 2 Windgap Road (297-305) and is to be built within the Town of Flatrock Regulations.

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

Abstaining 0 Against 0 Carried.



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Council discussed requiring a footing permit for accessory buildings. Footing permits will not be required at this time, however the accessory building must be pegged out on the property prior to approval.

2025 –158 Marion McCarthy/Terry Humber

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

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

Abstaining 0 Against 0 Carried.

2025- 159 Brian Waterman/ Terry Humber

Be it resolved that the Town of Flatrock accepts the quote from the Grand Concourse for canal trail Phase 2 at Ann Waterman Family Park.

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

Abstaining 0 Against 0 Carried.

2025-160 Terry Humber/ Marion McCarthy

Be it resolved that the Town Council of Flatrock approve to submit its Capital Investment Plan to the Department of Municipal and Provincial Affairs for Canada Community-Building Funds in the amount of \$50,979.22 for phase 2 of the canal trail.

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

Abstaining 0 Against 0 Carried.

2025-161 Marion McCarthy/ Madonna Connors

Be it resolved that the Town Council of Flatrock agrees to put remaining church items up for public sale.

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

Abstaining 0 Against 0 Carried.

2025-162 Terry Humber/ Brian Waterman

Be it resolved that the Town Council of Flatrock applies for an extension on ditching design on the Red Head Road ditching project, project number 17-GI-23-00054.

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

Abstaining 0 Against 0 Carried.

Torbay Volunteer Fire Department, deferred until Councilor Scott is in attendance.

Stewardship Association of Municipalities: Councilor Madonna Connors will look into attending the Eastern Regional Meeting in Harbour Grace.

2025-163 Jeffreery Connors/ Brian Waterman

Be it resolved that the 2025 Road Standards By-Law be adopted as presented.

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

Abstaining 0 Against 0 Carried.



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Nuisance By-law was deferred to obtain more information on how to enforce by-law and penalties.

A request from NEA Memorial Gardens was submitted to add a sign on the Town's stop sign on Old Flatrock Road to show location of the cemetery. Council will provide the sign to ensure it meets the standards of the road signs.

New Business:

Terry:

- The new Grotto Committee is formed, Brian did a great job chairing the meeting.
- Thank you to the Town of Flatrock for all the support through the years he was on council.
- A member of the Heritage Society reached out asking if the Grotto Committee replaces their committee. This is not the case, there is still a Heritage Society.

Madonna:

- Also had a member of the Heritage Society reach out.
- Thank you to Darrin and Terry for their service on council.

Brian:

- He has heard good reviews on the canal.
- Grotto committee is formed and will now work on by-laws and Charitable Status.
- Congratulations to Darrin and Terry for their years on council and good luck in the future.

Andrew:

- The lease agreement has been signed with the NEA Foodbank for the church, they will begin their move after the Thanksgiving hampers.
- A resident has brought up concerns about the recycled tires being used as fill for lots on Pouch Cove Highway. Will ask the Department of Environmental if they'd do a site inspection to ensure everything is ok. The resident also suggested a by-law about using the tires for fill, this is a decision for the next council to discuss.
- Waiting on the Quote for the Town Hall renovations, a special meeting may be needed to approve the quote before the funding application deadline.
- Andrew presented a plaque and a flag to Mayor Thorne and Deputy Mayor Humber to thank them for their years of service with the Town and wished them all the best.

Marion:

- Still working on prices for new nets.
- Terry and Darrin will be missed.

Jeff:

- Congratulated Darrin and Terry for their time on council.
- A lot of work has been done since Jeff joined council 6 years ago, and a lot done in the past year with the ballfield, the Community Centre, Waterman's Pond, and the canal.



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Darrin:

- Congratulations to Jeff for becoming Mayor.
- Wishes council the best and reminds them to reply on their government officials and staff for assistance and he's always around if he's needed.
- When Darrin started on council in 1999 the budget was about \$340,000 and the population was about 1,000 people, in 2025 the budget was almost \$1.8 million and there is close to 1800 people.

2025-164 Terry Humber/ Jeffrey Connors

Be it resolved that this meeting adjourns and meet again on October 6th, at 6:45 P.M.

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

Abstaining 0 Against 0 Carried.

The meeting adjourned at 7:32 pm.

Darrin Thorne
Mayor

Andrew Tobin
Chief Administrative Officer