

**TOWN OF PARADISE
PUBLIC COUNCIL MEETING
TUESDAY, NOVEMBER 20, 2018
TOWN HALL, PARADISE
8:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Councillor	Paul Dinn
	Councillor	Allan English
	Councillor	Patrick Martin
	Councillor	Deborah Quilty
	Councillor	Sterling Willis
	Chief Admin. Officer	Lisa Niblock
	Director of Corporate Services	Terrilynn Smith
	Director of Planning & Protective Services	Alton Glenn
	Director of Infrastructure & Public Works	Garry Spencer
	Director of Recreation & Leisure Services	Conrad Freake
	Administrative Assistant	Claudine Hannebury

ABSENT:

Deputy Mayor	Elizabeth Laurie
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1. The meeting was called to order by Chairperson Bobbett at 8:00 p.m.
2. **PROCLAMATION:**
3. **ADOPTION OF THE MINUTES:**
 1. M18-384 **Moved by Councillor Martin, seconded by Councillor Quilty to adopt the Minutes of the November 6, 2018 Committee of the Whole Meeting.**

Motion carried
 2. M18-385 **Moved by Councillor Quilty, seconded by Councillor Dinn to adopt the Minutes of the November 6, 2018 Public Meeting.**

Motion carried

4. BUSINESS ARISING FROM THE MINUTES:

1. Committee of the Whole Meeting, November 6, 2018.

Councillor English noted under Infrastructure and Public Works Item No. 6 the last line should read Director Smith concurred that the only way the Town could re-tender would be to change the scope of work.

Councillor English asked if the notifications have been sent out to residents as noted under Permits item No.8. Director Glenn noted he will follow up to confirm.

2. Public Meeting, November 6, 2018

There was no business arising.

5. COMMITTEE REPORTS:

PLANNING AND DEVELOPMENT COMMITTEE:



- 1. M18-386 Moved by Councillor Willis, seconded by Councillor Quilty to approve application C2018-727 to construct a drive-through at 4 Elizabeth Drive subject to sixteen (16) conditions.**

Motion carried

- 2. M18-387 Moved by Councillor Dinn, seconded by Councillor Willis to approve application B2018-700 to install a wharf at 31 Stokes Road subject to no objections being received from the Discretionary Use Notice and six (6) conditions.**

Motion carried

- 3. M18-388 Moved by Councillor Willis, seconded by Councillor Dinn to refuse application B2018-518 to construct an accessory building with a 3 meter setback at 35 Blomidon Street for the following reasons:**

1. The proposed setback does not comply with Section 4.2.2 (c) of the Town of Paradise Development Regulations, 2016.

2. As the proposed development does not comply with Section 4.2.2 (c) of the Town of Paradise Development Regulations, 2016, the

proposed development is also contrary to Section 3.1 of the Town of Paradise Development Regulations, 2016.

Motion carried

4. **M18-389 Moved by Councillor Quilty, seconded by Councillor Willis to approve application C2018-172 to expand the existing home-based business (Atlantic Counselling Services) at 48 St. Thomas Line subject to twelve (12) conditions.**

Motion carried

5. **M118-390 Moved by Councillor Dinn, seconded by Councillor Quilty to advertise application CV2018-252.**

Motion carried

6. **M18-391 Moved by Councillor Willis, seconded by Councillor Dinn to refuse application DU2018-204 to keep 12 Chickens and 2 standard goats at 754 St. Thomas Line for the following reasons.**

1. **The keeping of 12 chickens and 2 standard goats are contrary to Section 5.4 (e)(i) and (g)(i) of the Town of Paradise Development Regulations, 2016.**
2. **Development not in accordance with Section 5.4 is therefore not in accordance with Section 3.1, of the Town of Paradise Development Regulations, 2016.**

Councillor Dinn stated the Town received a complaint regarding this matter and noted that staff and Council looked at the application from different angles but due to the new Development Regulations, the Town cannot approve this application at this time.

Motion carried

6. **M18-392 Moved by Councillor Martin, seconded by Councillor Dinn to approve in principle application, D2018-684 to construct an office/warehouse/garage at Kenmount Road Extension subject to no objections being received from the Discretionary Use Notice and five (5) conditions.**

Motion carried

Mayor Bobbett requested Council to vote on a potential conflict as the owner of the building donated to his campaign.

Vote: Not in conflict: Councillor Martin, Councillor Willis, and Councillor Quilty

In Conflict: Councillor Dinn, and Councillor English

Councillor Willis also requested Council to vote on a potential conflict for as the owner of the building donated to his campaign as well.

Vote: Not in conflict: Councillor Martin, Councillor Quilty, and Mayor Bobbett

In Conflict: Councillor Dinn, and Councillor English

7. **M18-393 Moved by Councillor Dinn, seconded by Councillor Willis to approve application S2018-017 to develop an eight lot subdivision connecting Tranquil Place to Everest Street subject to twenty five (25) conditions.**

Councillor Willis noted this would connect Tranquil Place to Everest Street which will make it more accessible for snow clearing equipment and emergency vehicles.

Motion carried

8. M18-394 Moved by Councillor Willis, seconded by Councillor Quilty.

"BE IT RESOLVED that the Town of Paradise under authority of Section 16 of the Urban and Rural Planning Act, 2000, adopt the Town of Paradise Development Regulations Amendment No. 2, 2018.

Motion carried

FINANCE AND ADMINISTRATION COMMITTEE:



1. Accounts for Payment

M18-395 Moved by Councillor Quilty, seconded by Councillor Dinn that invoices in the amount of \$506,921.76 be approved for payment as submitted by the Director of Corporate Services.

Motion carried

Mayor Bobbett requested Council to vote on a potential conflict regarding an invoice payable to Fairview Investments as the company donated to his campaign.

Vote: Not in conflict: Councillor Martin, Councillor Willis and Councillor Quilty

In Conflict: Councillor Dinn and Councillor English

Councillor Willis requested Council to vote on a potential conflict regarding an invoice payable to Fairview Investments as the company donated to his campaign.

Vote: Not in conflict: Councillor Martin, Councillor Quilty and Mayor Bobbett

In Conflict: Councillor Dinn and Councillor English

2. IT Purchase – Computer Replacement

M18-396 Moved by Councillor Quilty, seconded by Councillor Dinn.

“BE IT RESOLVED that the Town of Paradise purchase new computers from Triware Technologies Inc. for its computer replacement plan at a cost of \$10,735.28.”



Motion carried

3. Accounts for Payment

M18-397 Moved by Councillor Quilty, seconded by Councillor Dinn that invoices in the amount of \$9,339.72 be approved for payment as submitted by the Director of Corporate Services.

Motion carried

Council voted on a potential conflict for Councillor English regarding an invoice payable to Steward McKelvey relating to advice provided on conflict of interest.

Vote: In Conflict: Councillor Dinn and Councillor Willis, Councillor Martin and Councillor Quilty

Note: Councillor English left the Council Chambers because of potential conflict of interest.

EMERGENCY AND PROTECTIVE SERVICES COMMITTEE:

- No report for this meeting

ECONOMIC DEVELOPMENT COMMITTEE:

- No report for this meeting

COMMUNICATIONS COMMITTEE:

- No report for this meeting

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:



1. M18-398 Moved by Councillor Quilty seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise obtain Western Hydraulic 2000 Limited to supply and deliver 150 Carbide Cutting Edges in the amount of \$32,070 plus HST.”

Motion carried

2. M18-399 Moved by Councillor Quilty, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise approve Change Order No 15. for miscellaneous items for St. Thomas Line WWTP Upgrades in the amount of \$2,881.37 HST included.”

Motion carried

3. M18-400 Moved by Councillor Quilty, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise submit an application under the Municipal Capital Works and Investing in Canada Funds Program in the amount of \$47,904,638 for the following:

1. Neil’s Pond Ridge Water Storage Tank;
2. Water and Sewer Services- Stephen’s Road, Neary Road, Windmill Road, Bayview Heights, and Moonlight Drive;
3. Paradise Road Upgrade – Phase 4, Archibald Drive to St. Thomas Line;
4. Indoor Turf Facility;
5. St. Thomas Line Widening – Phase 4, Ridgewood Drive to Roundabout;
6. Lift Station Upgrades;
7. Evergreen Village Upgrades; and
8. Topsail Road Upgrading – Phase 5, Paradise Road to RONA.

Motion carried

M18-376 Moved by Councillor Quilty, seconded by Councillor Dinn.

“BE IT RESOLVED that the Town of Paradise rescind the motion to obtain Xylem, 157 Glencoe Drive Mount Pearl to carry out necessary repairs to the main distribution pump at Sewage Pump Station No. 10 in the amount of \$14,366 plus HST.”

Motion carried

M18-401 Moved by Councilor Quilty, seconded by Councilor Martin.

“BE IT RESOLVED that the Town of Paradise obtain Xylem, 157 Glencoe Drive Mount Pearl to carry out necessary repairs to the Main Distribution Pump at the Stormont Street Sewage Lift Station in the amount of \$14,366 plus HST.”

Motion carried

RECREATION COMMITTEE



1. M18-402 Moved by Councillor Dinn, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise approve the request to host the Safe Grad for Mount Pearl Senior High at a flat rate of \$1,000.00.”

Motion carried

2. M18-403 Moved by Councillor Dinn, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise approve the request to enter into a 5-Year Agreement with Eastpoint Hockey to host a hockey school at the Paradise Double Ice Complex.”

Motion carried

3. M18-404 Moved by Councillor Dinn, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise approve the cost to purchase and install a key fob system from Babb Security at a cost of \$10,975.60 HST included.”

Motion carried

4. M18-405 Moved by Councillor Dinn, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise approve consulting fees, to provide design drawing and specifications, to SNC Lavalin at a cost of \$6,670.00 HST included.”

Motion carried

5. M18-406 Moved by Councillor Dinn, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise approve a private rental on December 31, 2018 at a cost of \$625.00 HST included, providing the availability of staff.

Motion carried

6. **NEW/UNFINISHED BUSINESS:**



1. Councillor English asked if a public service announcement was sent out regarding the construction of the roundabout on Topsail Road/McNamara Drive indicating that the roundabout will not be completed this year.

Mayor Bobbett indicated this was the reason the project was done in six phases so the Town would have the flexibility when each phase could be completed. He noted that this will be forwarded to communications staff.

2. Mayor Bobbett noted the Remembrance Day Ceremony held at the Town Hall had a record attendance. He noted it was good to see Council involved and residents attend the ceremony. He noted there were veterans from World War 1, World War II and from Afghanistan.

3. Councillor English congratulated Councillor Dinn on his success in winning the Progressive Conservatives nod for Topsail Paradise by-election and wished him well.

Councillor Dinn thanked Councillor English.

4. Councillor Quilty thanked Deputy Mayor Laurie for acting as emcee at the Remembrance Day Ceremony in her absence.

5. Councillor Quilty also congratulated Councillor Dinn.



6. Councillor Willis indicated that included in the priority list for the 2018 Municipal Capital Works and Investing in Canada Fund application, the Neil's Pond Ridge Water Storage Tank is ranked number 1. Due to the future development in Paradise the water supply will not be sufficient. Once the water storage tank is installed it will enable Paradise residents to have higher water pressure levels which will also enhance fire protection services.

7. **M18-407 Moved by Councillor Quilty, seconded by Councillor Willis to adjourn the meeting at 8:40 p.m.**

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

**TOWN OF PARADISE
COMMITTEE OF THE WHOLE
TUESDAY, NOVEMBER 20, 2018
TOWN HALL, PARADISE
6:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Councillor	Paul Dinn
	Councillor	Allan English
	Councillor	Patrick Martin
	Councillor	Deborah Quilty
	Councillor	Sterling Willis
	Chief Admin. Officer	Lisa Niblock
	Director of Corporate Services	Terrilynn Smith
	Director of Planning & Protective Services	Alton Glenn
	Director of Infrastructure & Public Works	Garry Spencer
	Director of Recreation & Leisure Services	Conrad Freake
	Administrative Assistant Clerk	Claudine Hannebury

ABSENT:

Deputy Mayor	Elizabeth Laurie
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1. The meeting was called to order by Chairperson Bobbett at 6:00 p.m.

2. **FINANCE AND ADMINISTRATION COMMITTEE:**



1. Accounts for payment

Council recommended that accounts in the amount of \$506,921.76 be approved at the November 20, 2018 Public Meeting.

Mayor Bobbett requested Council to vote on a potential conflict regarding an invoice payable to Fairview Investments because the company donated to his campaign.

Vote: Not in conflict: Councillor Martin, Councillor Willis, and Councillor Quilty

In Conflict: Councillor Dinn and Councillor English

Councillor Willis requested Council to vote on a potential conflict regarding an invoice payable to Fairview Investments because the company donated to his campaign.

Vote: Not in conflict: Councillor Martin, Councillor Quilty, and Mayor Bobbett
In Conflict: Councillor Dinn and Councillor English



2. IT Purchase – Computer Replacement

Town allots a budget for the purchase of new PC's and Laptops to replace aging equipment and satisfy any increases in staffing. The annual budget allows for an even replacement schedule year over year. We are seeking to purchase 7 PC's (4 Desktops & 3 Workstations) and 2 Laptop's to replace aging equipment that was purchased in 2012 and 2013. The Government of NL has a master standing offer agreement for the supply of PC's and laptops, which has been extended to other governing bodies such as the Town of Paradise. This agreement allows the Town to avail of best pricing for these items. The current contract is with Triware Technologies Inc. Pricing was checked with other suppliers which confirmed that the standing offer was indeed the best pricing. It is important that aging equipment is replaced as it will allow the Town to keep up with technology changes and ensure that computers are effective in allowing staff to efficiently complete their work. Furthermore, having a structured and even computer replacement plan allows the Town to keep in line with its asset management plan and allows for proper 3 year budget planning.

Council recommended to approve the purchase of new computers from Triware Technologies Inc. for its computer replacement plan at a cost of \$10,735.28 plus HST.

Councillor English inquired as to what the Town does with the old computers. Director Smith stated that typically hard drives are wiped and they are recycled.

Councillor Dinn asked if the Town can donate to the schools. CAO Niblock responded that staff will follow up.

3. Accounts for payment

Council recommended that accounts in the amount of \$9,339.72 be approved at the November 20, 2018 Public Meeting.

Council voted on a potential conflict for Councillor English regarding an invoice payable to Steward McKelvey for advice received on a potential conflict of interest file regarding Councillor English.

Vote: In Conflict: Councillor Dinn, Councillor Willis, Councillor Martin and Councillor Quilty

Councillor English asked for clarification to why he would be in conflict.

Director Smith noted the invoice was for legal advice requested by Council regarding Councillor English being in a potential conflict of interest.

Councillor Dinn also asked for clarification. He questioned if this would only be with respect to this invoice. Director Smith confirmed.

3. **PLANNING AND DEVELOPMENT COMMITTEE:**

PERMITS:



1. 4 Elizabeth Drive C2018-727
Application to add drive-through and site works.

Council recommended to approve the application subject to the following conditions:

1. The development to meet the requirements of the Commercial General Use Zone, Paradise Development Regulations, 2016.
2. A building permit is to be obtained prior to commencement of development of the site.
3. Construction must conform to the current National Building Code of Canada and any ancillary code.
4. Prior the issuance of a Building Permit, the applicant must submit the following:
 - (a) A legal survey and property description of the land shown on the application.
 - (b) Proof of ownership, or lease agreement of the land shown on the application.
 - (c) Two (2) complete sets of engineered site plans designed by a professional engineer that meet the standards of the current National Building Code. The engineer must be licensed to practice in the province of Newfoundland & Labrador and all plans must bear the stamp, signature and permit number of the engineer. Plans must include detail for existing site conditions, proposed site work, provisions for storm and water/sewer servicing, landscaping, parking and signage, and be approved by the Town of Paradise.
 - (d) Approval from Newfoundland Power for development in their easement. (Received)
5. All work shall be carried in accordance with the requirements of the Paradise Development Regulations, the terms of this permit, and all other rules and regulations of the Town of Paradise.

6. The development authorized by this permit shall not be used or occupied without an Occupancy Permit from the Town of Paradise.
7. Any permit placard issued by the Town of Paradise relating to the work authorized by this or any other permit must be displayed in full public view on the site.
8. The property is to be maintained in accordance with the Town of Paradise Occupancy and Maintenance Regulations.
9. The issue of this permit does not exempt the applicant from obtaining any other permits or approvals required bylaw.
10. The grade and siting of the building on site shall be approved by the Town's Engineering Department. If a structure is to be placed on a "filled" area, the placement of the fill material must be supervised and certified by an engineering firm as suitable structure fill, as defined under the current National Building Code of Canada.
11. The development of the property must be in accordance with the approved grading plan. Any alterations or changes to the site other than that shown on the approved grading plan will require approval from the Town of Paradise.
12. This approval does not authorize the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of the Crown Division, Department of Government Services and Lands, or the rightful owner.
14. Landscaping must be completed as per approved plans. Landscaping must consist of but not limited to tree plantings, a minimum of 150 mm thick topsoil and nursery sod.
15. The Developer must ensure that the development area is kept free of debris and garbage.
16. The Developer must install a privacy fence along the unfenced section between #14 Elizabeth Drive in accordance to the Town of Paradise Fence Regulations. The fence cannot be extended onto the existing fence unless property owner's permission is granted.

Councillor English asked if there is a barrier to be erected separating the driveway from the house on Elizabeth Drive.

Councillor Dinn noted currently there is a fence installed and the Town will be addressing to have the fence extend to the curb to eliminate any issues with traffic or lights going into the yard. He also noted the driveway is very lengthy for the drive through section.



2. 31 Stokes Road B2018-700
Application to construct a floating dock

Council recommended advertising the application and approving subject to no objections to the Discretionary Use Notification and the following conditions:

1. Construction of dock must be in accordance with the conditions of the Conservation zone (as amended).
2. Prior to the issuance of a building permit, the applicant must submit the following:
 - A copy of the Crown Land License to Occupy for the wharf
 - Certificate of Approval from the Water Resource Management Division, Dept of Environment and Climate Change
 - Approval from the Federal Department of Fisheries & Oceans (copy of self-assessment)
3. Public access along the crown reservation must not be impeded.
4. All construction must be in accordance with the current National Building Code requirements.
5. The applicant must obtain approval from the Provincial Department of Fisheries and Land Resources within 6 months from Council decision to approve. An extension may be considered if needed.
6. This approval is for a License to Occupy only. The Town does not recommend Free Hold or Lease Hold Title.



3. 35 Blomidon Street B2018-518
Application to construct an accessory building with a 3 meter setback from the Flanking Street

Council recommended refusing the application for the following reasons:

1. The proposed setback does not comply with Section 4.2.2. (c) of the Town of Paradise Development Regulations, 2016.
2. As the proposed development does not comply with Section 4.2.2 (c) of the Town of Paradise Development Regulations, 2016, the proposed development is also contrary to Section 3.1 of the Town of Paradise Development Regulations, 2016.

Councillor English noted that this permit was previously approved and questioned if the reason it is not approved now is a result of the new regulations.

Director Glenn noted that they had previously received approval but they didn't start the construction and now the new regulations are in place.



4. 48 St. Thomas Line C018-172
Application to extend the home based business (counselling office).

Council recommended to approve the application subject to the following conditions.

1. The development must comply with the standards of the Residential Medium use zone, Paradise Development Regulations, 2016.
2. Prior to the Building Permit and/or Occupancy Permit being issued, the following information must be submitted:
 - a. legal survey and property description of the lot. The lot must meet the minimum standards outlined in condition #1.
 - b. Proof of ownership of the amount of land as shown on the application. A legal survey and property description of the land shown on the application must also be attached.
 - c. Two sets of building plans (for any proposed renovations) that meet the standards of the current National Building Code.
 - d. Approval from Service NL for Building Accessibility and Fire/Life Safety will be required, or proof that the dwelling is exempt from applicable regulations.
3. All work shall be carried out in accordance with the requirements of the Regulations, the terms of this permit and all other rules and regulations of the Town of Paradise.
4. A renovation permit must be acquired prior to any construction commencing.
5. The issue of this permit does not exempt the applicant from obtaining any other permits or approvals required by law.
6. Any placard issued by the Town of Paradise relating to the work authorized by this or any other permit must be displayed in full public view on the site.
7. The parking of commercial vehicles is subject to a permit being issued by Council, and subject to the Town of Paradise Commercial Vehicle Regulations;

8. The business use will be monitored for a period of one (1) year. Should any issues arise, the Town of Paradise may withdraw the permit.
9. The business use will not occupy more than 200 square meters of the dwelling.
10. Provision for off-street parking will be required as per the off-street parking requirements of the Town of Paradise Regulations, 2016.
11. No change will be made in the type, class, intensity or extent of the business or service without a permit.
12. Any future expansion of the business use will require Council approval.



5. 279 Three Island Pond Road CV2018-252
Application to park (2) school buses on property.

Council recommended to advertise the application

Councillor Willis asked if this would be used for business use or for parking two buses.

Director Glenn noted the application was to park two school buses on the property.

6. 754 St. Thomas Line DU2018-204
Application to keep animals currently existing on property.

Council recommended to refuse the application to keep 12 chickens and 2 standard goats. The reasons for refusal are as follows:

1. The keeping of 12 chickens and 2 standard goats are contrary to Section 5.4 (e)(i) and (g)(i) of the Town of Paradise Development Regulations, 2016.
2. Development not in accordance with Section 5.4 is therefore not in accordance with Section 3.1.

Councillor Dinn noted that the Committee and Council looked at all different angles but the new regulations do not permit the owner to keep all the animals.



7. Kenmount Road Extension D2018-684
Application for "Approval in Principle" to construct an office/warehouse/garage

Council recommended to approve the application in principle subject to no objection to the Notice of Discretionary Use and the following conditions:

1. The development must comply with the standards of the C/LI (Commercial/Light Industrial) Use Zone, Paradise Development Regulations, 2016:

Minimum Building Line Set Back	8 metres
Minimum Rear Yard	10 metres
Minimum Side Yard Width	5 metres
Maximum Height.....	17 metres

8. The issue of this "Approval in Principle" does not exempt the permit holder from obtaining any other permits or approvals required by law.
9. This permit does not authorise the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of the Crown Division, Department of Government Services and Lands, or the rightful owner.
10. Should Service NL deem the lot not suitable for on-site well and septic, this approval in principle shall be null and void.
11. The Town of Paradise reserves the right to add conditions to any subsequent Development Approval.



8. Tranquil Place S2018-017
Application for an eight lot subdivision connecting Tranquil Place to Everest Street.

Council recommended to approve the application with the following conditions:

1. The development must comply with the standards of the RR (Rural Residential) Use Zone, Paradise Development Regulations, 2016.
2. Any construction or building alteration must conform to the current National Building Code of Canada, and any ancillary code.
3. Prior to the issuance of a building permit, the applicant must submit:
 - I. Two sets of building plans that meet the current National Building Code of Canada, and any ancillary code.
 - II. Proof of ownership of the land shown on the application.
 - III. Revised engineered subdivision plans that meet the approval of the Town of Paradise.
 - III. A drilled well and sewage disposal system design approved by Service NL must be submitted for each lot.
4. The issue of this "Development Approval" does not exempt the permit holder from obtaining any other permits or approvals required by law.
5. All development to be in accordance with the approved engineered subdivision plans.

6. The developer must extend and pave the driveway at 35 Everest Street to meet the new asphalt area of the extended Everest Street. The driveway width to remain the same as the existing driveway.
7. All work shall be carried out in accordance with the requirements of the Paradise Development Regulations, the terms of this Approval, and all other rules and regulations, of the Town of Paradise. No work, however, is permitted until a Subdivision Development Agreement has been signed and/or an excavation permit has been issued.
8. Any permit placard issued by the Town of Paradise relating to the work authorised must be displayed in full public view on the site.
9. The Developer cannot retain lands (i.e. ransom strips) for the express purpose of preventing the development of adjacent lands owned by others.
10. Building Permits will not be issued until the subdivision, or the phase thereof identified in the Development Agreement, has been brought to substantial completion as per the Town policy "Issuance of Permits in Subdivisions" (PPS-007).
11. This development is subject to the Town policy "Foundation Elevations and Lot Grading Policy" (PPS-006).
12. It is the Developer's responsibility to ensure all builders are provided with copies of the approved grading plan and for ensuring that construction is in accordance with the approved grading plan.
13. This permit does not authorise the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of the Crown Division, Department of Government Services and Lands, or the rightful owner.
14. The development is subject to conditions to be imposed by a signed development agreement, payment of all required Development fees and submission of the appropriate securities in the form of a letter of irrevocable credit, bonding, or cash.
15. The grade and sighting of all buildings on site shall be approved by the Town of Paradise. If a structure is to be placed on a "filled" area, the placement of the fill material must be supervised and certified by an engineering firm as suitable structure fill, as defined under the National Building Code of Canada. All dwellings must be constructed in accordance with the National Building Code in place when the building permit is obtained for each dwelling.
16. No fill or sloping will be permitted in the open space land.

17. Open space dedication must be equal to 10% of the developed area. The land proposed to be conveyed, being 20% of the developed area, is acceptable to the Town of Paradise.
18. All work shall be carried out in accordance with the requirements of the Paradise Development Regulations, 2016, the terms of this permit, and all other rules and regulations, of the Town of Paradise.
19. The developer is responsible for making arrangements with Canada Post and the Town for the provision of postal service to the proposed development. The proposed mail box sites must be approved by the Town prior to the signing of the "Development Agreement".
20. The Developer shall ensure that any blasting required to be done shall be done in compliance with the Blasting Regulations of the Province of Newfoundland and Labrador. Before any blasting is commenced, the Town of Paradise shall be notified at least twenty- four (24) hours in advance of any blasting taking place and shall be provided with proof of blasting insurance, blasting license, and a copy of the pre-blast survey.
21. Developer must provide washroom facilities (i.e. port-a-potty) for employees during the subdivision construction.
22. Any land that is cleared of vegetation and/or excavated, but not required to complete the street works and lots, must be landscaped to the satisfaction of the Town.
23. Should electrical services be proposed to be delivered underground, the Developer's engineer must provide assurance in a form satisfactory to the Town that the proposed underground electrical services will not conflict with the approved water, sewer or storm drainage plans.
24. New residential buildings will be subject to the payment of the \$2500.00 per lot Infrastructure Improvement Fee and will be collected at the time the building permit is obtained.
25. All future development of these lots shall be subject to assessments as outlined in the Town of Paradise Fee Structure, may also apply. These shall include, but are not limited to:
 - Total park outfitting fees owing for 8 lots will be \$4,000.00 (unless otherwise approved by Council)

Councillor Willis noted this would connect both streets so there would be an entrance in and an exit out for both streets.

Councillor English inquired as to how the naming of the streets would be addressed.

Director Glenn noted this would have to be brought to the Planning Committee for discussion.



9. Development Regulations Amendment 2, 2018

In 2014, the Town of Paradise changed the zoning of a piece of property located south of Alma Avenue and east of Ravenwood Crescent from “Open Space Recreation (OSR)” to “Residential Medium Density (RMD)” to facilitate an extension of the Neil’s Pond residential subdivision. After the 2016 Paradise Municipal Plan and Development Regulations came into legal effect on April 6, 2018, it was discovered that the aforementioned piece of property had erroneously been zoned “Open Space Recreation (OSR)” and “Public Use (PU)”. The purpose of Development Regulations Amendment No. 2, 2018 is to correct this mapping error by rezoning the subject site from “Open Space Recreation (OSR)” and “Public Use (PU)” to “Residential Medium Density (RMD)” to accommodate Phase 2 of the Neil’s Pond residential subdivision. An amendment to the 2016 Municipal Plan Future Land Use Map is unnecessary since the property is designated as “Community Centre”, which allows the “Residential Medium Density” zone. In accordance with Section 14 and 35(5) of the Urban and Rural Planning Act, 2000, a notice was published in The Shoreline News on October 17, 2018 and October 24, 2018 advertising Development Regulation Amendment No. 2, 2018. The amendment documents were available at the Paradise Town Hall and on the Town’s website for the public to review from October 17, 2018 to October 31, 2018, during regular business hours. The Town accepted comments and/or concerns on the proposed changes in writing until 4:30pm, Thursday, October 31, 2018. No comments were received.

Council recommended to adopt Development Regulations Amendment 2, 2018, as presented, and submit the amendment to the Minister of Municipal Affairs and Environment for registration.

4. **EMERGENCY AND PROTECTIVE SERVICES COMMITTEE:**

No reports for this meeting.

5. **ECONOMIC DEVELOPMENT COMMITTEE:**

No reports for this meeting.

6. COMMUNICATIONS COMMITTEE:

No reports for this meeting.

7. INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:



1. Supply & Delivery of Carbide Blade Cutting Edge

Council recommended to award the tender to Western Hydraulic 2000 Limited for supply & Delivery of 150 Carbide Blade Cutting Edges in the amount of \$32,070 plus HST.



2. Refuse Collection 2019

The Town of Paradise has been collecting residential household garbage in house since May 2012. In 2016 the Town moved to automated collection and it has proven to be very receptive to both the public and employees. After operating under our current automated collection for the past couple of years our employees have become very familiar with the operation and the number of individual lifts per hour has nearly doubled since the start. Some of the major benefits of a four day collection include providing one day per week for general preventative maintenance on the fleet as well as an extra day for collection in the event a regular collection is cancelled throughout the week because of weather or mechanical issues. Each truck is capable of carrying 8.5 tonnes of waste according to its GVWR. With the increased number of households added to each route, each truck will receive on average an additional 1.4 tonnes of waste bringing the total to 7.5 tonnes.

Council recommended moving to a four day refuse collection in 2019.



3. St. Thomas Line WWTP Change Order No. 15.

The Contractor has issued a Contemplated Change Notice (CCN) for Miscellaneous Items at the Wastewater Treatment Plant.

1. CCN#25 \$2,900.54 plus HST.

- i. Stainless Steel Frame and modification of concrete trench at the UV building. This was an onsite modification required to allow for the UV System Cables (\$2,505.54 plus HST.)
- ii. Design and construction of chute for Salsnes Filter waste. The Town requested that the Consultant and the Contractor resolve the Town's issue of piling of sludge in the bins.

Council recommended to approve Change Order No. 15 for miscellaneous items for St. Thomas Line WWTP in the amount of \$2,881.37 plus HST.

2. Municipal Capital Works and Investing in Canada Funding Applications

Council reviewed the list of recommended projects to submit for approval under this latest application call. A number of new projects were identified this year which were merged with the previously approved priority list to form a new list. The Neil's Pond Ridge Water Storage Tank was ranked first from recommendations in the Town's Water System Master Plan. Continuation of the Town's Water and sewer servicing as per the Town's priority list was second on the list. Paradise Road Upgrading Phase 4 ranked third due to the high traffic volumes and poor condition. A new indoor turf facility is fourth on the list. St. Thomas Line Widening Phase 4 is fifth on the list due to the high traffic volumes. Lift station upgrades ranked sixth; the Town has high annual maintenance costs on some lift station which require work. Evergreen Village Upgrades is seventh on the list; this area of Town requires new water and sewer as there are high maintenance costs on the aging infrastructure. Topsail Road Upgrading Phase 5 is eighth on the list; this includes upgrading sections between Rona (Town Boundary) and Paradise Road.

Councillor English asked if the priority list from last year is now null and void and this is the new updated list.

CAO Niblock confirmed and noted that this is what the Town has been doing for the past couple of years.

8. **RECREATION COMMITTEE:**



1. Donation – Safe Grad Mount Pearl Senior High

As in previous years, the Recreation Department has received a request from Mount Pearl Senior High to host their Safe Grad at the Rotary Paradise Youth & Community Centre for 2019. They have requested use of the facilities from 8:00am on Wednesday, June 26, 2019 to 8:00am on Friday, June 28, 2019. They will require access to a kitchen, the gymnasium as well as several rooms in order to hold Safe Grad activities. Mount Pearl Senior High Safe Grad is requesting to host the 2019 Safe Grad for a flat rate of \$1,000 as opposed to the actual rental cost of \$3,400.00

Council recommended to approve the request to host the Safe Grad for Mount Pearl Senior High at a flat rate of \$1,000.00



2. Eastpoint Hockey 5-year Agreement

The Recreation Department has received a request from Eastpoint Hockey to enter into a 5-year agreement with the Town of Paradise to host a Hockey School

at the Paradise Double Ice Complex in August of each year, beginning August 18 – 25, 2019. A Memorandum of Understanding will need to be prepared for this 5-year agreement. The rental rate would be \$200 per hour for 8 hours per day from Monday to Friday.

Council recommended to approve the request to enter into a 5-Year Agreement with Eastpoint Hockey to host a hockey school at the Paradise Double Ice Complex.



3. Key Fobs for RPYCC

The Recreation Department would like to purchase a key fob system to be installed on the doors leading into the Community Centre side of the facility (upstairs and down stairs); as well as the Fitness Studio door and Youth Centre door. The key fob system will enhance security of the area.

Council recommended to approve the cost to purchase and install a key fob system from Babb Security at cost of \$10,975.60 HST included.



4. Reception Renovations – Engineering Consulting Fees

The Recreation Department is looking to move forward with renovations to the Box Office area in order to relocate the Reception Desk. The relocation of Reception would result in a more visible location from a customer experience when patrons enter the facility. Also, the current location of the Reception desk can get very cold during the fall and winter seasons. Relocating to a closed in area will help alleviate this issue. Three engineering firms have provided quotes to complete design drawings and specifications to go to tender. The lowest quote received was from SNC Lavalin at a cost of \$5,800 + HST.

Council recommended to have SNC Lavalin complete the design of the reception area relocation at a cost of \$5,800 plus HST.



5. Seniors New Year's Eve Dinner

The Recreation Department has received a request from the Seniors Group to host their New Year's Eve Dinner at the Rotary Paradise Youth and Community Centre on December 31, 2018. Given that the facility is closed at 12 noon on December 31, this booking will require overtime cost to pay staff to work the event. Given that the group were already tentatively booked, Council recommended proceeding with the booking.

Council recommends to approve private rental on December 31, 2018 at a cost of \$625.00 plus HST included providing availability of staff.

9. **CORRESPONDENCE:**

No items for this meeting.

10. **OTHER BUSINESS:**



1. Mayor Bobbett noted he received an email from a resident regarding the four unit retail plaza outlet at 1694 Topsail Road that was sent out for Notice of Discretionary Use. He stated that he informed the resident to follow the proper protocol that was sent by mail.

Councillor Dinn noted that he had also received a call from the developer. He noted he spoke with staff and indicated that it has to follow the proper process and go to the Planning Department for follow-up.

2. Councillor Martin noted he received an email regarding snow clearing in cul-de-sacs. He noted the Town had issues with this last year and the issue was rectified. He asked if the Town would do the same again this year.

Mayor Bobbett noted this would have to go the IPW Committee. He asked to have it added to the agenda.

3. Councillor Martin asked if there were any other changes regarding the development for Christopher Street.

Director Glenn noted currently there are no changes being purposed and the application was given approval for "Approval in Principle". The application was challenged and appealed, and the appeal board found for the Town. The developer is moving forward with the design as per the approval that was given.



Councillor Willis noted residents contacted him from the Christopher Street area and asked if Council would have another discussion session before development on Christopher Street begins.

Mayor Bobbett noted Council would not normally proceed with another session at this point but if Council would like to meet with the residents again the Town could arrange another meeting.



Councillor Dinn noted he had the same request from residents in the area.

Council agreed to meet with the residents again.

CAO Niblock noted she would request to have a meeting arranged for December 4, 2018.



Councillor Quilty asked if the developer had submitted the plans for the entire project. Director Glenn confirmed.



Councillor English noted that there were changes made subsequent to meeting with residents on the street. He noted the plan is slightly different and he feels it may be more palatable. He stated he does not have any issue with meeting with the residents again. He feels there is a lot of opposition to it and it may help with the residents if the Town explains the development.

4. Councillor Willis asked if the portable stage that the seniors used would be available for other functions to be held in that room. He also noted that the seniors asked if the stage would be available in the future and if it would be the same fee as before.



Mayor Bobbett noted that it would be something the Town would have to look into because there were some concerns regarding the size and how it connected together and it could be a liability for the Town if something were to happen.

Mayor Bobbett also noted that he received an email from the organization thanking staff for their help and thanked the staff for doing a good job.

Director Freake noted that the Town charged the seniors a \$100.00 rental fee for the stage.



5. Councillor Quilted requested an update on the 2018 Water and Sewer Project.

Director Spencer advised that the project would be discussed at the IPW Committee on Wednesday night.



6. Councillor Martin asked for an update regarding the core reimbursement for Unit 62 for the EGR Cooler.

Director Spencer noted he would follow-up and advise the IPW Committee.



7. Councillor English asked for an update regarding the status of the 2017 Audited Financial Statements.

Director Smith noted she is hoping to have the 2017 Audit completed and the Financial Statements adopted before the end of the year.

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Town of Paradise
Committee of the Whole Meeting
Tuesday, November 20, 2018
Town Hall, Paradise
6:00 p.m.

11. Meeting adjourned at 7:19 p.m.

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

BILLS FOR PAYMENT

20-Nov-18

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
City of St. John's	RW 201810-3	\$ 143,087.81	Water Consumption Oct 2018
City of St. John's	19739	38,469.70	Tipping Fees - Oct 2018
Clearaway Contracting Limited	1775	133,112.50	Second Application of Traffic Line Paint
Fairview Investments Limited	2018-008.2-1a	39,957.19	CPI McNamara Drive Sanitary Sewer Upgrades
Fairview Investments Limited	2018-008.2-1b	28,099.02	CPI McNamara Drive Sanitary Sewer Upgrades
North Atlantic	SL-0284074	27,317.43	Fuel Charges - Oct 2018
Progressive Engineering & Consulting Inc.	2016-053-3	9,660.00	Topsail Road Culvert Lining
Progressive Engineering & Consulting Inc.	2018-008-2-CP3	38,880.59	Professional Services - Clearview Roundabout
Sonic Electrical	12955	22,986.20	Donna Road Pump House Generator Installation
Spectrum Investigation and Security Ltd.	IN29302	6,962.82	Security Services - Oct 2018
Upland Planning & Design Inc.	411	18,388.50	October invoice - Recreation Master Plan

Be it resolved that invoices in the amount of **\$506,921.76**

be approved for payment, as submitted by the Director of Corporate Services.

506,921.76
[Signature]

BILLS FOR PAYMENT

20-Nov-18

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
Stewart McKelvey	90690348	9,339.72	Legal fees - Conflict of Interest Advice

Be it resolved that invoices in the amount of **\$9,339.72**

be approved for payment, as submitted by the Director of Corporate Services.

