

**TOWN OF PARADISE
TOWN COUNCIL MEETING
TUESDAY, MAY 19, 2015
TOWN HALL, PARADISE
8:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Deputy Mayor	Paul Dinn
	Councillor	Vince Burton
	Councillor	Elizabeth Laurie
	Councillor	Patrick Martin
	Councillor	Deborah Quilty
	Councillor	Sterling Willis
	Chief Admin. Officer	Rodney Cumby
	Director of Corporate Services	Terrilynn Smith
	Director of Public Works	Ron Fleming
	Director of Engineering Services	Vanessa Barry
	Director of Planning & Protective Services	Alton Glenn
	Director of Recreation & Leisure Services	Conrad Freake
	Assistant Town Clerk	Barb Butler
ABSENT:	Executive Assistant	Lisa Niblock

1. The meeting was called to order by Chairperson Bobbett at 8:37 p.m.

2. **ADOPTION OF THE MINUTES:**

M15-141 **Moved by Councillor Burton, seconded by Councillor Willis to adopt the Minutes of the May 5, 2015 Public Meeting with the following correction:** *Privileged Minutes, May 5/15, Item 7.(3) location of Dog Park is behind the community centre towards Mavrick Place.*

Motion carried.

3. **BUSINESS ARISING FROM THE MINUTES:**

There was no business arising from the Minutes.

4. CORPORATE SERVICES DEPARTMENT:

1. Accounts for Payment

M15-142 Moved by Councillor Quilty, seconded by Councillor Burton that invoices in the amount of \$54,660.08 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.

5. PERMITS:

1. M15-143 Moved by Councillor Willis, seconded by Councillor Laurie to approve application of Karwood Contracting, G2015-029, to place signage at the entrance to the Industrial Park, at Kenmount Road & Karwood Drive, promoting the future Karwood Market subject to sixteen (16) conditions.

Motion carried.

2. M15-144 Moved by Councillor Martin, seconded by Councillor Willis to refuse application of Frederick Power, B2015-133, to construct a 14.4m² extension to an existing accessory building at 46 Elizabeth Drive for the following reasons:

1) The application is considered to be contrary to the Town of Paradise Development Regulations, 2004 in particular Section 40(2)(c) by exceeding the maximum allowable area as outlined below:

40 (2) Residential (Other than the Residential Watershed Zone)

Accessory buildings shall be permitted in the Residential Land Use Zones, with the exception of the Residential Watershed Land Use Zone, in accordance with the following:

(c) Floor Area and Height of Accessory Buildings

i) The accessory building must be constructed in accordance with the development standards outlined in the following table:

<i>Lot Size (m²)</i>	<i>Total Floor Area of all Accessory Buildings</i>	<i>Maximum Height</i>
1860 m ² or less	7% of the lot area or 56 m ² , whichever is less.	4.0 m
Greater than 1860 m ² , but equal or less than 3600 m ²	7% of the lot area or 70 m ² , whichever is less.	4.5 m
Greater than 3600 m ² , but equal or less than 4050 m ²	90 m ² . Council, at its discretion, may approve an accessory building to a maximum of 150 m ²	4.5 m
Greater than 4050 m ²	At the discretion of Council.	At the discretion of Council.

5. **PERMITS:**

2. M15-144 (cont'd)

2) The application is considered to be contrary to the Town of Paradise Development Regulations, 2004 in particular Section 40(2)(a) by not providing a rear yard set-back of 1.2m. Section 40(2)(a) is outlined below:

40(2) Residential (Other than the Residential Watershed Zone)

Accessory buildings shall be permitted in the Residential Land Use Zones, with the exception of the Residential Watershed Land Use Zone, in accordance with the following:

(a) Location on Property

i) Accessory buildings shall not be located:

1. Within 1.2 m from any property boundary;
2. 2.4 m from any building; and,
3. Within any easement area.

Motion carried.

3. M15-145 **Moved by Councillor Laurie, seconded by Councillor Quilty to approve application of Chris Warren, C2015-071, to construct a 119 square meter garage with overall height of 7.1m at 63 Round Pond Road.**

Vote: For Councillor Laurie, Councillor Quilty, Councillor Martin.
Against Mayor Bobbett, Deputy Mayor Dinn, Councillor Burton,
Councillor Willis.

Motion defeated.

The above application was rejected for the following reasons:

1. The height of the proposed accessory building is too great given:
 - (a) its proximity to the neighbouring property, and
 - (b) the proposed grading of the property.
2. The proposal presents the possibility of water diversion onto neighbouring properties.

As such, the development was determined not to be in accordance with Section 10(1), and Section 40(2)(e) of the Town of Paradise Development Regulations, 2004, which states respectively:

Section 10(1). Discretionary Powers of Council

In considering an application for a permit or for approval in principle to carry out development, the Council shall take into account the policies expressed in the Municipal Plan and any further scheme, plan or regulations pursuant thereto, and shall assess the general appearance of the development of the area, the amenity of the surroundings, availability of utilities, public safety and convenience, and any other considerations which are, in its opinion, material, and notwithstanding the conformity of the application with the requirements of these Regulations, Council

5. **PERMITS:**

3. M15-145 (cont'd)

may, in its discretion, and as a result of its consideration of the matters set out in this Regulation, conditionally approve or refuse the application.

Section 40 (2)(e) Discretionary Decisions of Council

In making discretionary decisions with respect to accessory buildings, Council shall consider:

- i) The location of the accessory building on the lot;*
- ii) The size of the accessory building compared to the dwelling on the lot and the size of structures on neighbouring properties;*
- iii) Visibility of the structure from neighbouring properties and/or street;*
- iv) If the accessory building will block a view and/or light from adjoining properties;*
- v) The use of the accessory building;*
- vi) Site conditions, such as topography and the presence of wetlands; and*
- vii) Any other on-site conditions that may warrant Council's considerations.*

6. **COMMITTEE REPORTS:**

1. M15-146 Moved by Councillor Willis, seconded by Councillor Laurie.

“BE IT RESOLVED that the Town of Paradise implement HootSuite for the effective monitoring and management of the Town’s social media.”

Motion carried.

2. M15-147 Moved by Councillor Willis, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise purchase an HP ML350 Disaster Recovery Server from Triware Technologies Ltd. for a total cost of \$9,919 plus HST.”

Motion carried.

3. M15-148 Moved by Councillor Martin, seconded by Deputy Mayor Dinn.

“BE IT RESOLVED that the Order issued by the Town of Paradise to the owner, Civic #22 Clarke’s Hillview, concerning the miscellaneous debris and repair and clean-up of garbage box located at Civic #22 Clarke’s Hillview, be confirmed.”

Motion carried.

6. COMMITTEE REPORTS:

4. M15-149 Moved by Councillor Martin, seconded by Councillor Burton.

“BE IT RESOLVED that the Town of Paradise provide a donation in-kind of T-shirts to support the Paradise Grasshoppers.”

Motion carried.

5. M15-150 Moved by Councillor Laurie, seconded by Councillor Burton.

“BE IT RESOLVED that the Order issued by the Town of Paradise to the owner, Civic #8 Quilty’s Road, concerning an unauthorized apartment at Civic #8 Quilty’s Road for which a permit was not issued and therefore is not in accordance with the Town of Paradise Development Regulations, 2004, be confirmed.”

Motion carried.

6. M15-151 Moved by Councillor Laurie, seconded by Councillor Burton.

“BE IT RESOLVED that the Town of Paradise cancel the drapery portion of the Tender for Supply of Concert Flooring and Drapery due to budgetary concerns.”

Motion carried.

7. M15-152 Moved by Councillor Laurie, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise approve the changes and expansion to the afterschool program registration policy for 2015-2016.”

Motion carried.

8. M15-153 Moved by Councillor Laurie, seconded by Councillor Burton.

“BE IT RESOLVED that the Town of Paradise approve the rate change of \$800 per child for the 2015-2016 after school program.”

Motion carried.

6. COMMITTEE REPORTS:

9. M15-154 Moved by Councillor Burton, seconded by Deputy Mayor Dinn.

“BE IT RESOLVED that the Town of Paradise become a member of the Atlantic Presenters Association to attain the privilege to present and promote music, theatre and dance performances and recognize the importance of performing arts as a vibrant and essential contributor to Atlantic Canada’s quality of life at a cost of \$200 per year.”

Motion carried.

10. M15-155 Moved by Councillor Burton, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise approve the program cost of \$25.00 per person for the new Spring Tri-Sport Program taking place at the Double Ice Complex.”

Motion carried.

11. M15-156 Moved by Councillor Burton, seconded by Deputy Mayor Dinn.

“BE IT RESOLVED that the Town of Paradise accept the Preventative Maintenance package from Everything Fitness in the amount of \$5,700.00 plus HST.”

Motion carried.

12. M15-157 Moved by Councillor Burton, seconded by Councillor Laurie.

“BE IT RESOLVED that the Town of Paradise accept the 3-year Preventative Maintenance package from Young’s Refrigeration in the amount of \$25,995.87 plus HST for 2015, 2016 and 2017.”

Motion carried.

13. M15-158 Moved by Councillor Quilty, seconded by Councillor Burton.

“BE IT RESOLVED that the Town of Paradise have S & S Supply – Crosstown Rentals, 1281 Topsail Road, Mount Pearl provide for the supply and delivery of one (1) 2015 Skyjack Model 2632 Electric Scissor Lift at the quoted price \$25,928.00 HST included.”

Motion carried.

6. COMMITTEE REPORTS:

14. M15-159 Moved by Councillor Quilty, seconded by Deputy Mayor Dinn.

“BE IT RESOLVED that the Town of Paradise award the tender for the supply and installation of a generator at the Double Ice Surface to H.J. Bartlett Electric Inc. at a cost of \$346,910.00 HST included.”

Motion carried.

15. M15-160 Moved by Deputy Mayor Dinn, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise compensate 56875 Newfoundland & Labrador Inc., 1655 Topsail Road in the amount of \$3,000 to cover the cost of land acquisition for Topsail Road Phase 2.”

Motion carried.

16. M15-161 Moved by Deputy Mayor Dinn, seconded by Councillor Laurie.

“BE IT RESOLVED that the Town of Paradise enter into negotiations with Progressive Engineering & Consulting to complete a Prime Consultant Agreement (PCA) to complete detailed design and contract administration for 2015 Street Improvements.”

Motion carried.

17. M15-162 Moved by Deputy Mayor Dinn, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise have the new pedestrian activated traffic lights installed at the existing crosswalk location on McNamara Drive.”

Motion carried.

18. M15-163 Moved by Deputy Mayor Dinn, seconded by Councillor Burton.

“BE IT RESOLVED that the Town of Paradise support Campia Gymnastics fundraising efforts for a new facility by purchasing a table for 10 for their Auction, Dinner & Dance on June 6, 2015 at the Woodstock Colonial Restaurant and donating \$200 for an advertisement in their auction booklet.”

Motion carried.

7. NEW/UNFINISHED BUSINESS:

1. Deputy Mayor Dinn informed Council that he was asked by a few parents if the on-line registration could be utilized for the After School Program registration. The Director of Recreation & Leisure Services responded that he will check into whether the on-line registration will be up and running by June 15th, the date of the After School Program registration.
2. Councillor Willis asked Councillors to have a look at the Draft Open Air Fire Regulations, 2015 that was sent for Council's information from the Northeast Avalon Joint Council.
3. Councillor Willis asked if the gravel walkway on the east side of Topsail Road could be paved. Mayor Bobbett directed that this request be brought forward to Public Works Committee.
4. Councillor Willis attended the International Police and Peace Officer Memorial Service, on behalf of the Mayor, on May 13, 2015.
5. Councillor Willis invited members of Council to attend the Northeast Avalon Joint Council monthly meeting to be held on May 21, 2015 in the City of Mount Pearl.
6. Councillor Willis asked when the lines will be painted on the road. The Director of Public Works responded that they are scheduled to be painted this week, weather permitting.

Note: Councillor Laurie left the Council Chambers because of possible conflict of interest.

7. Councillor Burton informed Council that plans are being finalized for the ticket sales for the Grand Slam of Curling at the Paradise Double Ice Complex.
8. Councillor Quilty asked when the next RNC meeting is scheduled. The Director of Planning & Protective Services responded that the next meeting has not yet been scheduled. Mayor Bobbett ask that "ATV & Dirt Bike Use" and "Speeding in the Town" be put on the next agenda.

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Town of Paradise
Town Council Meeting
Tuesday, May 19, 2015
Town Hall, Paradise
8:00 p.m.

8. **M15-164 Moved by Councillor Burton, seconded by Councillor Quilty to adjourn the meeting at 9:05 p.m.**

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk