

**TOWN OF PARADISE
PUBLIC COUNCIL MEETING
TUESDAY, SEPTEMBER 18, 2018
TOWN HALL, PARADISE
8:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Deputy Mayor	Elizabeth Laurie
	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
	Acting Assistant Town Clerk	Melanie Preston

ABSENT:

1. The meeting was called to order by Chairperson Bobbett at 8:00 p.m.

2. **PROCLAMATION:**



Mayor Bobbett read and signed a proclamation declaring September 2018 as Blood Cancer Awareness Month. MHA Paul Davis and Melanie McMillan were present for the proclamation.

3. **CHEQUE PRESENTATION:**



Mayor Bobbett presented a cheque to the CBS Soccer Association. This cheque is a donation to 4 residents of Paradise that play on the GU15 Soccer Team with the CBS Soccer Association. It will assist them with their travel as they attend the Canadian National Soccer Championships Tournament in Quebec in early October.

4. **ADOPTION OF THE MINUTES:**



1. **M18-303 Moved by Councillor Dinn, seconded by Deputy Mayor Laurie to adopt the Minutes of the September 4, 2018 Committee of the Whole Meeting.**

Motion carried

2. **M18-304 Moved by Deputy Mayor Laurie, seconded by Councillor Quilty to adopt the Minutes of the September 4, 2018 Public Meeting.**

Motion carried.

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



1. **Committee of the Whole Meeting, September 4, 2018**

There was no business arising from the minutes.

2. **Public Meeting, September 4, 2018**

There was no business arising from the minutes.

6. **COMMITTEE REPORTS:**

PLANNING AND DEVELOPMENT COMMITTEE:



1. **M18-305 Moved by Councillor Martin, seconded by Councillor Willis to approve application C2017-668 for Development Approval to build a single family dwelling on lot, located at 57A Neary's Road, subject to eleven (11) conditions.**

Motion carried.



2. **M18-306 Moved by Councillor Willis, seconded by Councillor Dinn to approve application B2018-489 for approval to construct an extension to the existing accessory building with a total area greater than 90 m², at 79 Vineyard Drive, subject to no objections being received from the Discretionary Use Notice and thirteen (13) conditions.**

Motion carried.



3. **M18-307 Moved by Councillor English, seconded by Deputy Mayor Laurie to refuse application B2018-524 for approval to fill in and landscape property at 483 St. Thomas Line for the following reason(s):**

“3.1 Compliance with Regulations

Development shall be carried out and maintained within the Planning Area in accordance with the Municipal Plan, these Regulations, the conditions stated in a Development Approval and/or Building Permit, and any other by-law or regulation enacted by Council.

3.2 Permit Required

Development shall not be carried out unless Council has first issued a Building Permit”

Motion carried.



4. **M18-308 Moved by Councillor Willis, seconded by Councillor Dinn to approve the application, C2018-436 for Development Approval for the Demolition of Dwelling and Accessory Building and Construction of Ten-unit Condominium Development, at 1666 Topsail Road, subject to twenty three (23) conditions.**

Motion carried.



5. **M18-309 Moved by Councillor Willis, seconded by Deputy Mayor Laurie.**

“BE IT RESOLVED that the order from the Town of Paradise concerning the renovations/repair work within the building at 1956 Topsail Road without a permit and in contravention of the Municipalities Act 1999, be confirmed.”

Motion carried.



6. **Variance for 1764 to 1766 Topsail Road**

Application has been deferred back to Planning Committee for further discussion.



7. **M18-310 Moved by Councillor Willis, seconded by Councillor Dinn.**

“BE IT RESOLVED that the Paradise Town Council not object to the proposed St. John’s Development Regulation Amendment No. 684, 2018 regarding the protection of the Galway wetlands.”

Motion carried.



8. M18-311 Moved by Councillor Willis, seconded by Deputy Mayor Laurie.

“BE IT RESOLVED that the Town of Paradise waive application and permit fees associated with the construction of the new junior high school in Paradise.”

Motion carried.



9. 1318 Topsail Road – Cannabis Retail

1318 Topsail Road has been identified by the Provincial Government as one of the sites chosen from which cannabis may be dispensed following its legalization, which is slated for October 17, 2018. A gas bar and convenience store currently operates at that location.

The proponent has approached the Town for written confirmation that the Town will have no objection to the operation. Council discussed and agreed to send a letter of support.

FINANCE COMMITTEE:



1. Accounts for Payment

M18-312 Moved by Deputy Mayor Laurie, seconded by Councillor Martin that invoices in the amount of \$498,644.53 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.



M18-313 Moved by Councillor Quilty, seconded by Councillor Martin that invoices in the amount of \$152,662.50 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.

Deputy Mayor Laurie stated that she is in a potential conflict of interest regarding the Clearway Contracting Invoice since her Sister and Brother-in-Law own the company.

Vote: In conflict: Councillor Martin, Councillor Dinn, Councillor Willis, Councillor English and Councillor Quilty.

Note: Deputy Mayor Laurie left room due to conflict of interest.



2. Payroll and Benefits – July 2018

M18-314 Moved by Deputy Mayor Laurie, seconded by Councillor Dinn that total payroll and benefits for the month of July 2018 in the amount of \$796,004.71 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.



3. Payroll and Benefits – August 2018

M18-315 Moved by Deputy Mayor Laurie, seconded by Councillor Quilty that total payroll and benefits for the month of August 2018 in the amount of \$1,322,233.23 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.

EMERGENCY AND PROTECTIVE SERVICES COMMITTEE:

No reports from committee.

ECONOMIC DEVELOPMENT COMMITTEE:

No reports from committee.

COMMUNICATIONS COMMITTEE

No reports from committee.

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:



1. M18-316 Moved by Councillor Quilty, seconded by Deputy Mayor Laurie.

“BE IT RESOLVED that the Council of the Town of Paradise ratify the decision to award the 2018 Street Rehabilitation to Modern Paving Limited in the amount of \$392,555.38 as approved in the email poll of Council.”

Motion carried.



2. M18-317 Moved by Councillor Quilty, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise award 2018 Water and Sewer Upgrades to Cougar Engineering & Construction in the amount of \$2,250,550.00.”

RECREATION COMMITTEE:



1. M18-318 Moved by Councillor Dinn, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise award tender for section #5, Recreation Clothing to Imprint Specialty Promotions at a cost of \$4,557.70 HST included.”

Motion carried.



2. Paradise Men’s Rec Hockey Association Request

Council discussed the request from the Paradise Men’s Rec Hockey Association regarding reduced rental fees/hourly rates for the arena. Council is not able to accept the request at this time.



3. M18-319 Moved by Councillor Dinn, seconded by Councillor Willis.

“BE IT RESOLVED that the Town of Paradise approve the immediate purchase of Zamboni batteries from Electro Mechanical Services at a cost of \$16,803.23 HST included.”

Motion carried.



4. M18-320 Moved by Councillor Dinn, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise approve Murray’s Gardens for the removal and re-installation of playground equipment (including transportation) at Camelot Crescent playground at a cost of \$26,680 HST included.”

Motion carried.

7. NEW/UNFINISHED BUSINESS:



1. Councillor Martin asked how many streets remain in the 1.6 km range of schools that need sidewalks. He would like to get some information and asked if CAO Niblock could pass along to staff for an update.



2. Councillor Martin noted that he would like to make sure that when the cuts in the road by Canada Post and McNamara Drive are refilled that they are inspected to ensure that it is completed properly. CAO Niblock responded that the Town's Construction Inspectors will ensure that it is good quality work that is being completed.



3. Councillor Willis informed Council that on October 6 the Lions Club of Paradise will be having an Open Mic Night at the Rotary Paradise Youth and Community Center Gymnasium. The admission is \$5 and all are welcome to attend.



4. Councillor Willis informed Council that he had attended FCM meetings in Annapolis Valley. He stated that he is doing up a report and will provide to Council once completed.



5. Councillor Martin mentioned that last week there was a Northeast Avalon Joint Council meeting and it was decided in that meeting to try to coordinate monthly meetings with the MHA's from the various districts. Mayor Bobbett suggested notifying the other members of Council when these meeting dates are confirmed in case others want to be in attendance. Councillor Martin asked Council to notify him of any issues that they would like to have added to the agenda.



6. Councillor Dinn commended staff on moving forward towards more transparency by making the agenda for the meetings public. He said that he feels that this is moving in the right direction and that residents will be happy with this process.

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Town of Paradise
Public Council Meeting
Tuesday, September 18, 2018
Town Hall, Paradise
8:00 p.m.

9. **M18-321 Moved by Deputy Mayor Laurie, seconded by Councillor Willis to adjourn the meeting at 8:36 p.m.**

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

**TOWN OF PARADISE
COMMITTEE OF THE WHOLE
TUESDAY, SEPTEMBER 18, 2018
TOWN HALL, PARADISE
6:00 P.M.**

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Deputy Mayor	Elizabeth Laurie
	Councillor	Paul Dinn
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	Director of Planning & Protective Services	Alton Glenn
	Director of Infrastructure & Public Works	Garry Spencer
	Director of Recreation & Leisure Services	Conrad Freake
	Acting Assistant Town Clerk	Melanie Preston

ABSENT:

1. The meeting was called to order by Chairperson Bobbett at 6:02 p.m.

2. **FINANCE COMMITTEE:**



1. Accounts for payment

Council recommended that accounts in the amount of \$498,644.53 be approved at the September 18, 2018 Public Meeting.

Council recommended that accounts in the amount of \$152,662.50 be approved at the September 18, 2018 Public Meeting.

Note: Deputy Mayor Laurie left the chambers due to potential conflict.

2. Payroll and Benefits – July 2018

Council recommended that payroll and benefits for July 2018 in the amount of \$796,004.71 be approved at the September 18, 2018 Public Meeting.

3. Payroll and Benefits – August 2018

Council recommended that payroll and benefits for August 2018 in the amount of \$1,322,233.23 be approved at the September 18, 2018 Public Meeting.

3. **PLANNING AND DEVELOPMENT COMMITTEE:**



PERMITS

1. 57A Neary's Road C2017-668
Application for Development Approval to build a single family dwelling on lot

Council recommended approving application subject to the following conditions:

1. The development to meet the Development Standards/Regulations of the RMD use Zone in the Town of Paradise Development Regulations, 2016.
 - 1.1 Minimum Lot Area 1860 m2 *
 - 1.2 Minimum Building Line setback 7.6 m
 - 1.3 Maximum Building Line setback 30.0 m
 - 1.4 Minimum Rear Yard 8.0 m
 - 1.5 Minimum Side Yard 2.4/1.2 m
 - 1.6 Maximum Height 8.0 m
 - 1.7 Minimum Frontage 30.5 m
 - 1.8 Maximum lot coverage 45%

*Note: Council is imposing a lot area of 1860 m2 and 30.5 m frontage, as this property is an un-serviced lot.
2. Any construction or alteration to be done in accordance with the current National Building Code of Canada.
3. Prior to the issuance of the Building Permit, the applicant must submit the following:
 - a. A legal survey and property description for the new lot, in accordance to the minimum standards outlined in condition #1.
 - b. Two sets of building plans that meet the standards of the current National Building Code.
 - c. A lot grading plan, prepared by a professional engineer, licensed to practice in NL, must be submitted and approved
 - d. Approval from Service NL for the sewage disposal design and the drilled well location. A drilled well is required by the Town of Paradise and a copy of the septic design submitted for record.
4. 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.
5. The issue of this permit does not exempt the applicant from obtaining any other permits or approvals required by law.
6. The work authorized by this permit shall not be used or occupied without an Occupancy Permit from the Town of Paradise. 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 grade and siting of the building is to be undertaken by the Town's Building and Engineering Department. Fill may be required in area dwelling is to be located in order to meet the required grade. If a structure is to be built on a "filled" area, the placement of the fill in that location must be supervised and certified by an engineering firm as suitable structure fill as per the National Building Code.
8. An Occupancy permit will require a deposit of \$1000.00 to be remitted by the applicant. The deposit will be returned to the applicant upon issuance of an Occupancy Permit and final inspection of landscaping.
9. This permit does not authorize the use or occupancy of Crown Land or other lands without a lease or grant from the Crown or permission of the owner.
10. The Town's Engineering Department must approve the access to the lots and the culvert installation (if required). The culvert, the installation of the culvert and any required ditching will be at the applicant's expense. The culvert and its installation must be in accordance with the specifications of the Town of Paradise. Please contact the Engineering Department for approval and engineering details for these works.
11. 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.

Note: In addition to the Building Permit fees, a \$2500.00 infrastructure improvement fee is assessed on all new residential and commercial construction.

Councillor Quilty stated that she has no issue with the permit itself but would like to see a turnaround put in place to better accommodate snow clearing and garbage collection. CAO Niblock stated that it is the intent of staff to put a turnaround in at this location. She stated that Director Glenn and Director Spencer have been working together to come up with a solution to make sure that the Town is always fair and consistent with all the applications as they come forward. The recommendation from staff is that the requirement would be on the Town to put in the turnaround when it is an infill lot but if it is an extension to the road then the Town would require the applicant to put in the turnaround.

Councillor Dinn stated that this is not the last house on the street; it's adjacent with the last house on the street and it doesn't affect how the snow clearing is currently done. He stated that Town staff had discussed investigating the property owner beyond that to see if they could put a turnaround there.

Deputy Mayor Laurie stated that she is in support of putting in a turnaround and inquired on the time frame in getting the turnaround constructed. Mayor Bobbett stated that this would go back to the Infrastructure and Public Works Committee for further review. CAO Niblock stated that if the requirements come up for turnarounds then the Town will ensure that there are agreements with the property owners in place and easements if necessary. CAO Niblock stated that the application will be received and then the Planning Department will decide if it's an infill lot or extension to the road. The application will then go to the

Infrastructure and Public Works department to be reviewed and they will send out the requirements of the turnaround.

Councillor Willis asked if the Town owns the road from the previous loop. Mayor Bobbett stated that Town staff will have this looked into.



2. 79 Vineyard Drive

B2018-489

Application for approval to construct an extension to the existing accessory building with a total area greater than 90 m².

Council recommended advertising the Discretionary Use and approving with the following conditions subject to no objections being received:

1. The development to meet the standards of the Rural Residential (RR) use zone, Town of 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. 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. The issue of this permit does not exempt the applicant from obtaining any other permits or approvals required by law.
5. 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.
6. An accessory building shall not be located within 1.2 meters from any property boundary; a minimum 2.0 meters from the main building; and not located within any easement area.
7. The accessory building must be located on the lot on which the main building is located.
8. Accessory buildings shall not be used for human habitation.
9. The maximum combined floor area of the existing accessory building, existing greenhouse and the proposed extension cannot exceed 126 m² and the height cannot exceed 4.5 meters.
10. Accessory buildings shall not be used for commercial or industrial uses on a residential property.
11. Repairs to vehicles, other than minor vehicle maintenance, are prohibited in accessory buildings.
12. The exterior cladding of the accessory building shall match or coordinate with the exterior siding of the main dwelling on the lot and shall be residential in character.
13. The small plastic accessory building and one greenhouse must be removed prior to the security deposit being released.



3. 483 St. Thomas Line B2018-524
Application for approval to fill in and landscape property.

Council recommended that the application for minor landscaping be refused for the following reason(s):

1. An inspection of the site determined that the work carried out is considered major landscaping and not minor landscaping as outlined in the application.
2. A permit was not obtained for the work.

It is further recommended that the applicant be advised:

1. The existing fill must be leveled out, and the fill cannot encroach into the Conservation zone or Horse Cove Brook
2. No more fill may be brought to the site
3. Once these conditions are met an inspection must be completed by staff, and then the 'Order' may be rescinded by Council motion.

Councillor Dinn asked why the Town wouldn't ask the owner to move what is there as oppose to allowing the owner to push it back and level it off. Director Glenn stated moving the fill may be more detrimental to the brook and the conservation zone but he will have this reviewed. Councillor Dinn would like to have the removal of the fill that is not detrimental to the brook added to the conditions. Mayor Bobbett asked if all Council were in favor of the addendum and everyone was in favor.



4. 1666 Topsail Road C2018-436
Application for Development Approval for the Demolition of Dwelling and Accessory Building and Construction of a Ten-unit Condominium Development

Council recommended approving the Development Approval subject to the following conditions:

1. The development must comply with the standards of the Residential Mixed (RM) use zone, Paradise Development Regulations, 2016.
 - Minimum Lot Area 140 m2 per dwelling unit
 - Minimum Frontage 25 meters
 - Minimum Building Line Setback 7.6 meters
 - Maximum Building Line Setback 15.0 meters

 - Minimum Side Yard 3 meters
 - Minimum Flanking Road Side Yard 7.6 meters
 - Minimum Rear Yard 9.0 meters
 - Maximum Lot Coverage 33%
 - Maximum Height 9.0 meters

2. A building permit is to be obtained prior to commencement of development of the structure. Additionally, separate building permits will be required for each individual unit.
3. A demolition permit is to be obtained prior to the commencement of the demolition of the buildings on the site. An asbestos abatement "Completion Certificate" must be provided to the Town indicating that asbestos is not present or has been safely removed.
4. Construction must conform to the current National Building Code of Canada, and any ancillary code.
5. All work shall be carried out 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. Prior to the issuance of a Building Permit, the applicant must submit the following:
 - i A legal survey and property description of the land shown on the application.
 - ii Proof of ownership of the land shown on the application.
 - iii Two (2) revised sets of engineered site plans designed by a professional engineer licensed to practice in Newfoundland and Labrador must be submitted for approval. Plans must include, but are not limited to, detail for existing site conditions, proposed site work, provisions for storm and water/sewer servicing, landscaping, lighting, parking and signage.
 - iv Two complete sets of building plans must meet the standards of the current National Building Code.
7. The development authorized by this permit shall not be used or occupied without an Occupancy Permit from the Town of Paradise.
8. 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.
9. The property is to be maintained in accordance with the Town of Paradise Occupancy and Maintenance Regulations.
10. The issue of this permit does not exempt the applicant from obtaining any other permits or approvals required by law.
11. The grade and siting of all buildings on site shall be undertaken 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.
12. A draft copy of the Condominium Agreement to be provided to the Town of Paradise prior to an Occupancy Permit being issued.
13. A copy of the Developer's Liability Insurance to be provided to the Town of Paradise.
14. The Developer will be required to pay the re-numbering fees for the five (5) dwellings affected on Octagon Heights.
15. 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.
16. 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.

17. Parking plan complies with the requirements of the Town of Paradise Development Regulations, 2016.
18. Landscaping is required as per the Town of Paradise Landscaping policy. 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.
19. The Developer must ensure that the development area is kept free of debris and garbage.
20. The Developer must have a washroom facility (ie. Port-a-potty) for employee/contractor use available on the lot in the development area. Employees/contractors must be directed to use this facility.
21. The applicant's professional engineering consultant must provide a written estimate of works necessary to service the development. A security deposit for the development will be determined based upon the approved estimated value of the work.
22. A Trunk Sewer Assessment Fee will apply to the proposed development. The fee is \$1032.00 and is based on a rate of \$7810.00 per gross hectare.
23. A \$2500 Infrastructure Improvement Fee is assessed on all new buildings constructed within the Town of Paradise.

ORDERS



1. 1956 Topsail Road

Council recommended that the order from the Town of Paradise concerning the renovations/repair work within the building at 1956 Topsail Road without a permit and in contravention of the Municipalities Act 1999, be confirmed.



1. Variances for 1764-1766 Topsail Road

The discretionary use notification process was followed for the Approval in Principle application and it was the general consensus that the need for variances would be considered as part of the Development Approval.

The center units in the two row dwellings have frontages of 5.64 m and the regulations require 6 m. Also, the end unit of the three-unit building may require a variance to reduce the 9.0 m rear yard to 8.1 m. The required variances are less than 10%.

Given the interest generated from the Notice of Discretionary Use, Planning Committee is asking for Council direction regarding the following:

1. Is Council willing to consider the variances?
2. If so, should the variances also be sent to the residents on Christopher Street, Angela Place, and Tanya Place?

A development approval application has not yet been submitted. Planning Committee is recommending that the Notice of Variance be advertised, however, the Development Application would not be considered until all information had been submitted and reviewed. The Notice of Variance would be the first step of that process.

Councillor Dinn stated that under the Town's policy the Town is obligated to advertise or make the adjacent property owner's aware of the variance. However, given the interest in the development, all residents in the area should be made aware.

Councillor Willis stated that the problem would be elevated if the development entrance was on Topsail Road. There could be a driveway off of Topsail Road leading into the development that would service all the buildings. Councillor Willis stated that is what the residents of the area want and that the developer wanted to design it like this originally but was turned down by Council.

Councillor Dinn stated that he remembers it being noted but he believes the issue with going that route was the limited amount of parking spaces. Director Glenn stated that the developer completed a design that would be permitted rather than discretionary but from a regulatory point of view it didn't fit due to available parking. Director Glenn will provide the drawing to Councillor Willis and bring to Planning Committee for further discussion.

Councillor Quilty stated that as a Committee they didn't have the privilege of looking at the sketch that came in originally. Councillor Willis stated that before this goes any further he would like to see the sketch and see the reason why it wasn't approved. Director Glenn suggested bringing it back to the Planning Committee for further discussion.

Council agreed to defer the application and bring back to planning committee for further discussion.



2. Galway Wetland Protection

The City of St. John's referred the St. John's Development Regulations Amendment No. 684, 2018 to the Town of Paradise for consultation purposes in accordance with the City's policy on public notification which requires notification to properties within a radius of 150 metres of the application site.

The proposed Development Regulations Amendment sets out the boundaries of the Galway wetlands and proposes to designate and protect the Galway wetlands. This would be in accordance with the St. John's Municipal Plan policy.

Council recommends that the Paradise Town Council not object to the proposed St. John's Development Regulation Amendment No. 684, 2018 regarding the protection of the Galway wetlands.



3. New School Construction – Waiving Permit Fees

Council requested additional information regarding the possible permit fees that may apply. The decision to waive the fees was deferred at the September 4, 2018 Council meeting pending the requested information.

The Planning Committee submitted the approximate fees for consideration as per Council's request.

Council recommended that the Town of Paradise waive application and permit fees associated with the construction of the new junior high school in Paradise.

CAO Niblock stated that the Town has requested that the developer go through the regular processes for building within the Town so the Town can be part of the process and do their own inspections.

Councillor Quilty asked if the Province was looking at completing the road that connects into Kenmount Road. CAO Niblock stated that the road is slated to be a bypass road and noted that Council will get a copy of the preliminary plans once they have been finalized.



4. Cannabis Retail at 1318 Topsail Road

1318 Topsail Road in Paradise has been identified by the Provincial Government as one of the sites chosen from which cannabis may be dispensed following its legalization, which is slated for October 17, 2018. As a part of the licensing, the retail outlet must obtain municipal permission.

Council reviewed the request and agreed to issue a letter of support as required.

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

No reports from Committee.

5. **ECONOMIC DEVELOPMENT COMMITTEE:**

No reports from Committee.

6. **COMMUNICATIONS COMMITTEE:**

No reports from Committee.

7. **INFRASTRUCTURE & PUBLIC WORKS COMMITTEE:**



1. 2018 Street Rehabilitation

The Tender for 2018 Street Rehabilitation project closed on September 5, 2018. There were four tenders received. The low bid received was by Modern Paving Limited in the amount of \$392,555.38 including HST.

Council recommends that the Town of Paradise ratify the decision to award the 2018 Street Rehabilitation to Modern Paving Limited in the amount of \$392,555.38 as approved in the email poll of Council.

Councillor English indicated that Weirs Construction were supposed to complete a sidewalk and retaining wall around Topsail Road and Carlisle Drive, near Rona and McDonalds but were waiting on NL Power to remove a wire and asked for an update. Mayor Bobbett indicated that it has not been completed. Director Spencer stated that he will get in contact with NL Power to find out when it will be completed.

Councillor English asked if the pole was in the way as well. Director Spencer stated that the poles are not in the way of the wall. The wall will change direction a little to go behind the pole.

2. Project Updates

There was no discussion on the project updates.



3. 2018 Water and Sewer Upgrades – Tender Award

The tender for 2018 Water and Sewer Upgrades closed on September 17, 2018. There were five (5) tenders received. The low bid received was by Cougar Engineering & Construction in the amount of \$2,250,550.00.

Council recommended that the Town of Paradise award 2018 Water and Sewer Upgrades to Cougar Engineering & Construction in the amount of \$2,250,550.00.

8. **RECREATION COMMITTEE:**



1. Award of Tender for Recreation Clothing

A public Tender for Clothing and Protective Equipment for the Town of Paradise closed on August 7, 2018. The Tender was divided into five sections and each bidder was able to bid on sections that were applicable to them. Section #5 of the Tender specifically relates to Recreation Clothing. The Recreation Committee is seeking approval to award tender for Recreation Clothing.

Council recommended that the Town of Paradise award tender for section #5, Recreation Clothing to Imprint Specialty Promotions at a cost of \$4,557.70 HST included.



2. Paradise Men's Rec Hockey Association Request

The Paradise Men's Rec Hockey Association is requesting a reduced rental rate from \$200 per hour to \$150 per hour. A reduced rental fee would provide them with extra money to help fund various initiatives.

Council agreed that they could not approve this request.

Councillor Martin asked if the Association would qualify under the donation policy. Director Freake stated that they would not qualify as they are not charitable organization. Councillor Martin suggested they get involved with some other groups to help them raise money.



3. Purchase of Zamboni Batteries

The Recreation Committee is seeking approval from Council for the purchase of two batteries for Zamboni "A."

Based on the load testing of the Zamboni batteries it has been determined that the batteries in Zamboni "A" are in need of replacement. It was predicted in January 2018 that these batteries would probably be good for 6 to 8 months depending on usage and charging operations. Due to the Zamboni not being used from May until now the battery was near depletion when checked.

Two quotes received are as follows:

- Saunders Equipment Ltd. \$12,256 + HST and freight (just to supply)
- Electro Mechanical Services \$14,611.50 + HST (supply and install)

While Electro Mechanical price is slightly higher the Committee is recommending purchasing from them as they are authorized to perform load testing for warranty claims by the manufacture GNB. With Saunders the batteries would have to be shipped back to Quebec for warranty load test at a cost of \$1,700.00 thus reducing the cost of any prorated warranty claim.

Council recommended that the Town of Paradise approve the immediate purchase of Zamboni batteries from Electro Mechanical Services at a cost of \$16,803.23 HST included.



4. Camelot Crescent Playground

The Recreation Committee is seeking approval to temporarily remove two playground structures at Camelot Crescent playground to facilitate an elevation change of the playground to prevent ground water saturation of the play area.

The lowest bid received was from Murray's Gardens at a cost of \$23,200 + HST.

The civil work will be completed in-house by Infrastructure and Public Works Department.

Council recommended that the Town of Paradise approve Murray's Gardens for the removal and re-installation of playground equipment (including transportation) at Camelot Crescent playground at a cost of \$26,680 HST included.

Councillor English stated that there has always been a significant water issue near the houses on the same side as the park. He would like to know if the water issues from the houses and from the playground are related. Director Spencer stated that staff have completed survey work and have completed a grading plan that will be used to improve the grade of the area.

Councillor English suggested speaking with the home owner that is in the last house adjacent to playground as the resident was having water issues. Mayor Bobbett advised that staff would follow up.

9. **CORRESPONDENCE:**

There was no correspondence.

10. **OTHER BUSINESS:**



1. Councillor Quilty asked for an update on the application for Karwood Drive where a resident applied for an extension. Mayor Bobbett advised that staff will follow up.



2. Councillor Quilty asked for an update on the Rotary building. The recommendation from Council was to wait until the Recreation Master Plan was completed before there would be any decisions made. Director Freake stated that the draft plan has been received for review and they are requesting feedback from Council and staff before the plan is adopted by Council. Councillor Quilty asked if staff could contact the applicant to give him an update.



3. Councillor English asked if Council could receive a quarterly financial report. Director Smith stated that staff is still working on updating the 2018 financial statements.



4. Councillor English asked for a copy of the legal bill for the Conflict of Interest allegation. CAO Niblock stated that she had asked Stewart McKelvey to invoice this item separately so the Town could keep track of the cost. As soon as the invoice is received she will have Angelina send it to Council.



5. Deputy Mayor Laurie asked where the Town stands with regards to the recycling program and if the Infrastructure and Public Works Committee could add the item to their agenda for discussion at an upcoming meeting. CAO Niblock stated that as a Municipality the focus should first be about educating the public on the importance of recycling. Councillor English stated that on the Town's website it states that recycling is mandatory and he suggested if it's not mandatory it should be changed until it is being enforced. Councillor Martin stated that this was discussed at a recent meeting he attended and it was noted that one of the neighbouring municipalities has had a decline in their recycling since it has become mandatory. Mayor Bobbett responded that education is the key and the Town will be working to be more educational.



6. Councillor Willis asked if the Town is up to date on the scheduled maintenance for ditching throughout the Town. Mayor Bobbett stated that this will be looked into and an update will be provided.



7. Councillor Willis asked for an update regarding the cars on Acharya Drive. CAO Niblock stated that this is being monitored by Municipal Enforcement to see if there is a turnover in the vehicles that are for sale.



8. Councillor Dinn informed Council that a resident would like to come in and speak with Council regarding accessible transportation. CAO Niblock asked Councillor Dinn to forward the resident's contact information for follow up.



9. Councillor Dinn stated that Council had received a letter from Inclusion NL and he feels it would be beneficial for Council to get involved. CAO Niblock stated that she had forwarded the letter to the HR Manager and Directors and have asked that they provide one employee from each department that they feel could mentor. Once the names have been provided the names will be reviewed and the Town will take on two students.



10. Councillor Dinn asked if the turning lane at Christopher Street will be addressed. Mayor Bobbett stated that was an error by the contractor and is being addressed.



11. Councillor Dinn inquired about the water and sewer connection for the residents on the top of Clearview Heights.



12. Councillor Dinn briefly revisited the report for Harbourside Transportation regarding school zones. He stated that he has done some research and has no problem with implementing some of the items outlined in the report because they will make a safer zone but his main concern is putting times in place for the speed limit in the school zones as he feels it will result in more accidents based on some studies he has reviewed. Director Spencer stated that the signage would have to be corrected to identify the school zone. CAO Niblock stated that the Manager of Public Works has been in discussion with the RNC and they responded that it is more consistent for municipalities when signage is posted.



13. Councillor Willis stated that the connection for Water and Sewer for Clearview Heights and Harcourt is being reviewed further at Committee.

11. Meeting adjourned at 7:22 p.m.

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk