

**TOWN OF PARADISE  
TOWN COUNCIL MEETING  
TUESDAY, SEPTEMBER 19, 2017  
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	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
	Assistant Town Clerk	Barb Butler

ABSENT:

1. The meeting was called to order by Chairperson Bobbett at 8:25 p.m.

2. **RECOGNITION OF 2017 CANADA GAMES PARTICIPANTS:**

Mayor Bobbett presented each of the 14 athletes from Paradise who were members of Team Newfoundland and Labrador for the 2017 Canada Summer Games with certificates of recognition.

3. **PROCLAMATIONS:**

1. Mr. Guy Courage, President of Candlelighters Association of NL attended the reading and signing of the Childhood Cancer Awareness Month proclamation.
2. Mayor Bobbett read and signed the National Forest Week proclamation.

**4. ADOPTION OF THE MINUTES:**

**M17-285 Moved by Councillor Quilty, seconded by Councillor Burton to adopt the Minutes of the September 5, 2017 Public Meeting.**

**Motion carried.**

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

There was no business arising from the Minutes.

**6. CORPORATE SERVICES DEPARTMENT:**

1. Accounts for Payment

**M17-286 Moved by Councillor Quilty, seconded by Councillor Laurie that invoices in the amount of \$1,708,609.45 be approved for payment as submitted by the Director of Corporate Services.**

**Motion carried.**

**7. PERMITS:**

1. **M17-287 Moved by Councillor Willis, seconded by Councillor Martin that a permit be issued to allow the removal of an existing accessory structure and replacement of it with a 14' x 24' structure at 3 Madison Place. Additionally, Council directs tolerance of the location of the existing second accessory building on the property.**

**Motion carried.**

2. **M17-288 Moved by Councillor Burton, seconded by Councillor Quilty to approve application of Kim English, C2017-649, for an existing wharf in Three Island Pond subject to no objections being received in response to the Notice of Discretionary Use and five (5) conditions.**

**Motion carried.**

3. **M17-289 Moved by Councillor Martin, seconded by Councillor Burton to approve application of Atlantic Pro Sports, C2017-649, for a tenant fit-up for sports equipment retail and sports training at 1273 Kenmount Road subject to no objections being received in response to the Notice of Discretionary Use and thirteen (13) conditions.**

**Motion carried.**

**8. COMMITTEE REPORTS:**

1. M17-290 Moved by Deputy Mayor Dinn, seconded by Councillor Willis.

**“BE IT RESOLVED that the Town enter into negotiations with Harbourside Transportation Consultants to complete a Prime Consultant Agreement (PCA) to complete detailed design, tendering, contract administration and site inspection for Clearview Heights upgrading in accordance with the requirements of the Department of Municipal Affairs and Environment.”**

**Motion carried.**

2. M17-291 Moved by Deputy Mayor Dinn, seconded by Councillor Laurie.

**“BE IT RESOLVED that the Town of Paradise approve Change Order #3 – Engineering Fees for Topsail Road Phase 4 in the amount of \$45,942.50 (HST included).”**

**Motion carried.**

3. M17-292 Moved by Councillor Quilty, seconded by Councillor Burton.

**“WHEREAS municipalities are under significant financial constraints and must ensure best use of the taxpayers’ money; and,**

**WHEREAS cost overruns on major capital works projects are a significant drain on municipal finances; and,**

**WHEREAS independent project management has proven to be an effective way to minimize cost overruns and project delays in other North American jurisdictions; and,**

**WHEREAS we believe the municipal sector in Newfoundland and Labrador would benefit greatly in the long run from the use of independent project management;**

**THEREFORE BE IT RESOLVED that Municipalities Newfoundland and Labrador lobby the provincial government to work with the sector to implement measures to ensure that project management services are provided independent of other consulting services on capital works projects.”**

**Motion carried.**

**8. COMMITTEE REPORTS:**

4. M17-293 Moved by Councillor Burton, seconded by Deputy Mayor Dinn.

**“BE IT RESOLVED that the Town of Paradise rescind Motion M17-126 to partner with the Paradise Youth Soccer Association to purchase two portable player shelter benches for Dianne Whalen Memorial Soccer Complex (Field 2) at a total cost of \$11,072.50 HST included.”**

**Motion carried.**

5. M17-294 Moved by Councillor Burton, seconded by Councillor Laurie.

**“BE IT RESOLVED that the Town of Paradise partner with the Paradise Youth Soccer Association to purchase two portable player shelter benches for Dianne Whalen Memorial Soccer Complex (Field 2) at a total cost of \$23,456.23 HST included.”**

**Motion carried.**

6. M17-295 Moved by Councillor Laurie, seconded by Councillor Martin.

**“BE IT RESOLVED that the Town of Paradise appoint Lisa Niblock to the position of Chief Administrative Officer.”**

**Motion carried.**

7. M17-296 Moved by Councillor Laurie, seconded by Councillor Burton.

**“BE IT RESOLVED that under authority of Section 23 of the Urban and Rural Planning Act 2000, the Town Council of Paradise considered the Commissioner’s Report and approves the Town of Paradise Municipal Plan, 2016 with the following changes:**

**Policy 1.8 – has been revised to state ‘The Plan consists of this document, its appendices, and the Future Land Use Map’.**

**Policy 6.3.5 Rocky Pond and Octagon Pond – has been revised by:**

- adding ‘Council may require an assessment of the visual impact of a development to protect the viewscape from walking trails within the shoreline buffers’ to 6.3.5 (1)(a).
- adding 6.3.5(1)(b) to state ‘Ensuring that natural treed/vegetated buffers are retained around the pond shorelines’, and
- renumbering 6.3.5(1)(b) to 6.3.5(1)(c).

**8. COMMITTEE REPORTS:**

7. M17-296 (cont'd)

**Policy 8.5 – the following has been added to the table in Policy 8.5**

- **Commercial/Light Industrial**
- **To recognize existing commercial uses**
- **1655 Topsail Road**

**Policy 8.9.3(1) Conservation – has been revised to change ‘60 metres along the shoreline of Octagon Pond’ to ‘30 metres’.**

**Policy 8.11 – has been edited to change introductory sentence from ‘west of St. Thomas Line’ to ‘east of St. Thomas Line’.**

**Future Land Use Map**

- **The Open Space designation around Octagon Pond has been reduced to 30m.**
- **The Open Space designation along Topsail Bluff has been edited to reflect 30m from the cliff’s edge.”**

**Motion carried.**

8. M17-297 Moved by Councillor Laurie, seconded by Councillor Quilty.

**“BE IT RESOLVED that under authority of Section 23 of the Urban and Rural Planning Act 2000, the Town Council of Paradise considered the Commissioner’s Report and approves the Town of Paradise Development Regulations, 2016 with the following changes:**

**Development Regulations – images throughout the document have been revised and clarified.**

**Section 2 Definitions – Child Care (Family) has been revised to allow for seven (7) children as per recent changes to the Child Care Act.**

**Regulation 4.6 Building Line and Setback – has been revised to clarify the regulation by adding 4.6(3) ‘Notwithstanding the Building Line Setback in any Zone in Section 9, the Town may require an increased Setback on Topsail Road, St. Thomas Line and Paradise Road in accordance with the requirements of the Engineering Department’.**

**8. COMMITTEE REPORTS:**

8. M17-297 (cont'd)

**Regulations 4.20 Shoreline Buffers – has been revised to change 4.20(1) from ‘60m of Octagon Pond’ to ‘30m of Octagon Pond’ and add 4.20(3) ‘Council may require an assessment of the visual impact of a development on the Octagon Pond walking trail and the implementation of measures it considers necessary to protect the integrity of the trail and the surrounding treed buffer’.**

**Regulation 9.21 Commercial General (CG) – has been revised to add Place of Worship as a permitted use.**

**Regulation 9.22 Commercial Main Street (CM) – has been revised to add standards for Single-detached Dwellings (existing) to Regulation 9.22(5) which states ‘Development standards for Single-detached Dwellings (existing) shall be the same as those set out in the Residential Medium Density Use Zone’.**

**Regulation 9.29 Commercial Neighbourhood (CN) – has been revised to clarify ‘Market’ as ‘Outdoor Market’.**

**Appendix B Classification of Uses and Building – has been revised to remove Family and Group Home from an example under Residential Dwelling Uses.**

**Land Use Zoning Map**

- 12 Paradise Road has been rezoned from Residential Medium Density (RMD) to Residential Mixed (RM).
- The Conservation (CON) zone around Octagon Pond has been reduced to 30m.
- The Conservation (CON) zone along Topsail Bluff has been edited to reflect 30m from the cliff’s edge.
- Minor adjustments to better reflect property boundaries.
- 20 Karwood Drive to be zoned Residential High Density (RHD).”

**Motion carried.**

9. M17-298 Moved by Councillor Martin, seconded by Councillor Burton.

**“BE IT RESOLVED that Paradise Town Council accept the content of the Traffic Impact Study and utilize its recommendations in dealing with growth and expansion in its study area.”**

**Motion carried.**

8. **COMMITTEE REPORTS:**

10. M17-299 Moved by Councillor Willis, seconded by Councillor Burton.

**“BE IT RESOLVED that the Town Council of Paradise adopts the Brownfield Development Policy as submitted.”**

**Motion carried.**

9. **NEW/UNFINISHED BUSINESS:**

1. Mayor & Councillors thanked Councillor Burton for his 8 years of service to the Town of Paradise and wished him well in his future endeavours. Mayor Bobbett presented Councillor Burton with a framed certificate for his dedicated service.
10. **M17-300 Moved by Councillor Quilty, seconded by Councillor Laurie to adjourn the meeting at 9:02 p.m.**

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Dan Bobbett, Mayor

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Terrilynn Smith, Town Clerk

**BILLS FOR PAYMENT (Page 1 of 2)**  
**19-Sep-17**

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
CBCL	446153	\$ 18,915.20	Stormwater management plan for entire town and floodplain delineation for Horse Cove Brook
Cougar Engineer	2016-053.9-3	\$ 147,522.61	Topsail Road Culvert Lining
Cougar Engineer	2016-053.9-4	\$ 112,575.06	Topsail Road Culvert Lining (Holdback)
DF Barnes	9807	\$ 10,318.26	Repairs to John Deere loader
Farrell's Excavating	Progress Claim #3	\$ 253,697.99	2016 Street Rehab
Farrell's Excavating	2015-033.2-12	\$ 9,709.78	2015 Street Improvements
Grand Concourse Authority	16098	\$ 20,116.09	Connection Construction: Yellow Wood Drive Trail to Neil's Pond
Harbourside Transportation Consultants	613	\$ 7,216.25	Professional services associated with Karwood Market Ridge TIS
Harvey & Company	109921	\$ 10,428.79	Repairs to Navistar engine
J&T Construction Ltd	1610-10	\$ 71,812.77	St. Thomas Line Community Centre
Metrobus	10228	\$ 27,279.09	Transit Service
Newfoundland Design Associates	2016216	\$ 5,836.24	St. Thomas Line Widening-Phase 2
Platinum Construction	2015009-11	\$ 228,915.09	St. Thomas Line Widening-Phase 1, 2, and 3
Spectrum Security	28307	\$ 6,548.10	Security Services
Spectrum Security	28327	\$ 6,950.17	Security Services
Sportscraft	TH0015585	\$ 31,912.50	Sheltered benches for Dianne Whelan Soccer Complex



BILLS FOR PAYMENT (Page 2 of 2)  
19-Sep-17

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
Vigilant Management	996	\$ 8,974.32	Town Hall Redevelopment
Water Werks Communications	18853	\$ 13,800.00	Promotional video
Weir's Construction	2016-002.2-8	\$ 669,576.77	Topsail Road Phase 4
Weir's Construction	Progress Claim #1	\$ 33,315.10	Progress claim for Paradise Salt Shed
Young's Industrial Refrigeration	59800	\$ 13,189.27	Installation of motorized valves, controls, and isolation valves

Be it resolved that invoices in the amount of **\$1,708,609.45**  
be approved for payment, as submitted by the Director of Corporate Services.