

**TOWN OF PARADISE
PUBLIC COUNCIL MEETING
TUESDAY, NOVEMBER 6, 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
	Administrative Assistant	Claudine Hannebury

ABSENT:

1. The meeting was called to order by Chairperson Bobbett at 8:09p.m.



2. **PROCLAMATION:**



Mayor Bobbett read and signed a proclamation declaring November 8, 2018 as World Town Planning Day. Lindsay Church, Town Planner with the Town of Paradise was in attendance for the signing of this proclamation.



Mayor Bobbett read and signed a proclamation declaring November, 2018 as Pulmonary Hypertension Awareness month. Sonya Collins was in attendance for the signing of this proclamation.

3. **ADOPTION OF THE MINUTES:**



1. **M18-354 Moved by Councillor Dinn, seconded by Councillor Willis to adopt the Minutes of the October 16, 2018 Committee of the Whole Meeting.**

Motion carried

2. **M18-355 Moved by Councillor Quilty, seconded by Councillor Martin to adopt the Minutes of the October 16, 2018 Public Meeting.**

Motion carried.

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

1. **Committee of the Whole Meeting, October 16, 2018.**

There was no business arising.

2. **Public Meeting, October 16, 2018**

There was no business arising.

5. **COMMITTEE REPORTS:**

PLANNING AND DEVELOPMENT COMMITTEE:



1. **M18-356 Moved by Deputy Mayor Laurie, seconded by Councillor Willis to refuse application D2018-040 to operate a Club (Lodge) and Place of Worship at 19 McNamara Drive for the following reasons:**

1. The application does not conform to the parking standards in Sections 8.2 General Parking Regulations of the Town of Paradise Development Regulations, 2016. Standards for parking require thirty stalls for each use while the proposal shows only thirty- six stalls in total.
2. The application provides parking in the front yard of the building and therefore does not conform to Section 8.5 (1).
3. The application does not provide visual screening as required to conform to Section 4.4 (3)
4. It has been determined that the proposed use may create a hazard to public safety due to increased traffic and on-street parking; affect the amenity of the surroundings with the potential of excessive noise being generated by the uses in the building without any provision for noise attenuation and; affect the amenity of the surroundings concerning the proposed building location without provisions for visual screening.

Motion carried

2. **M18-357 Moved by Councillor Willis, seconded by Councillor Dinn to approve Crown Lands application #154111.**

Motion carried.



3. **M18-358 Moved by Councillor Martin, seconded by Councillor Quilty to approve application D2018-391 for Approval in Principle to construct an un-serviced single family dwelling at the end of Balsomwood Road subject to seventeen (17) conditions.**

Motion carried.

4. **M18-359 Moved by Councillor Willis, seconded by Martin to approve application D2018-297 to operate a children's professional services (Counselling Facility) at 167 Paradise Road subject to no objections being received from the Discretionary Use Notice and nine (9) conditions.**

Motion carried.

5. **M18-360 Moved by Councillor Dinn, seconded by Deputy Mayor Laurie to approve application D2018-658 for Approval in Principle at 1694 Topsail Road for the purpose of a retail plaza subject to ten (10) conditions.**

Motion carried.

6. **M18-361 Moved by Deputy Mayor Laurie seconded by Councillor Willis to approve application S2018-009 to develop a 13 lot subdivision Elizabeth Park Phase 26 subdivision subject to twenty (20) conditions.**

Motion carried.

7. **M18-362 Moved by Deputy Mayor Laurie, seconded by Councillor Dinn to approve application S2017-016 to develop a two lot infill subdivision with un-developed remainder lot at 31-37 Hickey's Road subject to sixteen (16) conditions.**

Motion carried.



8. **M18-363 Moved by Councillor Willis, seconded by Deputy Mayor Laurie to approve application C2018-005 for Approval in Principle for a proposed medical cannabis production facility at 1956 Topsail Road.**

Motion carried.

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

Vote: Not in conflict: Councillor Martin, Councillor Quilty and Deputy Mayor Laurie

Vote: In Conflict: Councillor Dinn, Councillor English

Councillor English noted the Town held a Public meeting regarding this facility. He noted residents in the area of the facility had concerns. Councillor English stated this application has been Approved in Principle and to his understanding the Town will be sending out notifications to residents who attended the meeting that this application is now Approved in Principle.

Councillor Dinn stated the Town will also be sending out information to those residents who attended the meeting regarding the air quality report for this facility.



9. M18-364 Moved by Councillor Willis, seconded by Councillor Martin

“BE IT RESOLVED that the order concerning the construction of a fence not in accordance with the building permit issued on August 28, 2018 and the construction of a retaining wall without a permit located Civic # 17 Fairlane Street be confirmed.”

Motion carried.

10. M18-365 Moved by Councillor Willis, seconded by Councillor Dinn

“BE IT RESOLVED that the Town of Paradise approves the attached Terms of Reference for the Land Use Assessment Report for the proposed development at 22-40 McNamara Drive.”

Motion carried.



11. M18-366 Moved by Councillor Willis, seconded by Councillor Martin

“BE IT RESOLVED that the Town of Paradise grant an extension to the Order issued on September 26, 2018 for 32 Clearview Heights. The accessory building must now be removed or relocated on or before December 3, 2018.”

Motion carried.

Councillor Dinn noted that as discussed earlier if the building could be removed sooner rather than later would be great.



12. M18-367 Moved by Councillor Willis, Seconded by Councillor Dinn

“BE IT RESOLVED that the Town of Paradise under authority of Section 16 of the Urban and Rural Planning Act, 2000, adopts the Town of Paradise Development Regulations Amendment No. 1, 2018.

Motion carried.

13. M18-368 Moved by Councillor Willis, Seconded by Councillor Dinn

“BE IT RESOLVED that the Town of Paradise approves an updated Terms of Reference for the Town of Paradise Planning and Development Committee as per Section 25 (1) of the Municipalities Act.

Motion carried.

FINANCE AND ADMINISTRATION COMMITTEE:



1. Accounts for Payment

M18-369 Moved by Deputy Mayor Laurie, seconded by Councillor Dinn that invoices in the amount of \$1,905,173.40 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.

Mayor Bobbett requested Council to vote on the potential conflict for Councillor Willis as Fairview Investments donated to his campaign.

Vote: Not in conflict: Councillor Martin, Deputy Mayor Laurie, and Councillor Quilty

Vote: In Conflict: Councillor Dinn, Councillor English

Deputy Mayor Laurie requested Council to vote on the potential conflict for Mayor Bobbett as Fairview Investments donated to his campaign.

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

Vote: In Conflict: Councillor Dinn, Councillor English

2. M18-370 Moved by Deputy Mayor Laurie, second by Councillor Quilty

“BE IT RESOLVED that the Town of Paradise purchase additional support time with Ricoh Canada Inc. for records management initiatives at a cost of \$8,000 plus HST.”

Motion carried.

3. M18-371 Moved by Deputy Mayor Laurie, second by Councillor Dinn

“BE IT RESOLVED that the Town of Paradise obtain Leading Edge Group, Toronto, Ontario to provide a Lean Start Program for the quoted price of \$15,500 plus HST.

Motion carried.

EMERGENCY AND PROTECTIVE SERVICES COMMITTEE:

1. M18-372 Moved by Councillor English, seconded by Councillor Willis

“BE IT RESOLVED that the order concerning a dilapidated vehicle and miscellaneous debris located Civic # 25 Lawlor’s Road be confirmed.”

Motion carried.

2. M18-373 Moved by Councillor English, seconded by Councillor Martin

“BE IT RESOLVED that the Town of Paradise approve the use of funds from the Security Patrols Budget for the purchase of building alarm upgrades and a mobile device based app for alarm control and response.”

Motion carried.

ECONOMIC DEVELOPMENT COMMITTEE

1. M18-374 Moved by Councillor Martin, seconded by Councillor will

“BE IT RESOLVED that the Town of Paradise grant a 3-year, 50% Business Tax reduction to Oceaneering Canada Ltd. located at 214 McNamara Drive. The tax reduction is subject to the requirements of the Town of Paradise Tax Exemption and Incentive Policy.”

Motion carried.

COMMUNICATIONS COMMITTEE

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE

1. M18-375 Moved by Councillor Quilty, seconded by Councillor Martin

“BE IT RESOLVED that the Town of Paradise obtain the additional 1,700 tons of Road Salt from their local supplier in the amount of \$200,000 HST included.”

Motion carried.

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

“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 Sewage Pump Station No. 10 in the amount of \$14,366 plus HST.”

Motion carried.

3. M18-377 Moved by Councillor Quilty, seconded by Deputy Mayor Laurie

“BE IT RESOLVED that the Town of Paradise obtain Walsh’s Truck Repairs, Paradise, to perform necessary repairs to Unit 62 in the amount of \$9,500.00 plus HST.”

Motion carried.

Councillor Martin inquired if the credit will come back to the Town.

Director Spencer stated the dealer will determine if the core is suitable for the credit and the credit will come back to the Town.

4. M18-378 Moved by Councillor Quilty, seconded by Deputy Mayor Laurie

“BE IT RESOLVED that the Town of Paradise purchase the DPF from Harvey & Company Limited, St. John’s, for Unit 75 in the amount \$5,300.00 plus HST.”

Motion carried.

Councillor Willis inquired if the work was going to be done in house.
Director Spencer will follow up.

5. M18-379 Moved by Councillor Quilty, seconded by Councillor Willis

“BE IT RESOLVED that the Town of Paradise award 2018 Topsail Road Storm Cleanout to Eric Taylor Limited in the amount of \$144,945.80

Motion carried.

6. M18-380 Moved by Councillor Quilty, seconded by Councillor Dinn

“BE IT RESOLVED that the Town of Paradise award 2018 Karwood Roundabout Modification to Modern Paving Limited in the amount of \$283,252.50 plus HST.”

Motion carried.



7. M18-381 Moved by Councillor Quilty, seconded by Councillor Martin

“BE IT RESOLVED that the Town of Paradise approve Change Order No. 1 for additional culvert on Sullivan’s Road for 2018 Water and Sewer in the amount of \$5,737.50 plus HST.

Motion carried.

Vote: For: Deputy Mayor Laurie, Councillor Willis, Councillor Quilty, Councillor Martin, and Councillor Dinn

Vote: Against: Councillor English

Councillor English noted these culverts were not a part of the 2018 Water and Sewer project. He noted residents on the street were concerned about the aesthetics of the street. He stated there are not many streets in Paradise that do not have ditches, unfortunately, to do the upgrade it is required. He is concerned that this could create a precedent for other water and sewer in the future where residents could come back and request more culverts.

RECREATION COMMITTEE

1. M18-382 Moved by Councillor Dinn, seconded by Councillor Laurie

“BE IT RESOLVED that the Town of Paradise Ratify Change Order via email poll of October 29, 2018 to Eastern Contracting for Paradise Park Project at a cost of \$7,403.39 plus HST.”

Motion carried.

6. NEW/UNFINISHED BUSINESS:



1. Deputy Mayor Laurie was pleased to see the Town held a Pumpkin Walk event this year. She noted the event held on November 1 had people bring their pumpkins or anything they used for jack-o-lanterns to the Peter Barry Duff Park. Hot chocolate was provided and everyone was asked to bring their own mugs to encourage an environmental friendly event. She noted it was a great event with a great turn out and she received a lot of positive feedback from the residents. Residents recommended having the Pumpkin

Walk become an annual event. She congratulated the Recreation and Leisure Services Department for putting off a great event.

2. Councillor Martin informed all Council and staff he received an email from North East Avalon Joint Council regarding a half day event at the City of St. John's on November 14, 2018. He stated he would send this email to all Council and staff to review.



3. Councillor Quilty noted The Remembrance Day Memorial Service will take place on Sunday November 11, 2018 at 11:00am.



4. Councillor Willis noted he judged the staffs Halloween Costume event at the Town Hall. He noted it was hard to judge the costumes because they all were good. He sent out congratulations to everyone who took part in this event.



5. Councillor Willis noted that included in the agenda package for tonight's meeting is a report from FCM to Council and the FCM Municipal Guide to cannabis for information purposes.



6. Councillor Willis noted that there will be a Variety Concert Event put off by the seniors on November 16, 2018, and tickets are \$10.00 each.



7. Councillor Willis noted the open Mic event was very successful. He noted there were 25 entertainers ranging from 7 to 75 years of age. The music was a variety and only \$5.00 per ticket. He commended the Lion's Club for this event and he noted the Lion's Club is hoping to carry on with this event.



8. Councillor English stated that Councillor Dinn is seeking the PC Nomination in the upcoming election for Topsail/Paradise area. He commended Councillor Dinn for making this move. Also, He stated he would hope the people of Paradise and Conception Bay South would support him. Councillor English noted he served on Council for the last 13 months with Councillor Dinn and in his opinion he is smart, educated and has a great deal of professional experience, these are some general qualities. He also stated that as a Councillor he attends every event the Town puts off and when residents have an issue he will bring it forward. Councillor English feels Councillor Dinn would bring these qualities to his new endeavors should he be successful and that this would be a good move for him and the Town.



9. Councillor Dinn thanked Councillor English for his comments.

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Town of Paradise
Public Council Meeting
Tuesday, November 6, 2018
Town Hall, Paradise
8:00 p.m.

7. **M18-383 Moved by Deputy Mayor Laurie, seconded by Councillor Quilty.
to adjourn the meeting at 8.59 p.m.**

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

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

PRESENT:	Chairperson	Dan Bobbett, Mayor
	Deputy Mayor	Elizabeth Laurie
	Councillor	Paul Dinn
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	Councillor	Patrick Martin
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	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:

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 \$1,905,173.40 be approved at the November 6, 2018 Public Meeting.

Councillor Willis requested Council to consider potential conflict regarding an invoice for Fairview Investments. Fairview Investments donated to his campaign.

Vote: Not in conflict: Councillor Martin, Deputy Mayor Laurie, and Councillor Quilty

Vote: In Conflict: Councillor Dinn, Councillor English

Mayor Bobbett requested Council to consider potential conflict regarding an invoice for Fairview investments because they donated to his campaign.

Note: Deputy Mayor Laurie Chaired.

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

Vote: In Conflict: Councillor Dinn, Councillor English



2. Working Alone Policy CS-027

As a part of the Town's commitment to providing a safe and healthy environment and ensuring that all reasonable measures are taken for the protection of its employees that are performing tasks in areas or under conditions where they are required to work alone or in isolation, the Town has developed a Working Alone Policy. The policy specifically outlines the procedures to follow as it pertains to employees that are required to work alone or in isolation as per the Newfoundland and Labrador Occupational Health and Safety Regulations Part III (15). Once the policy is rolled out there will be education and awareness sessions for applicable employees as well as training sessions for supervisors. The policy will be effective once adopted by Council

Councillor Dinn inquired if he could have a copy of the policy before the policy is adopted. Director Smith to provide a copy.

Councillor Willis inquired if Staff was up to date with their safety courses.

Director Smith indicated all staff are up to date.

CAO Niblock recommended staff that will continue with the work in house to prepare for the roll out of the policy and Council can adopt the policy at the November 21, 2018 meeting. All Council agreed.



3. Laserfiche Support Time

The Town has committed to the digitization of its records and to decrease its reliance on paper. Further implementation and use of Laserfiche functions will further the commitment to become a paperless organization, while also creating efficiencies. The AP workflow aims to reduce any bottle necks in the payment process and therefore should assist in vendors receiving payments in a timelier manner. Similarly, implementing digital building inspection reports may assist the Planning and Development department in reducing bottlenecks which ensures that homeowners, contractors or developers can keep projects on schedule. The knowledge and experience gained through implementing the AP workflow and digital building inspection forms will be the foundation for future workflows and forms to be used within the Town and therefore, create better flow of information, gain efficiencies and further reduce our reliance on paper files. The cost to purchase a block of 40 hours of support time is \$8,000.00 plus HST. This cost

can be accommodated within the 2018 budget allocation of \$50,000.00 set for the development of workflows, training for staff and Scanning of civic files with Ricoh.

Council recommended purchasing a block of 40 hours of support time from Ricoh for \$8,000.00 plus HST.



4. Continuous Improvements

Leading Edge Group helps municipalities to achieve operational excellence and increased quality of services through tailored training programs and consulting support, delivered by Lean for Municipality experts. This program will help streamline operations to minimize inefficiencies, in working processes. Empowered employees make positive changes to their working processes and bring challenges to the surface and address them in a team environment. The Cities of St. John's and Mount Pearl have been working with Leading Edge Group. The total cost of the Lean Start program is \$15,500 plus HST and travel expenses incurred. The Potential Benefits depending on the area of focus for the project assignment are as follows:

1. Enhanced service delivery for citizens.
2. Improved turnaround times for citizens.
3. Financial benefit (cost saving/avoidance).
4. Increased capacity.
5. Decrease in rework.
6. Decrease in errors
7. Standardized way of working.
8. Increased employee morale and satisfaction.

Councillor Dinn asked if the total cost is \$15,500 for the program.

CAO Niblock noted this would only be for the first process. She noted this would include six to eight business days to help choose the right process.

Council recommended to obtain Leading Edge Group, to provide a Lean Start Program for the quoted price of \$15,500 plus HST.

3. **PLANNING AND DEVELOPMENT COMMITTEE:**

PERMITS:



1. 19 McNamara Drive D-2018-040
Application to operate a Club (Lodge) and Place of Worship.

Council recommended refusing the application for the following reasons

1. The application does not conform to the parking standards in Section 8.2 General Parking Regulations of the Town of Paradise Development Regulations, 2016. Standards for parking require thirty stalls for each use while the proposal shows only thirty-six stalls in total.
2. The application provides parking in the front yard of the building and therefore does not conform to Section 8.5 (1).
3. The application does not provide visual screening as required to conform to Section 4.4 (3).
4. It has been determined that the proposed use may create a hazard to public safety due to increased traffic and on-street parking; affect the amenity of the surroundings with the potential of excessive noise being generated by the uses in the building without any provision for noise attenuation and; affect the amenity of the surroundings concerning the proposed building location without provisions for visual screening.
5. Based on the foregoing reasons, it has been determined that the proposed use is not consistent with the intent and policies of the Municipal Plan and Council may refuse the application using its discretionary powers under Section 3.6 (2) of the Town of the Paradise Development Regulations, 2016.



2. Crown Land Referral # 154111

Crown Land has referred a parcel of land on Balsomwood Road. The referral was the result of an application for Approval in Principle for a single family dwelling received on July 5, 2018. The Town of Paradise Development Regulations, 2016 requires that the property front onto a publicly maintained road. Frontage at the 45 metre building line setback is approximately 228 metres.

Council recommends approving of Crown land application # 15411 with the following conditions:

1. The Crown land must be issued in the form of a Grant and not a License to Occupy.
2. Council approval of the Crown Land Grant is conditional on Council granting the Approval in Principle for the dwelling.
3. The applicant must provide a landscape plan from a Professional Landscape Architect indicating how the disturbed vegetation will be re-instated on the property.
4. The applicant must obtain approval for the stream crossings from the Water Resources Management Division, Department of Municipal Affairs and Environment.
5. The stop work order in relation to the clearing is recommended to remain in place until such time as a building permit can be issued.



3. 69A Dawe's Road D2018-391
An application for Approval in Principle to develop an un-serviced single family dwelling.

Council recommended to approve application subject to no objections being received in response to the Notice of Discretionary Use and the following:

1. The development must comply with the standards of the RR (Rural Residential) Use Zone, Paradise Development Regulations, 2016.
2. Development Approval and building permit to be obtained prior to commencement of development.
3. To obtain Development Approval and/or building permit, the Developer must submit the following:
 - a) Two sets of engineered plans including a lot grading plan bearing the signature date and permit stamp of a professional engineer licensed to practice in Newfoundland & Labrador.
 - b) As the lot is very large, the area of the lot grading plan may be reduced to an acre, more or less, that is sufficient for the dwelling and septic field.
 - c) Proof of ownership and/or purchase agreement(s) for the land to be developed.
 - d) The applicant must provide proof of the grant of the Crown land.
 - e) The applicant must provide a landscape plan from a Professional Landscape Architect indicating how the vegetation will be re-instated on the property prior to a Development Approval being issued.
 - f) The applicant must obtain approval for the stream crossings from the Water Resources Management, Department of Environment.
4. This approval is "IN PRINCIPLE" ONLY. Development Approval is required before an excavation permit will be issued. Absolutely no site work or land clearing is permitted. Further conditions may apply upon issuance of the required Development Approval.

5. Issuance of this "Approval in Principle" in no way is binding on the Town of Paradise to issue a Development Approval for the proposed development.
6. The issue of this Approval in Principle does not exempt the permit holder from obtaining any other permits or approvals required by law.
7. 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.
8. The grade and siting of the building is to be approved by the Town of Paradise. 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.
9. A building permit will not be issued until such time as a Development Approval has been granted and all requirements of the Development Approval have been met.
10. This Approval in Principle does not authorize the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of either the Crown Division, Department of Government Services and Lands, or the rightful owner.
11. Should the applicant be unable to obtain the Crown Land grant, this Approval in Principle will be considered null and void.
12. Should the Department of Service NL deem the lot to be unsuitable for the installation of a septic system and drilled well, this Approval will be considered null and void.
13. Securities for the building permit may include any site work that is required for the re-instatement of the
14. The Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle"



4. 167 Paradise Road D2018-297
An application for Approval in Principle to operate a Children's Professional Services.

Council recommended to approve application subject to no objections being received in response to the Notice of Discretionary Use and the following conditions:

1. The development must comply with the standards of the Commercial Neighbourhood use zone, Paradise Development Regulations, 2016.

2. Prior to the Development Approval and/or Building Permit being issued, the following information must be submitted:
 - a. 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 (2) complete sets of engineered site plans designed by a professional engineer licensed to practice in Newfoundland and Labrador. Plans must include detail for existing site conditions, proposed site work, provisions for storm and water/sewer servicing, landscaping, lighting, parking and signage.
 - d. Two sets of building plans that meet the standards of the current National Building Code to be stamped and sealed by an engineer or architect (if applicable) licensed to practice in the province of Newfoundland and Labrador.
 - e. Applicant is to acknowledge the responsibility to provide a cross parking agreement in the eventuality of the sale of either property.
3. This application is "Approval in Principle" only. A separate application must be submitted for Development Approval. The applicant is advised that the Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle".
4. A building permit will not be issued until such time as a Development Approval has been granted and all requirements of the Development Approval have been met. The construction of the proposed building must conform to the National Building Code of Canada at the time a building permit is issued.
5. The issue of this permit does not exempt the permit holder from obtaining any other permits or approvals required by law.
6. 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.
7. This permit does not authorize the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of either the Crown Division, Department of Government Services and Lands, or the rightful owner.
8. A \$2500 Infrastructure Improvement Fee will be assessed on all new buildings constructed within the Town of Paradise.
9. No work is to be undertaken under this Approval in Principle.



5. 1694 Topsail Road D2018-658
An application for Approval in Principle to develop the lot for the purpose of a Retail Plaza.

Council recommended to approve application subject to no objections being received in response to the Notice of Discretionary Use and the following conditions:

1. The development must comply with the standards of the Commercial Neighbourhood use zone, Paradise Development Regulations, 2016.
2. Prior to the Development Approval and/or Building Permit being issued, the following information must be submitted:
 - a. 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.
 - c. Two (2) complete sets of engineered site plans designed by a professional engineer licensed to practice in Newfoundland and Labrador. Plans must include detail for existing site conditions, proposed site work, provisions for storm and water/sewer servicing, landscaping, lighting, signage and parking for each use.
 - d. Two complete sets of architectural plans prepared by a professional architect licensed to practice in Newfoundland and Labrador. Building plans must meet the standards of the current National Building Code.
 - e. Landscape plan to meet the standards of Section 4.3.2. of the Town of Paradise Development Regulations, 2016.
3. A building permit will not be issued until such time as a Development Approval has been granted and all requirements of the Development Approval have been met. The construction of the proposed building must conform to the National Building Code of Canada at the time a building permit is issued.
4. This application is "Approval in Principle" only. A separate application must be submitted for Development Approval. The applicant is advised that the Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle".
5. The issue of this permit does not exempt the permit holder from obtaining any other permits or approvals required by law.
6. 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.
7. This permit does not authorize the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of either the Crown Division, Department of Government Services and Lands, or the rightful owner.
8. A Trunk Sewer Assessment Fee will apply to the proposed development. The fee is based on a rate of \$7810.00 per gross hectare.
9. A \$2,500 Infrastructure Improvement Fee is assessed on all new buildings constructed within the Town of Paradise.
10. No work to be undertaken under this Approval in Principle.



6. Elizabeth Park
An application to Develop a 13 Lot subdivision

S2018-009

Council recommended to approve the application with the following conditions:

1. The development must comply with the standards of the Commercial Light Industrial use zone, Paradise Development Regulations, 2016.
2. Prior to the Development Approval and/or Building Permit being issued, the following information must be submitted:
 - a. 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.
 - c. Two (2) complete sets of engineered site plans designed by a professional engineer licensed to practice in Newfoundland and Labrador. Plans must include detail for existing site conditions, proposed site work (to include access to site and bridge upgrades or replacement), provisions for storm and water/sewer servicing, landscaping, lighting, parking and signage. Two complete sets of architectural/structural plans, mechanical plans, plumbing and electrical plans, designed by a professional architect/engineer that meet the standards of the current National Building Code. The architect/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 architect/engineer.
 - e. Developer to provide confirmation that sound levels at the property boundary do not exceed 55 DBA.
 - f. Maintenance schedule to be provided for the filtration system.
3. A building permit will not be issued until such time as a Development Approval has been granted and all requirements of the Development Approval have been met. The construction of the proposed building must conform to the National Building Code of Canada at the time a building permit is issued.
4. This application is "Approval in Principle" only. A separate application must be submitted for Development Approval. The applicant is advised that the Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle".
5. The issue of this permit does not exempt the permit holder from obtaining any other permits or approvals required by law.
6. This permit does not authorize the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of either the Crown Division, Department of Government Services and Lands, or the rightful owner.
7. No work to be undertaken under this Approval in Principle.
8. The Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle".



7. 31-37 Hickey's Road S2017-016
An application to develop a two lot infill subdivision with an un-developed remainder lot.

Council recommended to approve with the following conditions.

1. The development must comply with the standards of the RMD (Residential Use Zone, Paradise Development Regulations, 2016:
 - Minimum Building Line Set Back 7.6 metres
 - Maximum Building Line Set Back 15 metres
 - Minimum Rear Yard 8 metres
 - Minimum Side Yard Width 1.2/2.4 metres
 - Maximum Height 8 metres
 - Minimum Frontage 15.25 metres
 - Minimum Lot Area 450 square metres
2. Any construction or building alteration must conform to the current **National Building Code of Canada, and any ancillary code.**
3. The issue of this "Development Approval" does not exempt the permit holder from obtaining any other permits or approvals required by law.
4. 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 an excavation permit has been issued.
5. The issue of this permit does not exempt the permit holder from obtaining any other permits or approvals required by law.
6. Any permit placard issued by the Town of Paradise relating to the work authorised must be displayed in full public view on the site.
7. This development is subject to the Town policy "Foundation Elevations and Lot Grading Policy" (PPS-006).
8. 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.
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. All future development of these lots shall be subject to the payment of the \$500.00 per lot Trunk Sewer Fee, unless such fee has been remitted from the subdivision developer. Other assessments, as outlined in the Town of Paradise Fee Structure, may also apply. These shall include park outfitting fees (\$500.00 per lot) and water/sewer connection fees.

11. Open space must be in the form of land or cash-in-lieu based on 10 % of the assessed value of the land to be developed. The assessed value of the total parcel is \$74,500.00. The assessed value of the land to be developed is pro-rated at \$52,000.00.

Open space requirement of 10% will equals \$5,200.00. Open space fee for the new lots equals \$5,200.00 / 2 lots = \$2,600.00 per lot. These fees will be collected at the time a building permit is issued, unless otherwise submitted by the developer.

12. 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.
13. 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.
14. 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.
15. Any land that is cleared of vegetation and/or excavated must be landscaped to the satisfaction of the Town. In the case of the open space areas, all excavated areas must be brought to rough grade and ready for topsoil.
16. 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.

Councillor English asked if there is water and sewer in the area.

Director Glenn indicated Infrastructure and Public Works confirmed water and sewer has been serviced in the area.

Councillor Quilty asked if the vacant lot would be developed as it could alleviate traffic in the area.

Director Glenn indicated that the lot would not be developed.



8. 1956 Topsail Road C2018-005
An application for Approval in Principle to develop a medical cannabis production facility.

Mayor Bobbett asked Council to consider a potential conflict as the owner of the building donated to his campaign.

Deputy Mayor Laurie requested Council to vote on the potential conflict for Mayor Bobbett.

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

Vote: In Conflict: Councillor Dinn, Councillor English

Council recommended to approve application subject to no objections being received in response to the Notice of Discretionary Use and the following conditions:

1. The development must comply with the standards of the Commercial Light Industrial use zone, Paradise Development Regulations, 2016.
2. Prior to the Development Approval and/or Building Permit being issued, the following information must be submitted:
 - a. 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.
 - c. Two (2) complete sets of engineered site plans designed by a professional engineer licensed to practice in Newfoundland and Labrador. Plans must include detail for existing site conditions, proposed site work (to include access to site and bridge upgrades or replacement), provisions for storm and water/sewer servicing, landscaping, lighting, parking and signage.
 - d. Two complete sets of architectural/structural plans, mechanical plans, plumbing and electrical plans, designed by a professional architect/engineer that meet the standards of the current National Building Code. The architect/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 architect/engineer.
 - e. Developer to provide confirmation that sound levels at the property boundary do not exceed 55 DBA.
 - f. Maintenance schedule to be provided for the filtration system.
3. A building permit will not be issued until such time as a Development Approval has been granted and all requirements of the Development Approval have been met. The construction of the proposed building must conform to the National Building Code of Canada at the time a building permit is issued.

4. This application is "Approval in Principle" only. A separate application must be submitted for Development Approval. The applicant is advised that the Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle".
5. The issue of this permit does not exempt the permit holder from obtaining any other permits or approvals required by law.
6. This permit does not authorize the occupancy or use of Crown Land or other lands without a lease, grant, or other permission of either the Crown

Division, Department of Government Services and Lands, or the rightful owner.
7. No work to be undertaken under this Approval in Principle.
8. The Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle".

Councillor Dinn stated that residents had concerns with the potential odor but he indicated according to the business there is not much more can be done as the systems being used are the top of the line for this type business. He stated he had no problems approving the application for Approval in Principal.

Councillor English asked if the notifications would be sent out to residents within the 200 meters.

Director Glenn noted this was done when the Discretionary Use Notice was sent out. He noted because this falls under the same application another notice would not be sent out.

Councillor English noted he supported the Approval in Principal but he had concerns about residents being blindsided not knowing that this business is moving along. He noted several residents expressed concerns.

Director Glenn asked if Council would like for the department to send out notices to those who provided addresses and who attended the information session.

Councillor Dinn noted we should also provide the information the company provided to the Town regarding air quality control.



ORDERS

9. Order to be confirmed – 17 Fairlane Street

Council recommended that the order from the Town of Paradise concerning the construction of a fence not in accordance with the building permit issued

on August 28, 2018 and the construction of a retaining wall without a permit at Civic # 17 Fairlane Street be confirmed.



10. 22-40 McNamara Drive – Terms of Reference of Land Use Assessment Reports

The proposal includes a mix of high-density housing intended for self-sufficient seniors and commercial/retail uses. The subject site is primarily zoned Public Use, which does not allow the type of mixed use development. An amendment will be required in order to enable the type of mixed commercial/retail and high density residential development proposed. Section 10.6 of the Paradise Municipal Plan 2016 provides Council with the authority to require a LUAR and also provides guiding principles regarding a LUAR,

At the Regular Meeting of Council, held on August 7, 2018, Council directed staff to prepare the Terms of Reference for the Land Use Assessment Report for the proposed development.

Council recommended to approve the submitted Terms of Reference for the Land Use Assessment Report for the proposed development at 22-40 McNamara Drive.



11. Request to Extend Deadline to Remove Accessory Building – 32 Clearview Heights

A Work Order was issued on September 26, 2018 to the owners of 32 Clearview Heights requiring the re-location or removal of an accessory building due to structure being located less than the 1.2 meters from the property boundary as stated in the permit issued on November 21, 2006. The Order specified that that the accessory building be relocated or removed by October 8, 2018. The owner of 32 Clearview Heights requested on October 4, 2018 that an extension of a couple of months to remove the accessory building from the property. Additional time is requested in order to complete a retaining wall that is currently under construction. The ongoing construction of the retaining wall restricts access to the rear of the property and the accessory building.

Councillor Dinn noted that residents in the area contacted him indicating that the shed is a fire safety because of the close proximity to other properties. They also noted the landscaping is almost completed and there is no barrier to have the shed removed.

Councillor Willis requested that when staff inspects the property to ask the property owner if the shed could be removed sooner than December 3, 2018.

Council discussed the request and recommends granting an extension until December 3, 2018.



12. Development Regulation Amendment 1, 2018 (New School) – Prepared for Adoption

A new 10,000m² intermediate level school which will serve 827 students will be constructed on lands near the Dianne Whalen Soccer Complex. The construction for the new school is scheduled to begin in 2019 and it is intended to open in September 2020. A portion of the subject site is currently zoned “Commercial General” which does not allow institutional uses such as public schools. At the August 7, 2018 Council Meeting, Council resolved to proceed with the public consultation associated with rezoning the subject site from “Commercial General” to “Public Use”. 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 September 26th, 2018 and October 3rd, 2018 advertising Development Regulation Amendment No. 1, 2018. The amendment documents were available at the Paradise Town Hall and on the Town’s website for the public to review from September 26th, 2018 to October 11th, 2018, during regular business hours. The Town accepted comments and/or concerns on the proposed changes in writing until 4:30pm, Thursday, October 11th, 2018. No comments or objections were received.

Council recommended to adopt Development Regulations Amendment 1, 2018, as presented, and submit the amendment to the Minister of Municipal Affairs and Environment for registration.



13. Terms of Reference – Planning and Development Committee

The Town of Paradise Planning Committee was established in 2004 by Paradise Town Council through the authority granted Council under Section 25 (1) of the Municipalities Act. The original Terms of Reference for the Committee was approved by Council in April 2004. An updated Terms of Reference for the Planning and Development Committee has been prepared for Council’s consideration. The document was considered by the Planning and Development Committee at a recent Committee meeting.

Council recommended to approve the updated Terms of Reference as submitted.

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



1. Order to be confirmed – 25 Lawlor Road

Council recommended that the order concerning a dilapidated vehicle and miscellaneous debris located at Civic # 25 Lawlor Road be confirmed.



2. Upgrading to Alarm System for Mobile App

The implementation of a mobile phone app in coordination with the current alarm system will enable employees to check the status of alarms with the option to disable or set alarms from their mobile devices for all Town facilities. The total cost for all upgrades and the mobile device app implementation is \$11,803.60 HST included. The Emergency & Protective Services Committee recommends the implementation of the mobile device app and associated alarm system upgrades.

Mayor Bobbett ask if staff would no longer have to open the doors for rentals.

CAO Niblock noted this would only be used to see why the alarms are going off and to set the alarm so staff do not have to come into the buildings. She also noted the Town is working on getting key fobs for rentals of all Town facilities.

Council recommended to approve the implementation of the mobile device app and associated alarm system upgrades.

5. **ECONOMIC DEVELOPMENT COMMITTEE:**



1. Tax Incentive Oceaneering

The Town is in receipt of an application for the Business Tax reduction from Oceaneering Canada Ltd., located at 214 McNamara Drive. Oceaneering is the only company on the East Coast to provide Subsea Hydrate Remediation through ROV skids or Flowline Remediation System and offers the biggest electrical dredge on the East Coast. The application is being sent for Council's consideration as per the requirement of Section 2.1 (i) of Policy #CS-005. The business received occupancy this month, so the application meets the requirement of Section 2.1(iii) of the Policy, requiring its receipt within 1 year of operations commencing.

Council recommended approval of the application

6. **COMMUNICATIONS COMMITTEE:**

No reports for this meeting.

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



1. Road Salt Purchase 2019

The Town of Paradise recently constructed a new Salt Shed Mega Dome which can accommodate one year's supply (8000 tonnes) at any given time. We currently have approximately 1600 tonnes on hand and were looking to purchase

an additional 1700 tonnes prior to December 31, 2018. In the past couple of years we have used between 1880 and 2400 tons between November and December. In order to complete the purchase of an additional 1700 tons of road salt, we would have to use approximately \$200,000 from the 2019 Budget based on last year's prices.

Councillor Martin asked if the Town purchased in bulk would the Town get a discount.

CAO Niblock noted the Town purchases through the Government Purchasing Agency and therefore already receives a discount.

Council recommended purchasing the additional 1700 tonnes of Road Salt at 2018 prices for a total of \$200,000 HST Included.



2. Stormont Street Sewage Lift Station – Pump Repairs

On October 1, 2018 the Sewage Lift Station at the bottom of Stormont Street went down and Xylem had to be called in for inspection. The next day both pumps were pulled for inspection, it was noted that one of the pumps required only a new adjustment bolt at the bottom whereas the other pump required extensive repairs as per the quote provided by Xylem. Xylem is the only local provider of services for these types of submersible pumps. Currently the station is operating on one pump with no back up. A quote obtained by Xylem for this pump repair is \$14,366 plus HST. This is not a budgeted item but rather an emergency breakdown. However there is money under the 2018 Environmental Services budget to carry out these repairs.

Council recommended proceeding with the necessary repairs as quoted by Xylem in order to prevent any problems which may arise with the only pump currently on site.



3. Unit 62 – Walsh's Truck Repair

The Town currently has 10 (ten) tandem dump trucks with snow clearing equipment and recently tendered for another for 2018. With the change in steel manufacturing out of the USA, delivery of all heavy equipment chassis will take anywhere from 6 to 8 months thus resulting in the new tandem being delivered in spring 2019. Unit 62 is a 2012 International Tandem which has had a considerable amount of work completed on its exhaust and engine this year now requires EGR cooler to be replaced. This part has to be purchased from the dealership. A quote for the parts was retrieved from the dealership Harvey & Company Limited in the amount of \$6,500 plus HST. Also a quote from Walsh's trucking to carry out the necessary repairs was \$3,000 plus HST for a total of \$9,500 plus HST.

Councillor Dinn asked if this was the economical price.

Director Spencer noted the truck was taken to Walsh's where the problem was noted and the parts must be supplied by the dealer. He noted it would be difficult to obtain three quotes when the vehicle was already at Walsh's Truck Repair

CAO Niblock noted the Town rotates where they bring the vehicles to repair.

Council recommended obtaining Walsh's Truck Repair to complete the necessary repairs to Unit 62.



4. Unit 75 – Recycling Truck

Unit 75 – 2012 International Recycling Truck was recently brought back to our depot with low power issues. Upon inspection by our Mechanics, it was noted that the DPF (diesel particulate filter) was blocked and needs to be replaced. The DPF usually removes 85% or more of the soot, from the engines exhaust and under certain conditions can attain soot removal efficiencies approaching 100% which makes the unit cleaner for the environment and more fuel efficiency. This filter is to be purchased at the local dealer (Harvey & Company Limited) for a cost of \$5,300 plus HST and shipping. The cost could be reduced by approximately \$1,500 if the core is satisfactory upon return to dealer.

Council recommended purchasing the DPF from Harvey & Company limited in the amount of \$5,300 plus HST.



5. 2018 Topsail Road Storm Clean Out

The tender for 2018 Topsail Road Storm Cleanout closed on October 25, 2018. There were two (2) tenders received. The low bid received was by Eric Taylor Limited in the amount of \$144,945.80 including HST. This tender package had a pre-tender estimate of \$175,911.25.

Council recommended awarding 2018 Topsail Road Storm Cleanout to Eric Taylor Limited in the amount of \$144,945.80.



6. 2018 Karwood Roundabout Modification

The tender for 2018 Karwood Roundabout Modification closed on October 25, 2018. There was one (1) tender received. The low bid received was by Modern Paving Limited in the amount of \$283,252.50 plus HST.

Council recommended awarding 2018 Karwood Roundabout Modification to Modern Paving Limited in the amount of \$283,252.50 plus HST.

Councillor English suggested that the time of the year could be the reason why the Town received only one quote. He asked if the Town can re-tender again in the spring.

CAO Niblock noted the only way the Town could re-tender would be to change the scope of the work. She also noted the Town could be taking a gamble because the prices could be higher in the spring.

Director Smith concurred that the only way the Town could re-tender would be to change the scope of work.



7. Project Updates

Councillor Quilty advised Council of the projects updates provided for information and advised Council that if they had any questions to follow up with staff.

Councillor Quilty asked for a status of the work to be completed by Rona on Topsail Road. Mayor Bobbett noted that it should be done this week.



8. 2018 Water and Sewer Change Order Sullivan's Road

The 2018 Water and Sewer Project is currently under construction. As part of this work Sullivan's Road will have a new ditch installed along one side of the road. Currently Sullivan's Road has no ditching on the street. Residents have indicated that they are not happy with the installation of the ditch. The committee recommended taking measures to lessen the impact. This would include increasing the driveway culverts to the maximum length allowed under our policy (12 m). If all driveway culverts are extended to the maximum allowable length an additional 84 m is required for a total cost of \$5,737.50 plus HST.

Councillor English stated he had concerns regarding this Change Order. He noted this is not a requirement for the project but was to ease the concerns of the resident of the street. He feels this could set a precedent for other water and sewer projects. He noted he does not support this change order.

Councillor Dinn asked for clarification regarding the culverts.

CAO Niblock stated that residents contacted the Town and staff reviewed their concerns. She noted the street at the moment has flush roads and no ditches. She noted with the 2018 Water Sewer Project they will require ditches so the committee recommended to increase the driveway culverts.

Councillor Dinn noted he spoke with residents on Stapleton's Road who was requesting more culverts in the areas due to flooding issues. He noted that he was not sure of what information the Town provided for these residents when the Town is installing culverts in other parts of Town who do not want ditches.

Councillor Laurie noted every street is different. She also noted some streets may not need culverts whereas others require culverts.

Council recommended to approve Change Order no. 1 for additional culvert on Sullivan's Road for 2018 Water and Sewer in the amount of \$5,737.50 plus HST.

8. RECREATION/LEISURE COMMITTEE:



1. Change Order to Tender for Paradise Parkland Phase 1 (Email Poll)

A Public Tender was Issued to Eastern Contracting (August 2018) for Phase 1, Paradise Park Entrance and Gate System, this work has now commenced and due to unknown site conditions encountered during gate post excavation a Change Order is recommended in order to proceed. It is recommended that 300 mm of 4" minus fill rock be placed under the footings for the gate posts at a cost of \$7,403.39 + HST. Eric Lenz Geotechnical Engineering has confirmed the need for this change order for sound construction of the structure. This cost will be added to the overall cost of the project with a new purposed budget cost of \$269,322.39. This will bring the project over budget by \$9,322.39 this overrun will be covered off in regular operating budget from Paradise Park.

Council recommended to ratify the decision to approve the change order via an email poll of Council.

Mayor Bobbett asked if the fence was to compass the entire park.

Director Freak noted the tender was only for 150 meters. This would cover the automatic gate and the fencing. He noted the park would be completed in phases.

Mayor Bobbett asked if the trees were included in Phase 1.

Director Freake indicated the trees would not be included in this phase.

9. CORRESPONDENCE:



1. FCM Municipal Guide to Cannabis Legalization

Correspondence for information only.

2. FCM Report to Council Annapolis County



Correspondence for information only.

10. **OTHER BUSINESS:**

1. Councillor Dinn noted he was contacted by a developer indicating that the Town would not provide an excavation permit unless they submit an application. He noted that the developer also indicated that the Town has given permits to other developers without having an application submitted.

Director Glenn noted previously developers have contacted Council and Council agreed to issue a permit but it has to go to Council before a permit would be issued

Mayor Bobbett also noted that there is another developer Fairview Investments that is similar to Karwood Contracting who has an application submitted but was not in time for tonight's Council meeting.

Mayor requested Council to vote on the potential conflict for Councillor Willis.

Vote: Not in conflict: Councillor Martin, Councillor Quilty and Deputy Mayor Laurie

Vote: In Conflict: Councillor Dinn, Councillor English

Deputy Mayor Laurie requested Council to vote on the potential conflict for Mayor Bobbett.

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

Vote: In Conflict: Councillor Dinn, Councillor English

Council provided direction for staff to issue Excavation Permits as follows:

- To Karwood Construction for excavation of an area off Kenmount Road where a gymnasium is being proposed.
 - To Fairview Investments for excavation of the Right of Way for the Kenmount Road Extension adjacent to the site of a proposed warehouse.
2. Councillor Quilty asked for an update on the Recreation Master Plan.

CAO Niblock noted Director Freake received the draft on Friday and will be presented to the Steering Committee on November 7, 2018.

3. Councillor English noted that the year to date financial statements that were provided did not show the projections. He asked if he could have the projections.

Director Smith to follow up.

4. Councillor Martin asked for an update regarding sidewalks for the 1.6 kms of the school zones.

CAO Niblock noted that Director Spencer has prepared an estimate and it is included in his 2019 Capital Budget requests.

5. Councillor Willis inquired about the estimate for the connection of Harcourt Road and Clearview Heights.

Director Spencer advised that it will be going to the IPW committee in the next couple of weeks for review.

6. Councillor Willis stated he had a call from the 50 plus Club concerning their Variety Concert on November 14, 2018. They indicated that the stage at the Community Center is not suitable for this event and asked if the recreation would be interested in purchasing a portable stage.

Director Freake noted he received the same concern and he provided the club with places to rent the stage.

CAO Niblock noted if the Town purchases a portable stage there is no where at the Community Center for storage.

Councillor Dinn noted he would discuss this matter at the next Recreation and Leisure Services Committee meeting.

7. Meeting adjourned at 8:03 p.m.

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

BILLS FOR PAYMENT

06-Nov-18

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
A. Harvey & Company	S0041642	\$ 101,947.28	Bulk Road Salt
Bell Aliant	INV2657602	6,566.91	Telephone and Internet bill Oct 21, 2018
CBCL Limited	444916	13,294.00	Professional Services - Lift Station #10
City of St. John's	RW 201803-3	133,429.21	Water Consumption March 2018
City of St. John's	RW 201804-3	129,394.81	Water Consumption April 2018
City of St. John's	RF 2018-10	349,753.47	Fire Dept. Budget Share (November)
Cougar Engineering and Construction Ltd.	2017-059-1	171,633.03	2018 Water and Sewer Upgrades
Fairview Investments Limited	2018-008.2-1	33,498.33	2018 Infrastructure Improvements - Clearview Roundabout
Fairview Investments Limited	2018-008.2-2	127,527.53	2018 Infrastructure Improvements - Clearview Roundabout
Fairview Investments Limited	2018-008.2-2a	117,351.55	2018 Infrastructure Improvements - McNamara Sanitary Sewer Upgrade
Grand Concourse Authority	18112	30,120.33	Adam's Pond Trail - Planning, Design and Construction
Harvey & Company	1049073	5,793.60	DPF Converter for Unit #75
Lewis Bus Service Ltd.	2018-003	24,150.00	Bus Services for Summer Day camp - July and August 2018
Metrobus	10614	24,954.55	Transit fees - September
Modern Paving Ltd.	TOP-18-16-1	158,309.94	2018 Street Rehab Program
Newfoundland HVAC	85213	21,251.55	Progress Claim #3 - Donna Road Pump House
Newfoundland HVAC	85214	12,452.99	Holdback Release - Donna Road Pump House
Newfoundland Power	STREETLIGHTS - September	67,596.44	Streetlight Bill - September 30
Newfoundland Power	STREETLIGHTS - August	67,594.22	Streetlight Bill - August 29, 2018
Newfoundland Power	CBSOCT192018	45,894.10	Power Bill - Oct 19, 2018
Newfoundland Power	STREETLIGHTS - October	67,601.90	Streetlight Bill - Oct 30, 2018
Procom Data Services Inc	2019 Annual Support	28,889.99	TownSuite Municipal Software - 2019
Stewart McKelvey	90687961	6,776.96	Legal Services
Stewart McKelvey	90690384	7,199.35	Legal Services
Summit Builders Ltd.	5813	110,940.05	Holdback Release - Roof Insurance Claim
Weir's Construction Ltd.	6	41,251.31	Holdback Release - Paradise Salt Shed

Be it resolved that invoices in the amount of **\$1,905,173.40**
 be approved for payment, as submitted by the Director of Corporate Services.

Elizabeth Laurie