

**TOWN OF PARADISE
PUBLIC COUNCIL MEETING
TUESDAY, AUGUST 7, 2018
TOWN HALL, PARADISE
8:00 P.M.**

PRESENT: Chairperson Elizabeth Laurie, Deputy Mayor
Councillor Paul Dinn
Councillor Allan English
Councillor Patrick Martin
Councillor Deborah Quilty
Councillor Sterling Willis
Chief Admin. Officer Lisa Niblock
Director of Corporate Services Terrilynn Smith
Director of Planning & Protective Services Alton Glenn
Director of Infrastructure & Public Works Garry Spencer
Director of Recreation & Leisure Services Conrad Freake
Acting Assistant Town Clerk Melanie Bartlett

ABSENT: Mayor Dan Bobbett

1. The meeting was called to order by Deputy Mayor Laurie at 8:09 p.m.



2. **CHEQUE PRESENTATION:**



Deputy Mayor Laurie presented a cheque to Harry Blackmore of the Rovers Search and Rescue to help purchase a new infrared camera drone.

3. **ADOPTION OF THE MINUTES:**



1. Section 10 of the Committee of the Whole minutes should read that Deputy Mayor Laurie advised that the Town does not charge kitchen fees to community user groups, but charges \$150 to all other groups for the use of the kitchen.

Section 3 Item #4 should read that Councillor Dinn requested that condition #11 of the permit be updated to request proof of blasting, proof of a blasting license and proof of a pre-blast survey.

Section 4, Item #4 should read that Councillor Dinn requested clarification on the statement “does not currently recommend approval.” Ms. Dean clarified that it means that is it not recommended under the current regulations.

M18-238 Moved by Councillor English, seconded by Councillor Dinn to adopt the Minutes of the July 17, 2018 Committee of the Whole Meeting with amendments.

Motion carried

2. **M18-239 Moved by Councillor Willis, seconded by Councillor Quilty to adopt the Minutes of the July 17, 2018 Public Meeting.**

Motion carried.

4. **BUSINESS ARISING FROM THE MINUTES OF THE COMMITTEE OF THE WHOLE MEETING FOR JULY 17, 2018:**



There was no business arising from the minutes.

5. **BUSINESS ARISING FROM THE MINUTES OF THE PUBLIC MEETING FOR JULY 17, 2018:**

There was no business arising from the minutes.

6. **PERMITS:**



1. **M18-240 Moved by Councillor Quilty, seconded by Councillor Martin to approve application C2018-142 for extension to the Karwood Retirement Retreat at 39 Karwood Drive subject to fourteen (14) conditions.**

Motion carried.



2. **M18-241 Moved by Councillor Willis, seconded by Councillor Dinn to advertise and approve application B2018-381 for accessory building in front of building line with an average height of 5.8m at 41 Cardinal Crescent subject to no objections being received in response to the discretionary use notice or the separate variance notice subject to twelve (12) conditions.**

Motion carried.



3. M18-242 Moved by Councillor Dinn, seconded by Councillor Willis to approve application B2018-312 for accessory building in front of building line at 217 St. Thomas Line subject to fourteen (14) conditions.

Motion carried.

Note: Councillor Quilty left chambers due to potential conflict of interest.



4. M18-243 Moved by Councillor Martin, seconded by Councillor English to approve application S2018-005 to develop a five lot subdivision (Hide-Away Creek – Phase 2) off of Beatrix Place subject to twenty-two (22) conditions.

Motion carried.

7. COMMITTEE REPORTS:

FINANCE COMMITTEE:



1. Accounts for Payment

M18-244 Moved by Councillor Dinn, seconded by Councillor English that invoices in the amount of \$1,781,551.95 be approved for payment as submitted by the Director of Corporate Services.

Motion carried.



2. Alcohol and Drug Policy

M18-245 Moved by Councillor Dinn, seconded by Councillor Martin.

“BE IT RESOLVED that the Town of Paradise adopt the Alcohol and Drug Policy CS-031 as submitted.”

Motion carried.



3. Conflict of interest – Councillor English

M18-246 Moved by Councillor Dinn, seconded by Councillor Willis.

“BE IT RESOLVED after having given the matter more fulsome consideration with the benefit of a thorough appreciation of the underlying facts and applicable legislation, Council is of opinion that Councillor English was not in conflict when he requested a legal

opinion at the June 19th Council meeting and has resolved not to proceed to a hearing respecting this issue.”

Motion carried.

Note: Councillor English left chambers due to conflict of interest



4. Karwood Estates Inc.

Councillor English asked Council for permission to be abstained from the vote as he was not privy to the discussions due to potential conflict of interest.

Vote: For: Councillor Martin, Councillor Dinn, Councillor Quilty and Councillor Willis.

M18-247 moved by Councillor Dinn, seconded by Councillor Quilty.
“BE IT RESOLVED that the Town of Paradise ratify the settlement Agreement and Release in order to fully resolve all claims that Karwood Estates Inc. and Gregg Construction Ltd. have, now or in the future, in respect to the Town’s encroachment and/or acquisition of portions of their properties at 1429 Topsail Road, 71-79 Karwood Drive, and 1090 Kenmount Road.”

Vote: For - Councillor Martin, Councillor Quilty, Councillor Willis and Councillor Dinn.

Abstain - Councillor English

Motion carried.

PLANNING COMMITTEE



1. M18-248 Moved by Councillor Quilty, seconded by Councillor Wills.

“BE IT RESOLVED that the order from the Town of Paradise concerning the retaining wall on the boundary of 28 Paradise Road deemed to be a hazard to public health and safety be confirmed.”

Motion carried.



2. M18-249 Moved by Councillor Quilty, seconded by Councillor Dinn.

“BE IT RESOLVED that the order from the Town of Paradise concerning the clearing and excavation of land at 69 Dawe’s Road without a permit be confirmed.”

Motion carried.



3. M18-250 Moved by Councillor Quilty, seconded by Councillor English.

“BE IT RESOLVED that the order from the Town of Paradise concerning an accessory building at 9 Virden Place without a permit be confirmed.”

Motion carried.



4. M18-251 Moved by Councillor Quilty, seconded by Councillor Willis.

“BE IT RESOLVED that Council require a Land Use Assessment report (LUAR) for the proposed development at 22-40 McNamara Drive and proceed with preparing the Terms of Reference for the same.”

Motion carried.



5. M18-252 Moved by Councillor Quilty, seconded by Councillor Dinn.

“BE IT RESOLVED that Council recognize the Atlantic Provinces Association of Landscaping Architects and the Landscape Newfoundland and Labrador Horticultural Association as qualified landscaping organizations that can produce and certify landscaping plans as required by the 2016 Paradise Development Regulations.”

Motion carried.



6. M18-253 Moved by Councillor Quilty, seconded by Councillor Willis.

“BE IT RESOLVED that Council proceed with initial consultation associated with a proposed rezoning of land to accommodate the Paradise Intermediate School as per section 14 of the Urban and Rural Planning Act, 2000 and consider any comments and objections to the proposed amendment prior to adoption.”

Motion carried.

EMERGENCY AND PROTECTIVE SERVICES COMMITTEE:



1. M18-254 Moved by Councillor English, seconded by Councillor Martin.

“BE IT RESOLVED that the order from the Town of Paradise concerning the unsafe condition of the dwelling at Civic #29 Whelan’s Crescent be confirmed.”

Motion carried.



2. M18-255 Moved by Councillor English, seconded by Councillor Dinn.

“BE IT RESOLVED that the order from the Town of Paradise concerning the rear landscaping of a property at 44 Sunderland Drive that is not in accordance with occupancy and Maintenance Regulations conditions and therefore not in accordance with the Urban and Rural Planning act be confirmed.”

Motion carried.

ECONOMIC DEVELOPMENT COMMITTEE



1. M18-256 Moved by Councillor Martin, seconded by Councillor Dinn.

“BE IT RESOLVED that Peak! After School Program be given the three-year tax incentive for the physical expansion of its existing business.”

Motion carried.

COMMUNICATIONS COMMITTEE



1. M18-257 Moved by Councillor Dinn, seconded by Councillor Willis.

“BE IT RESOLVED that the Council of the Town of Paradise purchase the history tile for the Pingstreet app and the history website module for a total cost of \$5,300 plus HST.”

Motion carried.



2. M18-258 Moved by Councillor Dinn, seconded by Councillor Martin.

“BE IT RESOLVED that the Council of the Town of Paradise implement the on-line budget simulator from Citizen Budget for a total cost of \$2,000 plus HST.”

Motion carried.

Councillor Dinn noted that Council and Staff are trying to become more interactive when it comes to the budget. Citizen Budget can offer the Town an on-line budget simulator for the total cost of \$2,000. This tool is used by other municipalities and enables the residents to provide their input electronically. This simulator will be launched mid-September. Also there will be a website launch mid-August notifying residents of a consultation process that will be taking place and social media will have mini polls, teasers and other information that will allow for resident input and feedback. Stakeholder outreach was also discussed as an avenue to have more resident involvement. The key goal is to get the message

out and get the information in so that everyone has the opportunity for input.

INFRASTRUCTURE & PUBLIC WORKS COMMITTEE



1. M18-259 Moved by Councillor Willis, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise proceed with Joshua Street, Summit Drive (part), and St. Thomas Line (patching) for its 2018 Street Rehabilitation Program.”

Motion carried.



2. M18-260 Moved by Councillor Willis, seconded by Councillor Dinn.

“BE IT RESOLVED that the Town of Paradise approve Change Order no. 1 for additional engineering fees for Paradise Road upgrading Phase 3 in the amount of \$4,117 HST included.”

Motion carried.



3. M18-261 Moved by Councillor Willis, seconded by Councillor Dinn.

“BE IT RESOLVED that the Town of Paradise move forward with a trial project for Self-Administration in the process of obtaining full Self-Administration of their capital works projects.”

Motion carried.

M18-262 Moved by Councillor Willis, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise select Paradise Road Upgrading Phase 3 as the trial project for Self-Administration in the process of obtaining full Self-Administration of their Capital Works Projects.”

Motion carried.

RECREATION COMMITTEE



1. M18-263 Moved by Councillor Martin, seconded by Councillor Dinn.

“BE IT RESOLVED that the Town of Paradise award the tender for janitorial services to Kelloway Construction Ltd. at a cost of \$474,720 HST included for a 2-year term with an option to extend to two-years, reviewed annually.”

Motion carried.



2. M18-264 Moved by Councillor Martin, seconded by Councillor English.

“BE IT RESOLVED that the Town of Paradise award the tender to Eastern contracting Ltd. for installation of gate housing, gate, electrical automation and 150 meter of fencing for Paradise Parkland Phase 1 at a cost \$238,000 HST Included.”

Motion carried.



3. M18-265 Moved by Councillor Martin, seconded by Councillor Quilty.

“BE IT RESOLVED that the Town of Paradise approve the schedule of events from the Paradise Arts Committee at a cost of \$22,100.”

Motion carried.

8. **NEW/UNFINISHED BUSINESS:**



1. Councillor Dinn brought to Council’s attention his concerns of the pedestrian lights at the intersection of Sgt. Donald Lucas Drive and Topsail Road. He stated there have been numerous concerns with people not stopping at the stop sign causing some near accidents. He asked if there is a way to enhance the signage in the area so residents know that they have to stop at the intersection when coming off Sgt. Donald Lucas Drive. Deputy Mayor Laurie directed to send the concerns to the Infrastructure and Public Works Committee for discussion.



2. Councillor Martin informed Council that the Sunsplash - Paddle in Paradise will be held from August 12 to 19, 2018. He asked if the Town had enough people to fill the boat for the dragon boat races. Director Freake confirmed that they have enough people.



3. Councillor Martin along with other members of Council passed along their condolences to Nevaeh Denine’s family. Deputy Mayor Laurie stated that she has been asked if the Town would possibly do something in Paradise Park in honour of Nevaeh. She advised that it will be discussed at the next recreation committee meeting.



4. Councillor English asked Council for a copy of the legal opinion regarding the allegation of conflict of interest.

Councillor English commented on the allegations that were brought before him. He stated that the Town of Paradise primarily utilizes a legal service of one firm which his son, a Junior Lawyer is associated with. He stated at the time he was elected to Council on September 26, 2017 his son was removed from all legal files associated with the Town of Paradise and any involvement with Town affairs. He is paid an annual salary based on the work from files other than the Town of Paradise. He may receive a bonus because of work on files other than the Town of Paradise based on the number of factors including his personal performance. His son has no monetary interest in the fees paid by the Town to the law firm.

He stated that at the June 19th, 2018 Council meeting there was an emotional presentation by the home owners of a residence in close proximity to a proposed roundabout at the intersection of Clearview Heights and Topsoil Road. The home owners claimed the roundabout would devalue their property and based on similar experience with a roundabout that was constructed on Karwood Drive, Councillor English believes that there was some merit in their claim. He asked for Council to obtain a legal opinion to determine if there was financial exposure to the Town resulting from a potential evaluation of the home. Councillor English stated that he didn't specify any law firm when he made the request. He stated the Town's CAO contacted the partner with firm and after a brief discussion, the CAO advised Council of the verbal opinion from the lawyer. Assuming the hourly rate of \$400 for the partner the revenue generated from that call for the law firm was approximately \$100 that was the basis for the conflict of interest allegation that was brought forward against him.

Councillor English stated that the allegation stemmed from the belief that some portion of the \$100 from the law firm for their legal opinion trickled down to his son with 70 employees at the law firm. He stated that shortly after he was advised about the conflict of interest allegation, he retained legal counsel to protect himself not because of the merit and substance of the allegation but because of the very serious consequences if he was actually declared by Council to be in conflict of interest. He stated that the consequence would be that his seat would be declared vacant and he would be removed from Council. The Town's law firm was asked to conduct an investigation pertaining to the allegations. Councillor English stated that it was his understanding that the law firm determined that the conflict of interest allegations was too trivial to pursue any further.

Councillor English also noted that a resident of Paradise brought forward allegations of conflict of interest against the Mayor and a Councillor in February of 2018. He stated the decision and vote of Council with respect to the allegations was not made in a public meeting of council as required by the Municipalities Act, 1999. This failure to comply with the Municipalities Act was brought to the attention of the Town by the

department of Municipal Affairs and environment in a letter dated July 26, 2018.

Councillor English stated that this was the second time he had been brought up on an alleged conflict of interest accusation, despite not having any connections in the Town other than the property he owns. He stated that it's almost impossible for him to be in a conflict of interest. In both cases he retained a lawyer.

Deputy Mayor Laurie advised that Councillor English had previously declared a conflict of interest over legal matters, and clarified that the Municipalities Act does not specify a number that establishes the definition of a monetary gain. Deputy Mayor Laurie further stated that Councillor English's son works with the Town's Law firm and at the time Council felt that it was a monetary gain because he receives a salary from the law firm, and again the act doesn't speak to a dollar amount on the monetary gain. She also advised that if Council never obtained a legal opinion on the matter, which was Council's due diligence than all members of council may have been removed from their position.

Councillor Dinn addressed his concerns about the provincial legislation and ambiguities on conflict of interest. . He stated that there is a lot wrong with the conflict of interest clause but he respects why it is there and that Councillors are bound by the legislation. He further stated that a monetary gain is either a cent or five hundred dollars or more, and that it what is wrong with the guidelines. He indicated that the provincial government needs to revamp the conflict of interest guidelines because most of the people who run for Council are people who serve on committees and groups. He stated as Council we need to work together to get the word out there to make sure the Municipalities Act comes in with a proper process to determine what is conflict of interest or if there are different degrees of conflict of interest He advised that he had attended the consultations concerning revisions with the current Municipalities Act, 1999 along with other representatives from varying municipalities and one of the main things that was debated were the conflict of interest guidelines.

Councillor Quilty concurred that it's time that the Province revise the act because it's causing a lot of animosity between councillors and staff and lot of extra work that is unnecessary. She would like to see the changes made to give Council a more clear understanding of the act as a whole.

Councillor Martin stated that he is sorry that Councillor English feels the way that he does, he is not sorry for the way that Council handled the process the way Council did, they had no choice. Council is bound by the rules.

Councillor English stated that he would like to know the legal costs that Council incurred in determining whether he was in conflict.

Councillor Dinn stated that it's a good point. It's costing the residents dollars and cents to follow the legislation. Municipal Affairs needs to make some simple adjustments like defining monetary gain. He reiterated that Council also needs to make that point to Municipal Affairs.

Deputy Mayor Laurie stated that unfortunately there are legal costs but it could have been much more if council had done nothing.

9. **M18-266 Moved by Councillor Quilty, seconded by Councillor Dinn to adjourn the meeting at 9:13p.m.**

Elizabeth Laurie, Deputy Mayor

Terrilynn Smith, Town Clerk

**TOWN OF PARADISE
COMMITTEE OF THE WHOLE
TUESDAY, AUGUST 7, 2018
TOWN HALL, PARADISE
6:00 P.M.**

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

1. The meeting was called to order by Deputy Mayor Laurie at 6:56 p.m.



2. **FINANCE COMMITTEE:**

1. Accounts for payment

Council recommended that accounts in the amount of \$1,781,551.95 be approved at the August 7, 2018 Public Meeting.

Councillor English inquired about the Precision Excavating Invoice. He asked if the payment is for the release of the hold back because there is no hold back showing on the invoice. Director Smith and Director Spencer confirmed that the amount is for the release of the hold back. Councillor English indicated that the total paid to date is less than the contract amount. Director Smith and Director Spencer to get clarification on the invoice.

Councillor English also inquired about the St. John's Regional Fire Service's Invoice regarding the deficit payment for 2017. He asked if the schedule of regular payments on the invoice have been paid and was it included in the budget for the previous year. Director Smith stated that it has been paid.



2. Alcohol and Drug Policy

As a part of the Town's commitment to ensuring a safe and healthy workplace, the Town has created a policy regarding the possession or use of alcohol, drugs and other mood altering substances.

The policy specifically outlines the prohibitions, investigative procedures in the event of an incident or reasonable cause, testing procedures and consequences.

Council agreed to adopt the Alcohol and Drug Policy CS-031 as submitted.

3. **PERMITS:**



1. 39 Karwood Drive C2018-142
Application for extension to Retirement retreat.

Council recommended to approve the application with the following conditions:

1. The development must comply with the standards of the Public Use Zone, Paradise Development Regulations, 2016. A copy of standards may be made available upon request.
2. Prior the issuance of building permit, the applicant must submit, if not already provided, the following:
 - a. A legal survey and property description of the land shown on the application.
 - b. Proof of ownership of the land shown on the application.
 - c. Two (2) complete sets of **revised** 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. Architectural Building plans that meet the standards of the current National Building Code.
 - e. Service NL approval of the project for Fire/Life Safety and Building Accessibility.
 - f. Proof of Liability insurance
3. 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.
4. All site works and landscaping must be completed in accordance with the approved site plan.
5. The St. John's Regional Fire Service must review the site plan to ensure that sufficient hydrants are indicated and emergency vehicle access meets their requirement. The Town's Building Division will also coordinate inspections with the Fire Service prior to occupancy of any building.
6. 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.

7. The work authorized by this Development Approval shall not be used or occupied without the granting of an Occupancy Permit from the Town of Paradise. A security deposit (1% of an approved cost estimate with a minimum of \$2000) is required in addition to the permit fees. The security deposit will be refunded following the granting of an Occupancy Permit, completion of all required site work as per the Approved Site Plan and correction of any deficiencies.
8. 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.
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 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.
11. Any landscaping disturbed by the construction must be re-instated to the satisfaction of the Town. Landscaping of all sloped areas shown on the grading plan is required as per the Town of Paradise Landscaping Policy.
12. Safety fencing must be in place for the protection of the public for the duration of the construction and demolition work.
13. 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.
14. Construction operations to comply with the Town of Paradise Noise and Nuisance regulations.

Councillor Willis asked if there is less or more parking. Director Glenn responded and stated that they have 44 spaces in total, which is less than the requirements as Council has approved a parking relief request. The amount of parking in ratio to the number of clients remains the same.




2. 41 Cardinal Crescent B2018-381
Application to construct an accessory building in front of Building Line with an average height of 5.8m

Council recommend to proceed to advertise and approve the construction of the accessory building subject to no objections being received in response to the discretionary use notice or the separate variance notice. If any objections are received then the application will be returned to Council for further consideration.

The following conditions of the approval will apply:

1. The accessory building shall be setback a no less than 13.7m from the front property line.
2. Total accessory building floor area to be a maximum of 90 square meters.
3. Average height of the accessory building must not exceed 5.8m
4. Any construction or alteration must conform to the National Building Code of Canada and any ancillary code in place at the time a building permit is to be issued.
5. An accessory building permit must be obtained prior to commencement of construction on the site.
6. 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.
7. The issue of this permit does not exempt the applicant from obtaining any other permits or approvals required by law.
8. The accessory building shall not be located within 1.2 m from any property boundary.
9. The accessory building shall not be located 2.4 m from any building.
10. The accessory building shall not be located within any easement area.
11. Plumbing to accessory building is not permitted.
12. Accessory building must be used for domestic purposes only. The accessory building cannot be used for commercial purposes or for human habitation.

-  3. 217 St. Thomas Line B2018-312
Application to construct accessory building in front of building line.

Councillor Quilty requested Council to consider whether or not she is in conflict.

Vote: for Conflict – Councillor Martin, Councillor Dinn, Councillor Willis and Councillor English Note:
Councillor Quilty left Chambers due to potential conflict of interest.

Council recommended to approve the application with the following conditions:

1. The development to meet the standards of the Commercial Neighbourhood (CN) use zone, Town of Paradise Development Regulations, 2016.

Note: A complete set of standards is available upon request.
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; 2.0 meters from the main building; 6 meters from the property boundary on the flanking street and, not within any easement area.
7. Accessory buildings are permitted provided the buildings are clearly incidental and complimentary to the main buildings' character, size and use.
8. Accessory buildings shall not be used for human habitation.
9. Accessory buildings shall not be used for commercial or industrial uses on a residential property.
10. Repairs to vehicles, other than minor vehicle maintenance, are prohibited in accessory buildings.
11. With the exception of greenhouses, 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.
12. The lot must maintain the visual barrier that currently exists from St. Thomas Line.
13. Any future re-development of the lot will be required to meet the use and standards for the use zone.
14. A new civic number of 156 Ashlen Crescent will be assigned to the property.

Councillor Dinn asked if the resident is acceptable to the change in address. Director Glen stated that the resident is accepting of the change.

Councillor English asked if the address change has to be made before the permit is presented. Director Glenn stated that it is one of the conditions of the approval. He also stated that when the applicant comes forward and agrees to the approval the Town will immediately issue the resident a new civic number.



4. 1764-1766 Topsail Road D2018-071
Application for Approval in Principle for nine-unit development.

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

1. The development must comply with the standards of the Residential Mixed (RM) Zone, Paradise Development Regulations, 2016, as amended.
2. Development Approval and building permit to be obtained prior to commencement of development.
3. Construction must conform to the current National Building Code of Canada, and any ancillary code.

4. All work shall be carried in accordance with the requirements of the Paradise Development Regulations, the terms of this permit, and all other rules and regulations of the Town of Paradise.
5. Prior the issuance of a Development Approval, the applicant must submit the following:
 - A. A legal survey and property description of the land shown on the application.
 - B. Proof of ownership of the land shown on the application.
 - C. Two (2) complete sets of engineered site plan and building plans designed by a professional engineer licensed to practice in Newfoundland and Labrador. 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.
 - 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. Approvals from Service NL in relation to Fire/Life Safety & Building Accessibility, subject to verification of the Building Class.
6. 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.
7. 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.
8. This application is "Approved in Principle" only. A separate application must be submitted for Development Approval. The Town of Paradise reserves the right to add additional conditions to any future Development Approval issued subsequent to this "Approval in Principle"
9. A Trunk Sewer Assessment Fee will apply to the proposed development. The fee is based on a rate of \$7810.00 per gross hectare.

Councillor Willis asked if these units are rental units. Director Glenn stated that the new units will not be for rent. The Developer plans on selling the units.

Deputy Mayor asked if there is anything in the agreement that makes the dwellings not permitted to be rentals. Director Glenn stated that it's possible that the units could be used as rentals in the future.

Councillor Dinn stated that since the Town has received a petition from the residents of the area, he would like to see some type of forum or presentation to offer to the residents to inform them of what is actually going there. He asked if Town staff could ask the developer to set up an information session for the residents.

Councillor Willis stated that he has been asked by residents if they could meet with Council and the developer to find out exactly what the developer is planning on doing there. Director Glenn responded and stated that the developer has a fairly detailed website where the developer has made things available to the public.

Councillor Quilty stated that she would like to be able to give residents some comfort level as to what is going on the property, what the developer is going to do with the particular area and other items that may come with the application. She would support having the developer come in to the Town to do a presentation.

Councillor Willis also supports a meeting with the residents and with the developer.

Councillor Dinn reiterated that he supports the information session and stated that the development would clean up the area. He stated that the Town owes it to the residents to make sure they are comfortable with the development.

Council agreed to defer the application until after the information session.

CAO Niblock asked if Council would like to have Communications staff put the information session out to all residents that are on the list or in the 200m radius, and whether or not the Town would be the lead. She also asked if this should go back to planning for further discussion. Councillor Quilty advised that staff could communicate to the contractor and send out an email or notice to get the word out there.

Councillor Dinn suggested that the people who are on the petition list plus the few who have emailed their concerns be contacted. Director Glenn stated that the people who signed the petition didn't provide any contact information. Council suggested sending out notices to all the residents of Christopher Street, Tanya Place and Angela Place. CAO Niblock stated she will ask staff to ask the developer to do an information session for all area residents and Council to attend.



5. Beatrix Place S2018-005
Application to develop a five lot subdivision (Hide-Away Creek Phase 2)

Council recommended to approve the application with the following conditions:

1. The development must comply with the standards of the RMD (Residential Medium Density) 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
Maximum Height 8 metres
Minimum Frontage 15.25 metres
Minimum Lot Area 450 square metres
2. Prior to the signing of the Development Agreement, the applicant must submit the following:
 - A legal survey and property description of the land shown on the application.
 - Proof of ownership of the land shown on the application.
 - Two (2) full sets of **revised engineered** plans are required to be submitted for review.

- An excavation permit will not be issued until such time as the engineered drawings are approved by the Town of Paradise.
- 3. Any construction or building alteration must conform to the current National Building Code of Canada, and any ancillary code.
- 4. The issue of this "Development Approval" does not exempt the permit holder from obtaining any other permits or approvals required by law.
- 5. All work shall be carried out in accordance with the requirements of the Paradise Development Regulations, the terms of this Approval, and all other rules and regulations, of the Town of Paradise. No work, however, is permitted until a Subdivision Development Agreement has been signed and/or an excavation permit has been issued.
- 6. The issue of this permit does not exempt the permit holder from obtaining any other permits or approvals required by law.
- 7. Any permit placard issued by the Town of Paradise relating to the work authorised must be displayed in full public view on the site.
- 8. The Developer cannot retain lands (i.e. ransom strips) for the express purpose of preventing the development of adjacent lands owned by others.
- 9. Building Permits will not be issued until the subdivision, or the phase thereof identified in the Development Agreement, has been brought to substantial completion as per the Town policy "Issuance of Permits in Subdivisions" (PPS-007).
- 10. This development is subject to the Town policy "Foundation Elevations and Lot Grading Policy" (PPS-006).
- 11. 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.
- 12. 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.
- 13. 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 and 10 % open space dedication. Open space will be in the form of land.
- 14. The development is subject to conditions to be imposed by a signed development agreement, payment of all required Development fees and submission of the appropriate securities in the form of a letter of irrevocable credit, bonding, or cash.
- 15. The grade and sighting of all buildings on site shall be approved by the Town of Paradise. If a structure is to be placed on a "filled" area, the placement of the fill material must be supervised and certified by an engineering firm as suitable structure fill, as defined under the National Building Code of Canada. All dwellings must be constructed in accordance with the National Building Code in place when the building permit is obtained for each dwelling.
- 16. The Developer/Property Owner must convey the proposed road right of ways to the full extents of legal property limits.

17. All work shall be carried out in accordance with the requirements of the Paradise Development Regulations, 2004, the terms of this permit, and all other rules and regulations, of the Town of Paradise.
18. The developer is responsible for making arrangements with Canada Post and the Town for the provision of postal service to the proposed development. The proposed mail box sites must be approved by the Town prior to the signing of the "Development Agreement".
19. 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.
20. Developer must provide washroom facilities (i.e. port-a-potty) for employees during the subdivision construction.
21. Any land that is cleared of vegetation and/or excavated, but not required to complete the street works and lots, must be landscaped to the satisfaction of the Town. In the case of the open space areas, all excavated areas must be brought to rough grade and ready for topsoil.
22. 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 Dinn asked if the cul-de-sac will be large enough to deal with the snow clearing. Director Glenn stated it will be a full size finished paved cul-de-sac.

Councillor Willis asked if there is a clear title on the strip of land between Beatrix Place and the cul-de-sac, Director Glenn stated that there is right of way through there that exists for land owners who live to the west of the development.

4. **PLANNING COMMITTEE:**



1. Order Confirmed – 28 Paradise Road

Council recommended confirming the Order concerning the retaining wall located on the boundary of 28 Paradise Road deemed to be a hazard to public health and safety.



2. Order Confirmed – 69 Dawe's Road

Council recommended confirming the order concerning the clearing and excavation of land at 69 Dawe's Road without a permit.



3. Order Confirmed – 9 Virden Place

Council recommended confirming the order concerning an accessory building at 9 Virden Place without a permit.



5. 22-40 McNamara Drive

Council received a proposal for 22-40 McNamara Drive (land adjacent to Town Hall, ALRE development, and Octagon Pond). The proposal includes a mix of high-density housing intended for self-sufficient seniors and commercial/retail uses.

An amendment will be required in order to enable the type of mixed commercial/retail and high density residential development proposed.

Prior to considering an amendment, a Land Use Assessment Report (LUAR) is required for a project of this scale and complexity.

Section 10.6 of the Town's Municipal Plan provides Council with the authority to require a LUAR and also provides guiding principles regarding a LUAR, which requires the following: Terms of reference for the LUAR, established and approved by Council; the applicant pays for the LUAR; and an opportunity for the public to review the LUAR prior to Council considering it for approval.

Council recommended requiring a Land Use Assessment Report (LUAR) for the proposed development at 22-40 McNamara Drive and proceeding with preparing the Terms of Reference for the same.



6. Applicant Request to remove Council requirement for Federal Representative

Council had received a letter from the applicant for the proposed Cannabis facility at 1956 Topsail Road requesting to have a federal representative at the information session waived.

At the Committee of the Whole Meeting on April 17, 2018, Council recommended that the applicant be required to organize a public information session on the proposed cannabis production facility. The forum was to include a federal representative available to answer any questions or respond to concerns from the general public in relation to federal regulations governing cannabis production facilities.

The applicant has been unsuccessful in their attempt to have a federal representative in attendance however; advised that they are attempting to have a Provincial representative for the information session.

The Planning Committee recommends that Council waive the requirement to have a federal representative be in attendance at the public session.



7. Relocation of Canada Post Community Mailboxes - Starlight Drive

Council has received a request to have the mailboxes on Starlight Drive moved to a different location due to safety concerns.

The existing mailboxes are located in the Town's right-of-way on Starlight Drive. There is space closer to Paradise Road where the mailboxes can be placed and remain in the right-of-way.

The Planning Committee discussed the request, and felt the boxes could be placed a safe distance from Paradise Road and remain within the Starlight Drive right-of-way.



8. Canada Post Community Mailboxes

Council has received a request from Canada Post to locate two community mailboxes in Copper Canyon Close in the Adams Pond Subdivision, near the stream crossing. One mailbox is to be located on each side of the street right-of-way.

Approval of these mailbox locations was given by Octagon Developments. The usual practice is for locations to be identified and therefore approved by Council as part of the subdivision approval process.

Councillor Willis asked if Canada Post has to notify the Town when they do work around the mailboxes. He stated that Canada Post cut a low back on one side and that he was unaware of this until residents in the area contacted him and asked him to come take a look at the area. Director Glenn advised that the requirements for Canada Post Mailbox location forms a part of the development agreement and it is the responsibility of the developer to contact Canada Post. Canada Post locations are supposed to be shown in the engineering drawings.

Councillor Willis also asked if there will be mailboxes in the two locations that have been identified. Director Glenn confirmed the two locations.



9. Recognized Landscaping Organizations

A landscaping plan prepared by a certified member of a landscaping organization recognized by the Town Council is required for residential, commercial, public, and industrial developments. For individual residential developments, a landscaping plan is only required when alternative landscaping is proposed, such as crushed stone instead of grass. For large commercial and public developments as well as industrial developments, a landscaping plan is required as a condition of approval.

Town staff received an application on July 16, 2018 that does require a landscaping plan under the 2016 Paradise Development Regulations. In order for the applicant to proceed with their application, Council must first recognize the landscaping organizations that have the expertise to provide landscaping plans.

Council recommended recognizing the Atlantic Provinces Association of Landscape Architects and the Landscape Newfoundland and Labrador Horticultural Association as qualified landscaping organizations that can produce and certify landscaping plans as required by the 2016 Paradise Development Regulations.

Councillor Willis asked if the new regulations will affect home owners with landscaping already completed. Director Glenn responded that anyone who has the work already completed will be allowed to keep it as it is.



10. Paradise Intermediate School Rezoning

A new school will be constructed on lands near Dianne Whalen Soccer Complex. The construction for the new school is scheduled to begin in 2019 and is intended to open in September 2020.

Due to the planned McNamara Drive by-pass road, the land designated for the school needed expanding. The parcel of land owned by Karwood is zoned Commercial General, which prohibits schools according to the Town's Development Regulations.

The portion of the property zoned Commercial General is required to be rezoned to the Public Use zone, which permits Educational uses, such as public schools. An amendment to the Land Use Zoning Map is required to change the portion zoned Commercial General to Public Use.

Council recommended to proceed with initial consultation associated with a proposed rezoning of land to accommodate the Paradise Intermediate School as per section 14 of the *Urban and Rural Planning Act, 2000* and consider any comments and objections to the proposed amendment prior to adoption.

Councillor Dinn stated that residents near by the area have raised concerns about the access road for the school and questioned if there will be buffers between them and the main road. He suggested that as the Town keeps progressing with the school that we keep the residents' concerns in mind to ensure that we work to eliminate or mitigate any issues that may be created for residents in the area.

5. **EMERGENCY AND PROTECTIVE SERVICES COMMITTEE**



1. Ordered Confirmed – 29 Whelan’s Crescent

Council recommended confirming the order concerning the unsafe condition of the dwelling at Civic #29 Whelan’s Crescent.



2. Ordered Confirmed – 44 Sunderland Drive

Council recommended confirming the order concerning the rear landscaping of a property at 44 Sunderland Drive that is not in accordance with the Occupancy and Maintenance Regulations conditions and therefore not in accordance with the Urban and Rural Planning Act. Councillor English asked why Sunderland Drive has come up at this stage because it has been developed for a long period of time. Director Glenn stated that the Town did have a couple of existing unfinished landscaping requirements with some of the older subdivisions. It has been like this for some time and the Town is placing an order on the homeowner to get it done.

6. **ECONOMIC DEVELOPMENT COMMITTEE:**



1. Business Incentive Application

Council reviewed an application from Peak Afterschool Program requesting approval under the Business Tax Incentive Program.

Council recommended that Peak After School Program be given the three year tax incentive for the physical expansion of its existing business.

7. **COMMUNICATIONS COMMITTEE:**



1. History App and Website Module

The App and the Website module will both have a google maps integration feature that will be populated with the key historical areas in the Town. Users can open the App when visiting the historical areas in the Town to get information of the area. The website module will be a dedicated interactive section and changes will be automatically updated on the app.

The total cost for the purchase and implementation of both is \$5,300 with an annual licensing fee of \$500.

Council recommended purchasing the history tile for the Pingstreet app and the history website module for a total cost of \$5,300 plus HST.



2. On-Line Budget Simulator

Over the past couple of years the Town has been increasing public engagement in the budget process through the use of an on-line survey. This year we have sourced out options for an on-line budget simulator to further educate and engage our residents on the budget process.

The on-line platform will be interactive, capable of offering a series of questions to simulate a budget, able to link from the Town's website and provide easy access to the results. The budget simulator will challenge the resident to balance the budget and will show the effect of their changes on their property taxes.

Council recommended implementing the on-line budget simulator from Citizen Budget for a total cost of \$2,000 plus HST.

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



1. 2018 Street Rehabilitation

Infrastructure and Public Works Committee recommends including Joshua Street, Summit Drive (Civic 143 to 213) and St. Thomas Line (St. Philips to Stapleton's Road) in the 2018 Street Rehabilitation project.

These streets were selected on the basis of the Street Upgrading Priority list. It is noted that St. Anne's Crescent is currently ranked ahead of all of these streets, however, upon review of the road there are drainage issues which need to be looked at more closely than the current budget allows. Moonlight Drive also ranks above Summit Drive; however, it is also on the water and sewer priority list to be completed in the next round of funding.

Infrastructure and Public Works would like to have approval to tender the 2018 Street Rehabilitation package in order to have a 2018 construction period.

Council recommended to proceed with Joshua Street, Summit Drive (Part), and St. Thomas Line (Patching) for its 2018 Street Rehabilitation Program.

Councillor English asked if all of Joshua Street is being done now. Director Spencer stated that when Town staff looked at Joshua Street they noticed that the lower section of the street is completely gone and the upper section of the street is starting to deteriorate as well. There will be a different treatment done on the upper part of the street than on the lower part of the street.



2. Paradise Road Upgrading Phase 3 – Change Order no.1 – Additional Engineering Fees

The Infrastructure and Public Works Committee expressed interest in completing the sidewalk along the north side of Topsail Road from Paradise Road to Trails End Drive. Part of this sidewalk was completed as part of the Gabion Wall Replacement project. Town staff asked Progressive Engineering & Consulting to include the section between Paradise Road and Sunvalley Drive in the Paradise Road Upgrading Phase 3 project.

Progressive Engineering & Consulting have submitted a fee proposal for this work. The additional engineering cost is \$4,117 taxes included.

Council recommended to approve Change Order no. 1 for additional engineering fees for Paradise Road Upgrading Phase 3 in the amount of \$4117 HST included.



3. Self-Administration of Capital Works Projects Trail Project – Paradise Road Upgrading Phase 3

All Capital Works projects with government funding must be managed by the Department of Municipal Affairs and Environment (DMAE). Approvals must be obtained for Consultant award, tendering, contract award, and payments/change orders. This is beneficial for small Towns with no engineering staff. Larger Towns with sufficient technical staff can apply for Self-Administration of Capital Works Projects.

Town Staff have recently been in contact with DMAE about the process to obtain Self-Administration and they suggested self-administering a trial project.

In proceeding with Self-Administration, the Town will be able to review drawings and documents without waiting for the approval from DMAE to proceed to tender or award. The Paradise Road Upgrading Phase 3 project would be ideal since it is a road upgrading project and would not require approval from Water Resources Management. It can proceed to tender fairly quickly once design is complete.

Council recommended moving forward with a trial project for Self-Administration in the process of obtaining full Self-Administration of their Capital Works Projects.

Council also recommended selecting Paradise Road Upgrading Phase 3 as the trial project for Self-Administration in the process of obtaining full Self-Administration of their Capital Works Projects.

9. **RECREATION COMMITTEE:**



1. Award of Tender for Janitorial Services

The public tender for janitorial services closed on July 19, 2018. There were a total of four bids received.

The lowest qualified bid was from Kelloway Construction Ltd. at a cost of \$474,720.00 HST included.

Council recommends awarding the tender for janitorial services to Kelloway Construction Ltd. at a cost of \$474,720 HST included for a 2-year term with an option to extend to two-years, reviewed annually.

Councillor Quilty asked why the cost of the contract has increased significantly from prior years. Director Freake advised that the Town increased the expectations in the contract in terms of the level of service and the number of cleanings to improve the quality of the cleaning.

Councillor Quilty also asked if there is a clause in the contract for extra cleanings. Director Freake advised that that's another reason why the costs are higher because the Town listed the number of special events in this tender.



2. Award of Tender for Paradise Parkland Phase 1

The Tender for Paradise Parkland Phase 1 project closed on July 10, 2018. The tender was for supply and installation of gate housing, gate, electrical automation for gate and approximately 150 meters of fencing (263 meters in tender). There were two bids received, both were over the pretender estimates provided by Grand Concourse. The lowest bidder was Eastern Contracting Ltd. at a cost of \$314,959.70 HST included. The only other bid received was from Can-Am Platforms & Construction Ltd. at a cost of \$367,360.27 HST included.

In order to stay within the proposed budget, the Recreation Committee would like to move forward with installation of the gate housing, gate, electrical automation and completion of 150 meters of fencing this year with the remaining 113 meters to be completed in a future phase.

The Recreation Committee is looking for approval from Council to award the tender for Paradise Parkland Phase 1 for the installation of the automatic gate and 150 meters of fencing. An automated gate will improve the security of the area.

Council recommended awarding the tender to Eastern Contracting Ltd. for the installation of gate housing, gate, electrical automation and 150 meters of fencing for Paradise Parkland Phase 1 at a cost of \$238,000 HST included.



3. Paradise Arts Committee Proposed Schedule of Events

The Recreation Committee is looking for approval of the proposed schedule of events by the Paradise Arts Committee at a cost of \$22,100. The Recreation Committee will work with the Paradise Arts Committee on finalizing a Memorandum of Understanding.

Council recommended approving the schedule of events from the Paradise Arts Committee at a cost of \$22,100.

10. **CORRESPONDENCE:**

There was no Correspondence.

11. **OTHER BUSINESS:**



1. Councillor Dinn stated that he had received emails from residents from the Clearview Heights/Paddy Kay area inquiring about the Castleview Development. The residents are wondering why the undeveloped site has not been cleaned up. They were wondering if there is anything that the Town can do to have the developer clean up the undeveloped site a little better than what it is. CAO Niblock stated that Ms. Dean, Manager of Development Services had responded to the residents in the area and stated that they are reviewing a list of any deficiencies for the developer. With regards to Phase 2 which includes an open space, Council approved an extension to the development approval to March 7, 2019. Deputy Mayor Laurie suggested that it be brought to the next Planning Committee meeting for further discussion.



2. Councillor Dinn stated that he had a request from the Avalon Dragons looking for space to store their boats during the winter season. Deputy Mayor Laurie suggested for the request to be brought to the Recreation Committee for further discussion.



3. Councillor Willis asked for an update on 7 Grandview Avenue. CAO Niblock advised that Planning is sending out a letter to advise the owner that the property should not be occupied.



4. Councillor English asked for financial update for the first and second quarter. Director Smith stated that she will send out the information to Council.



5. Councillor English asked if the water and sewer contract will be going to tender the week of August 26, 2018. Director Spencer advised that the water and sewer tender information is with the Provincial Government awaiting approval. As soon as the Town gets the approvals it will be going to tender.

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Town of Paradise

Committee of the Whole Meeting

Tuesday, August 7, 2018

Town Hall, Paradise

6:00 p.m.

12. Meeting adjourned at 7:59 p.m.

Elizabeth Laurie, Deputy Mayor

Terrilynn Smith, Town Clerk

BILLS FOR PAYMENT

07-Aug-18

SUPPLIER	INVOICE	AMOUNT	DESCRIPTION
Allied Construction Management Inc.	1538	\$ 91,130.61	St. Thomas Line WWTP Upgrades
Bell Aliant	INV1865551	\$ 6,527.48	Telephone bill - July 21, 2018
CBCL Limited	0451722	\$ 74,936.87	Professional services - St. Thomas line WWTP upgrades
City of St. John's	RF 2018-10-3	\$ 349,753.47	2018 Budget for St. John's Regional Fire Dept. - August
City of St. John's	18340	\$ 39,342.91	Robin Hood Bay - Tipping Fees - July
General Motors of Canada	7XD05955599	\$ 38,604.35	2018 Silverado WT 2500 Crew Cab 4WD 9V5 Woodland Green
Harbourside Transportation Consultants	1157	\$ 6,439.43	Professional services in association with Karwood Roundabout
Imprint	157702	\$ 6,836.50	Protective Clothing
Modern Paving Limited	IN066444	\$ 160,915.50	Sunvalley Drive Street Upgrade- Contract Payment #5
Newfoundland Power	CBSJUL132018	\$ 32,538.62	Power bill -July 13, 2018
North Atlantic	SL-0281302	\$ 22,534.30	Fuel Invoice as of June 30, 2018
Precision Excavating	JUL252018	\$ 65,902.71	Payment #6
Progressive Engineering & Consulting	2018-007-3	\$ 27,387.02	Paradise Upgrading phase 3
Progressive Engineering & Consulting	2018-008-1	\$ 12,434.38	Professional Services Renedered - McNamara Drive Roundabout
S.E.A. Contracting Ltd.	8105	\$ 7,983.30	Installation of New Fire Door
SolidCAD	90549565	\$ 13,497.96	Auto CAD Civil 3D
Summit Builders	5803	\$ 117,064.71	Progress Billing - Roof Repairs
Summit Builders	5796	\$ 754,239.80	Progress Billing - Roof Repairs
Weir's	Progress Claim #5	\$ 44,612.64	Salt Storage Building - Foundation Wall

Be it resolved that invoices in the amount of \$ **1,781,551.95**

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