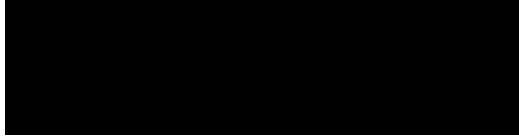




**Response to Applicant
Form 4B**

December 15, 2025



Dear [REDACTED]

Re: Your request for access to information under Part II of the **Access to Information and Protection of Privacy Act, 2015** [Our File #: 2025-16]

On November 17, 2025, the Town of Paradise received your request for access to the following records:

1. *A copy of all "Environmental Impact Assessments" (EIA) regarding/pertaining to residential development in Paradise since January 1st. 2020.*
2. *A copy of all "Environmental Impact Statements" (EIS) pertaining to residential developments from residents since January 1st. 2020.*
3. *A copy of all petitions received from residents regarding/pertaining to residential development or commercial development in Paradise since January 1st. 2020.*

I am pleased to inform you that a decision has been made by the ATIPP Coordinator for the Town of Paradise to provide access to the requested information. Please note there were no records responsive to number 1 and 2, as listed above.

Access to some information contained within the records included has been refused in accordance with the following exception(s) to disclosure, as specified in the **Access to Information and Protection of Privacy Act, 2015 (the Act)**:

40. (1) *The head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.*

As required by 8(2) of the Act, we have severed information that is unable to be disclosed and have provided you with as much information as possible. In accordance with your request for a copy of the records, the appropriate copies have been enclosed.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the Act. A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner.

The address and contact information of the Information and Privacy Commissioner is as follows:

Office of the Information and Privacy Commissioner
4th Floor, Beothuck Building
20 Crosbie Place
P. O. Box 13004, Stn. A
St. John's, NL. A1B 3V8

Telephone: (709) 729-6309
Toll-Free: 1-877-729-6309
Email: commissioner@oipc.nl.ca

You may also appeal directly to the Supreme Court within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

If you have any further questions, please feel free to contact me by telephone or by email.

Sincerely,

Terrilynn Smith, CPA, CA
ATIPP Coordinator

From: [REDACTED]
To: [Glen Carew](#); [Tommy Maher](#); [Patrick Martin](#); [Deborah Quilty](#); [Larry Vaters](#); [Mayor](#); [Kimberley Street](#)
Cc: [Jamie Hardy](#)
Subject: (EXTERNAL) Submission of Community Petition – Opposition to Proposed Walking Trail (Picco Ridge Development)
Date: June 19, 2025 5:14:08 PM
Attachments: [scanned petition.pdf](#)

Dear Members of the Town Council [REDACTED],

Please accept this email as formal notice of a community petition regarding the proposed walking trail within the Picco Ridge development, connecting to Madison Place.

A signed paper copy of this petition is being delivered directly to Mr. Jamie Hardy. We are sharing this email with Council to ensure the concerns expressed by local residents are documented and considered in the planning and decision-making process.

The petition outlines significant concerns from affected homeowners, including:

- Loss of privacy
- Increased risk of theft and trespassing
- Disruption from noise and construction
- Proximity to residential wells and bedrock
- Lack of meaningful connectivity or sidewalk infrastructure
- Suggestions for alternative trail routes (e.g., toward the top of Stephen’s Road)

For your convenience, I’ve also attached a digital version of the petition for quick reference.

We respectfully ask that Council take the time to review these concerns and reconsider the current proposed alignment. We are confident that a more suitable solution can be found that balances public amenities with the needs and safety of nearby residents.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]
[REDACTED]
[REDACTED]

PETITION AGAINST THE PROPOSED WALKING TRAIL - PICCO RIDGE DEVELOPMENT

To: Jamie Hardy and Town Council, Town of Paradise, Newfoundland

We, the undersigned residents and concerned members of the community, respectfully submit this petition in opposition to the proposed construction of a walking trail within the Picco Ridge development connecting to Madison Place.

1. Privacy Invasion

The proposed walking trail would run too close to the backyards and homes of existing properties, leading to a significant loss of privacy for residents. This would disrupt the peaceful enjoyment of private properties and introduce foot traffic in close proximity to family homes.

2. Safety, Security, and Theft Risk

A public trail adjacent to private residences raises serious concerns about increased risks of trespassing, vandalism, and theft. Easy access to backyards and properties makes residents more vulnerable to opportunistic crimes, and the trail could attract unwanted activity near private homes.

3. Noise and Disruption

Walking trails attract regular traffic and activity, potentially leading to elevated noise levels, particularly during early morning or evening hours. This is disruptive to families, seniors, and those working from home.

4. Lack of Proper Planning and Buffering

The proposed trail design lacks sufficient space for proper separation from residential properties. Without appropriate setbacks, fencing, or vegetation buffers, the trail poses long-term concerns around privacy, safety, and ongoing maintenance.

5. Costly and Disruptive Construction Due to Bedrock

The planned trail runs through an area with significant bedrock, making excavation extremely costly

and difficult. Blasting will not be tolerated due to its impact on nearby homes and foundations, and mechanical rock breaking would be highly disruptive to the peace of the neighborhood. Additionally, the trail runs dangerously close to at least one residential water well, raising serious concerns about potential contamination or disturbance to the water supply.

6. Alternative Locations Exist

We believe there are better-suited locations for a public walking trail in the Picco Ridge development area-ones that do not infringe on residents' properties and can provide a safer, more enjoyable experience for all users. For example, the Town could explore the possibility of developing a trail that leads to the top of Stephen's Road, which may offer a more practical and potentially less costly alternative due to fewer construction challenges.

7. Lack of Meaningful Connectivity

One of the stated planning objectives, as quoted by Jamie Hardy, Planning Technician, is "connectivity throughout the Town." However, in the case of this proposed trail, it is unclear what the trail is intended to connect to. There are no existing trails or pedestrian infrastructure near Madison Place or Ashlen Crescent that this new trail would link with, and there appears to be no master plan for a cohesive trail network in this area. Without a sidewalk on the adjoining streets and no visible path to connect to, there is no justification for building a connector trail where no broader connection exists.

We, the undersigned residents and concerned members of the community, support this petition and respectfully request that the Town of Paradise reconsider the proposed walking trail in the Picco Ridge development.

Name (Print)	Signature	Address	Date
[REDACTED]			June 14 2025
			June 14 2025
			June 14, 2025
			June 14, 2025
			June 14, 2025
			June 14, 2024
			June 14, 2025
			June 14, 25
			June 14/25
			June 15/25
			June 16/25
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			June 16/25