



**Town of Paradise**  
**Public Council Meeting Minutes**

**October 15, 2024, 6:00 p.m.**  
**Council Chambers**

Council Present:	Dan Bobbett, Mayor, Chair Person Kimberley Street, Deputy Mayor Glen Carew, Councillor Patrick Martin, Councillor Larry Vaters, Councillor
Council Absent	Tommy Maher, Councillor Deborah Quilty, Councillor
Staff Present:	Lisa Niblock, CAO Tina Auchinleck Ryan, Director of Recreation and Community Services Alton Glenn, Director, Planning & Protective Services Chris Milley, Director, Infrastructure & Engineering Terrilynn Smith, Director, Corporate Services Brian Dredge, Manager of Public Works Diane Keough, Manager, Communications Angelina Richards, Executive Assistant
Staff Absent:	Nelson Whalen, Director of Public Works

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**1. Calling of Meeting to Order**

The meeting was called to order by Mayor Bobbett at 6:00 pm.

**2. Safety Moment**

Mayor Bobbett brought forward a safety moment for Council and residents.

**3. Adoption of Agenda**

a. Adoption of Agenda

**Resolution No. M24-387**

**Moved by** Councillor Vaters

**Seconded by** Deputy Mayor Street

**To adopt the Agenda for the October 15, 2024 Public Meeting.**

**Motion Carried Unanimously**

**4. Conflict of Interest**

a. 167a Paradise Road

Deputy Mayor Street asked Council if she was in a potential conflict of interest regarding the discussion on 167a Paradise Road as the applicant is a neighbor of many family members.

**Resolution No. M24-388**

**Moved by** Councillor Vaters

**Seconded by** Councillor Carew

**Be it resolved that Deputy Mayor Street is in a potential conflict of interest regarding 167a Paradise Road.**

**Motion Carried**

**5. Proclamations**

a. Child Abuse Awareness Month

Mayor Bobbett proclaimed October 2024 as Child Abuse Awareness Month in the Town of Paradise.

b. Small Business Week

Mayor Bobbett proclaimed October 20-26, 2024 as Small Business Week in the Town of Paradise.

**6. Adoption of Minutes**

a. Adoption of Minutes

**Resolution No. M24-389**

**Moved by** Councillor Martin  
**Seconded by** Councillor Carew

**To adopt the Minutes of the October 1, 2024 Public Meeting.**

**Motion Carried Unanimously**

**7. Business Arising from the Minutes**

There was no business arising from the minutes.

**8. Infrastructure and Engineering Committee**

Deputy Mayor Street, Chair; Councillor Carew & Councillor Quilty

a. Memos

1. Stephanie Avenue Trailhead - Email Poll Ratification

**Resolution No. M24-390**

**Moved by** Deputy Mayor Street  
**Seconded by** Councillor Carew

**Be it resolved that the Town of Paradise ratify the decision made by e-poll of council, to award construction of the Stephanie Avenue trailhead to the Grand Concourse Authority, in the amount of \$32,850.25, in accordance with the Terms of Membership.**

**Motion Carried Unanimously**

b. Committee Report

Deputy Mayor Street brought forward a report from the Infrastructure and Engineering Committee.

The Infrastructure & Engineering Committee met on October 8, 2024.

Staff answered committee questions regarding the status of the Glendarek Drive upgrade, Trenton Drive Trail, Lanark Drive Court, and Topsail Road Crosswalk projects as part of business arising from the minutes.

A preliminary review of the primary 2025 Budget Drivers from the Infrastructure and Engineering department was conducted and debated. General direction on how to proceed with the items to the next budget stages was provided to staff.

The committee reviewed a contemplated change notice for the town hall washroom renovation. The contemplated change notice does not require Council approval.

The next Infrastructure & Engineering Committee is scheduled for October 22, 2024.

**Resolution No. M24-391**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Carew

**Be it resolved that Council adopt the October 15, 2024 report from the Infrastructure & Engineering Committee.**

**Motion Carried Unanimously**

**9. Administration and Corporate Services Committee**

Councillor Vaters, Chair; Councillor Maher & Councillor Quilty

a. Memos

*There were no reports for this meeting.*

b. Committee Report

Councillor Vaters brought forward a report from the Administration and Corporate Services Committee.

The Administration and Corporate Services Committee met on October 9, 2024. The following was on the agenda for discussion:

- The committee reviewed the planned 2025 projects and initiatives for Administration and Corporate Services.
- A report on Council remuneration comparisons for neighboring municipalities was provided for information.
- An update was provided on the payment for the intermediate school land and release of applicable mortgage.
- An update was also provided on changes around the new Towns and Local Service Districts Act.

The next meeting is scheduled for October 23, 2024.

**Resolution No. M24-392**

**Moved by** Councillor Vaters  
**Seconded by** Councillor Carew

**Be it resolved that Council adopt the October 15, 2024 report from the Administration and Corporate Services Committee.**

**Motion Carried Unanimously**

**10. Recreation and Community Services Committee**

Councillor Martin, Chair; Deputy Mayor Street & Councillor Carew

a. Memos

1. Lanark Drive Playground - Email Poll of Council

**Resolution No. M24-393**

**Moved by** Councillor Martin  
**Seconded by** Deputy Mayor Street

**Be it resolved that the Town of Paradise ratify the decision made by e-poll of council, to award TOP-24-26 – construction of the Lanark Drive basketball court to Modern Paving, in the amount of \$166,560.25 (HST Included).**

**Motion Carried Unanimously**

b. Committee Report

Councillor Martin brought forward a report from the Recreation and Community Services Committee.

The Recreation and Community Services Committee met on October 7<sup>th</sup>, 2024, and the following was discussed.

- The Open Space for Phase 6B, Lake Side Subdivision.
- The Draft Paradise Park Master Plan.
- An update on baseball fields was provided by staff.
- An update on current swimming lessons.
- Items for the 2025 Budget.

The next Recreation and Community Services Committee meeting will be held on October 21, 2024.

**Resolution No. M24-394**

**Moved by** Councillor Martin

**Seconded by** Councillor Carew

**Be it resolved that that Council adopt the October 15, 2024, report from Recreation and Community Services Committee.**

**Motion Carried Unanimously**

**11. Planning and Protective Services Committee**

Councillor Quilty, Chair; Deputy Mayor Street & Councillor Maher

a. Permits

1. Newfound Cabs – Development Approval

**Resolution No. M24-395**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Vaters

**Be it resolved that the application for the remote taxi stand, Newfound Cabs, be deferred until such time as the Planning and Protective Services Committee has an opportunity to consider if an amendment to the current Taxi Regulations is warranted.**

**Motion Carried Unanimously**

2. Damien Street Extension Subdivision - Development Approval

**Resolution No. M24-396**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Carew

**Be it resolved that application S2024-005 for Development Approval of a 4-lot cul-de-sac subdivision located at 8 Damien Street be approved subject to 22 conditions.**

**Motion Carried Unanimously**

3. 167A Paradise Road – Development Approval

*Note: Deputy Mayor Street sat in the public gallery for this discussion.*

**Resolution No. M24-397**

**Moved by** Councillor Vaters

**Seconded by** Councillor Carew

**Be it resolved that application C2024-136 to construct a commercial accessory building at 167A Paradise Road be approved subject to 12 conditions.**

**Motion Carried**

*Note: Deputy Mayor Street returned to her seat in Council Chambers.*

b. Orders

*There were no orders for this meeting.*

c. Memos

1. Paradise Development Regulations Amendment No. 24, 2024

**Resolution No. M24-398**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Carew

**Be it resolved that Council adopt Development Regulations Amendment No. 24, 2024, to change the land use zoning of 81-85 Karwood Drive from Commercial General (CG) to Residential Medium Density (RMD) and send it to Municipal and Provincial Affairs for registration. The public consultation section of the amendment document shall be completed prior to submission to Municipal and Provincial Affairs.**

**Motion Carried Unanimously**

**Resolution No. M24-399**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Carew

**Be it resolved that Council approve the application for the discretionary use of a cluster development and a place of worship at the current site.**

**Motion Carried Unanimously**

**Resolution No. M24-400**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Carew

**Be it resolved that Council approve the parking relief request to provide 53 parking spaces instead of the required 60 for the proposed 40 dwelling units.**

**Motion Carried**

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Martin  
Against: Councillor Vaters

d. Committee Report

Councillor Quilty brought forward a report from the Planning and Protective Services committee.

The Planning and Protective Services Committee met on October 3, 2024. Matters discussed at the meeting included the following:

- A discussion about traffic counts being undertaken within the Town.
- An announcement that the Town will be hosting the annual Conference of the Newfoundland and Labrador Association of Municipal Police and Enforcement Officers this month. The Town employs five members of the Association on our Municipal Enforcement staff.
- A Development Application for an extension to Damien Street.
- A report from Municipal Enforcement staff detailing activities related to Off Road Vehicle use and Bicycle Patrols.
- An application for an accessory structure at 167A Paradise Road.
- A list of Building Permits issued by the Town between September 18 and 30.
- Correspondence from a land developer in the Town.
- Correspondence from a resident with a request related to the T'Railway.



- Discussion about street connections between Archibald Drive and Lanark Drive.
- A discussion about the Town's landscaping requirements.
- A discussion of ongoing and proposed amendments to the Town's Municipal and Development Regulations.

The next meeting of the Committee is scheduled for October 17.

**Resolution No. M24-401**

**Moved by** Deputy Mayor Street

**Seconded by** Councillor Martin

**Be it resolved that Council adopt the October 15, 2024 Report from the Planning and Protective Services Committee**

**Motion Carried Unanimously**

**12. Public Works Committee**

Councillor Carew, Chair; Councillor Martin & Councillor Vaters

a. Memos

1. Email Poll of Council - Pump Rental for Lift Station 10

**Resolution No. M24-402**

**Moved by** Councillor Carew

**Seconded by** Councillor Martin

**Be it resolved that Council ratify the decision made by e-poll on October 11, 2024 to proceed with the rental of the pump as per the quote provided by Xylem Canada LP in the amount of \$13,767.57 HST inc. per month, for a 5 month period which totals \$68,837.85 HST inc. plus \$1,150.00 for freight.**

**Motion Carried Unanimously**

b. Committee Report

Councillor Carew brought forward a report from the Public Works committee.

The Public Works Committee met on October 2, 2024.

The committee reviewed and discussed the current Operations Report including updated fleet management.

The committee also discussed the following items:

- Phase II Green Goal – Remaining items that are projected to be completed in the last quarter of 2024.
- Front-End Loader Lease – Reviewed and discussed leasing programs available to Municipalities.

This week's Green Goal factual tidbit is “**Plant Pollinator - Friendly Plants.**”

You can help pollinators by planting containers of nectar plants in your garden or front porch. Pollinators help create and maintain the ecosystems and habitats animals depend on for shelter and food.

The next Public Works Committee meeting is scheduled for October 16, 2024, at 5 pm.

**Resolution No. M24-403**

**Moved by** Councillor Carew

**Seconded by** Councillor Vaters

**Be it resolved that Council adopt the October 15, 2024, report from the Public Works Committee.**

**Motion Carried Unanimously**

**13. New/Unfinished Business**

- Deputy Mayor Street brought forward additional information regarding the traffic report from Harbourside which stated that during peak times there is and would continue to be congestion around 81-85 Karwood Drive. Deputy Mayor Street asked if a letter could be sent to the Transportation Minister Fred Hutton asking for a review of this area and possible improvements. Councillor Vaters and Mayor Bobbett responded that this is included in the overall traffic study that is being completed in partnership with the Provincial Government.

- Deputy Mayor Street wished all those attending the Newfoundland and Labrador Association of Municipal Enforcement Officers Conference a great time. It is great that the Town is hosting the event this year.
- Deputy Mayor Street wished all the children a safe and successful Halloween.
- Deputy Mayor Street informed Council and residents that on November 5 the Town will be celebrating Bonfire Night in Paradise Park at 6:00 pm. The Salt Beef Junkies will be providing entertainment and there will be roasting fires for the public with wieners, marshmallows and hot chocolate provided.
- Councillor Vaters congratulated the Paradise U15 Soccer Team that participated in the National tournament. It was the first time that a Paradise female soccer team made it to the country-wide competition. The team consisted of coaches Alun Young, Brooke Andrews and Michelle Young, Team Manager Terrlynn Sullivan and Players Sophia Waddleton, Anna Seymour, Lydia Evans, Alicia Whyte, Ella Meade, Cate Williams, Aubree Bartlett, Allison Piercey, Kate Turpin, Ally Lethbridge, Rachel Chaulk, Allie Young, Chloe Clarke, Mylee Tapper, Lily Slaney, Avery Strong and Hilary Skinner.
- Councillor Martin informed Council that staff are currently applying for FCM Funding: Growing Canada Community Canopies. This funding provides opportunities for the right kind of trees to be planted in the right locations. If the Town is successful, this will come back for Council approval.
- Councillor Martin informed Council that residents have been reaching out regarding an increase in speeding on Lanark Drive since the road has opened with St. Thomas Line. Councillor Martin asked if this concern could go to the Infrastructure and Engineering Committee for discussion to see if it is warranted to have a speed bump before the playground.

#### **14. Adjournment**

##### **Resolution No. M24-404**

**Moved by** Councillor Carew

**Seconded by** Councillor Vaters

To adjourn the meeting at 6:56 pm.

**Motion Carried Unanimously**

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Dan Bobbett, Mayor

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Terrilynn Smith, Town Clerk