



Town of Paradise
Public Council Meeting Minutes

February 18, 2025, 6:00 p.m.
Virtual Meeting

Council Present: Dan Bobbett, Mayor, Chairperson
Kimberley Street, Deputy Mayor
Glen Carew, Councillor
Tommy Maher, Councillor
Patrick Martin, Councillor
Deborah Quilty, Councillor
Larry Vaters, Councillor

Staff Present: Lisa Niblock, CAO
Tina Auchinleck Ryan, Director of Recreation and Community Services
Kim Blanchard, Director, Planning & Protective Services
Alton Glenn, Director, Planning & Protective Services
Chris Milley, Director, Infrastructure & Engineering
Terrilynn Smith, Director, Corporate Services
Nelson Whalen, Director of Public Works
Diane Keough, Manager of Communications
Angelina Richards, Executive Assistant

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 - February 18, 2025

Resolution No. M25-044

Moved by Councillor Quilty

Seconded by Councillor Vaters

To adopt the Agenda for the February 18, 2025 Public Meeting.

Motion Carried Unanimously

4. Conflict of Interest

There were no conflicts of interest declared for this meeting.

5. Proclamations

a. Scout Guide Week 2025

Mayor Bobbett proclaimed February 17-22, 2025 as Scout Guide Week in the Town of Paradise.

6. Adoption of Committee of the Whole Minutes - February 11, 2025

Resolution No. M25-045

Moved by Councillor Martin

Seconded by Councillor Carew

To adopt the Minutes of the February 11, 2025 Public Committee of the Whole Meeting.

Motion Carried Unanimously

a. Business Arising from the Committee of the Whole Minutes

Councillor Carew highlighted the discussion on increased water usage in the Town that was noted in the Infrastructure and Engineering Department Report. Also, he mentioned that a Lift Station 10 failure report was provided under the Public Works Department Report and this included the cause, corrections and cost associated with the failure of Lift Station 10.

Deputy Mayor Street gave an update that condition assessments of the sewer gravity and forcemains in the Kenmount Road Upgrade Phase 1 have been completed and staff are waiting on results to determine if work should be included in the Road Upgrade Project. Also, she noted that the water system leak detection continues with a focus on the area of the Kenmount Road Upgrading.

7. Adoption of Public Council Minutes - February 4, 2025

Resolution No. M25-046

Moved by Deputy Mayor Street
Seconded by Councillor Carew

To adopt the Minutes of the February 4, 2025 Public Council Meeting.

Motion Carried Unanimously

a. Business Arising from the Public Council Minutes

There was no business arising from the minutes.

8. Infrastructure and Engineering

Council Lead - Deputy Mayor Street

a. Decision Notes

1. Cleaning Contract Extension 2025

Resolution No. M25-047

Moved by Deputy Mayor Street
Seconded by Councillor Maher

Be it resolved that the Town of Paradise award the Cleaning Contract 1 year renewal to Kelloway Construction Ltd for the amount of \$421,038.00 HST included subject to all terms and conditions being met.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

2. STL Pump Station Project – Contemplated Change Notice 044

Resolution No. M25-048

Moved by Deputy Mayor Street
Seconded by Councillor Maher

Be it resolved that the Town of Paradise ratify the decision from the Privileged Committee of the Whole meeting on February 11th, 2025 to accept Contemplated Change Notice 044 and award a Change Order to Olympic Construction Limited in the amount of \$49,450.00 (HST Included).

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

3. TOP-24-29: Award of Prime Consultant Services – Neary Road
Projects

Resolution No. M25-049

Moved by Deputy Mayor Street
Seconded by Councillor Quilty

**Be it resolved that the Town of Paradise award TOP-24-29 and
enter into a Prime Consultant Agreement with Englobe
Corporation, in the amount of \$173,454.50 (HST Included).**

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

9. Administration and Corporate Services

Council Lead - Councillor Vaters

a. Decision Notes

1. Security Deposit Policy

Resolution No. M25-050

Moved by Councillor Vaters
Seconded by Councillor Maher

**Be it Resolved that the Town of Paradise adopt Security
Deposit Policy CS-042.**

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

2. By-Laws – Town and Local Service Districts Act

Resolution No. M25-051

Moved by Councillor Vaters
Seconded by Councillor Carew

**Be it resolved that the Town of Paradise adopt by-law BL-PW-
01 Snow Clearing By-Law as per the Towns and Local Service**

Districts Act, Section 8 (1) (b).

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

Resolution No. M25-052

Moved by Councillor Vaters

Seconded by Deputy Mayor Street

Be it resolved that the Town of Paradise adopt by-law BL-PW-02 Waste Disposal By-Law as per the Towns and Local Service Districts Act, Section 8 (1) (b).

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

Resolution No. M25-053

Moved by Councillor Vaters

Seconded by Councillor Martin

Be it resolved that the Town of Paradise adopt by-law BL-PPS-01 Anti-Litter By Law as per the Towns and Local Service District Act, Section 8 (1) (b).

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

Resolution No. M25-054

Moved by Councillor Vaters

Seconded by Councillor Quilty

Be it resolved that the Town of Paradise adopt by-law BL-PPS-02 Noise and Nuisance By-Law as per the Towns and Local Service Districts Act, Section 8 (1) (b).

Motion Carried Unanimously

**For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,
Councillor Martin, Councillor Quilty and Councillor Vaters**

10. Recreation and Community Services

Council Lead - Councillor Martin

a. Decision Notes

1. Mount Pearl Paradise Skating Club Annual Ice Show Ticket Request

Resolution No. M25-055

Moved by Councillor Martin

Seconded by Councillor Vaters

Be it resolved that the Town of Paradise waive the Box Office Policy (RC-012) 70/30 split for the Mount Pearl Paradise Club's annual ice show held at the Double Ice Complex in 2025 through 2030.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

11. Planning and Protective Services

Council Lead - Councillor Quilty

a. Decision Notes

1. Development Regulations Amendment No. 28, 2025

Resolution No. M25-056

Moved by Councillor Quilty

Seconded by Councillor Carew

Be it resolved that the Town of Paradise advertise the revised Paradise Development Regulations Amendment No. 28, 2025, for public consultation, as per the requirements of Section 14 of Urban and Rural Planning Act, 2000.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

2. Tax Incentive Request – EPCM Supply Inc. 7 Maverick Place

Resolution No. M25-057

Moved by Councillor Quilty
Seconded by Deputy Mayor Street

Be it resolved that EPCM Supply Inc, located at 7 Maverick Place be granted the three-year business tax incentive for new, non-competing businesses as per the Town of Paradise Tax Exemption/Incentive Policy.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

b. Permits

1. 10 Cloudberry Drive – Home Based Business

Resolution No. M25-058

Moved by Councillor Quilty
Seconded by Councillor Maher

Be it resolved that the application D2025-026 for a home-based business at 10 Cloudberry Drive be approved subject to no objections in response to the Notice of Discretionary Use and ten (10) conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

2. 10 Ellsworth Street – Home Based Business

Resolution No. M25-059

Moved by Councillor Quilty
Seconded by Councillor Carew

Be it resolved that the application D2025-027 for a home-based business at 10 Ellsworth Street be approved subject to no objections in response to the Notice of Discretionary Use and ten (10) conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher,

3. 81-85 Karwood Drive Development Approval

Resolution No. M25-060

Moved by Councillor Quilty

Seconded by Deputy Mayor Street

Be it resolved that application C2024-925 for Development Approval to permit the construction of a 40-unit seniors housing development (two 8-unit buildings and two 12 unit buildings) at 81-85 Karwood Drive be approved subject to 27 conditions.

Motion Carried Unanimously

For: Mayor Bobbett, Deputy Mayor Street, Councillor Carew, Councillor Maher, Councillor Martin, Councillor Quilty and Councillor Vaters

- c. Orders

There were no orders for this meeting.

12. Public Works

Council Lead - Councillor Carew

- a. Decision Notes

There were no decision notes for this meeting.

13. Community Highlights

- Deputy Mayor Street recognized 2 Paradise youth in the sport of Taekwondo. Last week Blake Brennan and Kaiden Crocker attended the Canada Taekwondo Nationals and the Canada Taekwondo Open in Montreal. Blake ranked 4th in his division and Kaiden won the gold medal in his division. Kaiden won gold at the Canada Open and has earned a place on Team Canada and will represent our country at the Pan Am games in Mexico this April.
- Deputy Mayor Street stated that her thoughts are with staff as they navigate through the changes since the fire at the Depot on February 9. This fire has displaced all staff that work at the Town Hall and Depot Building.

- Deputy Mayor Street noted that she brought greetings at the Snow and Ice Seniors Social last Friday. She also noted that she attended the Spirit of Newfoundland Dinner and Show with all Council on Saturday evening, and it was a great evening. Deputy Mayor Street also brought greetings at the Family Good Bingo on Sunday evening. She thanked the Kin Club for hosting the event and congratulated Gerald Healey for receiving the 75th Confederation Medal for forty (40) years of volunteering with the Kin Club.
- Councillor Vaters echoed Deputy Mayor's comments on the Snow and Ice events this past weekend and the resiliency demonstrated by staff during the ongoing issue that we face from the fire and the impacts. He noted that he really appreciates all the efforts being made by staff.
- Councillor Vaters discussed the Yellowwood Drive to Devaughn Street connection and traffic calming measures. He noted that in recent months, Council have received a number of emails from residents on both of these streets expressing some concerns about the connection and what it will mean for traffic flow and speeds in the area. Councillor Vaters stated that there are a lot of children in these subdivisions that ride their bikes and play and visit their friends without any major concerns and noted that he feels the Town needs to collect information and consider traffic calming measures before the connection is made and add further traffic calming measures if required after the connection is made. He also stated that it would be very beneficial to engage with the residents along the way.
- Councillor Martin echoed Councillor Vaters comments on the Yellowwood Drive and Devaughn Street connection and stated that he has heard a lot of concerns from residents.
- Councillor Martin informed residents that the Paradise Park Master Plan Presentation went well and that the plan will be added to the website for any residents that would like to review it and provide feedback until early March.
- Councillor Martin attended the Spirit of Newfoundland Dinner and Show and the Family Goods Bingo this weekend.
- Councillor Martin informed residents of the remaining Snow and Ice events taking place this week. This evening is Poker, tomorrow there is Bowling, Trivia at Banished Brewery and Cardio Fitness with Whalen Wellness. On Thursday there's Karaoke at Banished Brewery, Friday there is a Shiny Hockey Demonstration and a Nerf Battle for ages 7-14.

On Saturday there's a family tot time with Superhero's and Princesses, a Cornhole Tournament and the mini market and on Sunday there's Family Trivia at Banished Brewery and Talent Night. There is something taking place for everyone.

- Councillor Maher noted that there is weather showing in the long-term forecast and he asked residents to be patient with staff as there was snow clearing equipment lost in the fire.
- Councillor Maher encouraged residents to attend the upcoming Snow and Ice events.
- Councillor Quilty acknowledged the great events coming up with Snow and Ice and stated that she enjoyed the dinner and show on Saturday evening.
- Councillor Quilty reminded motorists to be extra careful around the schools.
- Councillor Quilty noted it was a great presentation with Mills and Wright last night on the Paradise Park Master Plan and stated that she is looking forward to moving ahead with the feasibility study for the pool this year.
- Councillor Carew reminded residents that snowmobiles are not to be on the trails or cutting through private property and he noted that the only motorized trail is the T'Railway. Municipal Enforcement are stepping up patrols and the RNC have been notified of the concerns.
- Councillor Carew noted that it is going to be difficult to get appropriate data before the connection between Yellowwood and Devaughn takes place. Councillor Carew voiced concerns about the safety of the children living in this area that have used the road for recreational purposes. This connection will change the dynamics of the neighbourhood dramatically and it is paramount to have traffic calming in place.

14. Adjournment

Resolution No. M25-061

Moved by Councillor Carew

Seconded by Councillor Maher

To adjourn the meeting at 6:58 pm.

Motion Carried Unanimously