



Town of Paradise

Planning and Protective Services Committee Meeting

April 21, 2022, 5:00 p.m.

Council Chambers

Council Present: Kimberley Street, Deputy Mayor, Chair Person
Deborah Quilty, Councillor
Dan Bobbett, Mayor, Ex-Officio

Council Absent: Glen Carew, Councillor

Staff Present: Alton Glenn, Director of Planning and Protective Services
Lorelei Dean, Manager of Development Services
Dawn Doody, Administrative Assistant

1. Safety Moment

Deputy Mayor Street shared a safety moment.

2. Adoption of the Agenda

The agenda was approved with the addition of seven agenda items under New/Other Business.

3. Adoption of the Minutes

The minutes were approved and adopted as presented.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Proposed PMDC Rezoning

The Town is awaiting the Developer's update.

b. Municipal Plan and Development Regulations Amendment 1, 2019 – Close File

There has been no response to date.

6. Municipal Enforcement

a. Change Order Pricing for Security Services

Security Services are requesting to increase the hourly rate. Committee recommend sending to Council for approval to the change order pricing for Spectrum Investigation & Security Limited.

7. Planning and Development

a. Building Permits April 4-17, 2022

The Committee was provided with a list of permits from April 4-17, 2022.

b. 1 Gillian Place – Multi-Unit Building

An application has been received to construct an extension to the existing dwelling at 1 Gillian Place for a multi-unit dwelling. Committee recommended to advertise and bring the application back to Committee for further discussion.

c. 1 Ellesmere Avenue – Multi-Unit Dwelling

The applicant resubmitted an application for 1 Ellesmere Avenue for a multi-unit dwelling. The applicant provided a rough drawing of proposed landscaping and fencing. Committee recommended to advertise and bring the application back to Committee for further discussion.

d. 192 Buckingham Drive – Total accessory buildings greater than 90 square meters

Application received for two additional accessory buildings (garage & gazebo) for a total of 3 accessory buildings with a total combined floor area exceeding 90 m². This requires a public notice to be advertised. Committee recommended to advertise and send to Council to approve subject to no objections being received.

e. 59 Balsamwood Road – Accessory Building

Committee recommended to send to Council to approve the application for an accessory building at 59 Balsamwood Road subject to conditions outlined in the assessment. Committee requires that a condition be added to state “no interior plumbing is permitted”.

f. Karwood Estates Request to cut trees & backfill future road

Committee recommend approving the Developer's request with the four conditions outlined in the assessment.

g. Picco Ridge Phase 2 Committee Assessment

The application is for a 12-lot subdivision inclusive of 5 lots previously approved as part of Picco Ridge Phase 1 development. Seven (7) lots will be located on a small cul-de-sac and the 5 previously approved lots were reconfigured to permit the cul-de-sac development. Committee recommended that the application be sent to Council with a recommendation to approve subject to the 22 conditions outlined in the assessment.

h. 15 Summit Drive – Accessory building greater than 90 square meters

Committee recommended to send to Council to approve the application subject to conditions outlined in the assessment. Committee requires that a condition be added to state “no interior plumbing is permitted”.

i. Picco Ridge Phase 1B Committee Assessment

The application is for Phase 1B of the Picco Ridge Subdivision Development. This phase will see the extension of Phoenix Drive to accommodate 7 additional lots. Committee directed that the application be sent to Council with a recommendation to approve subject to the 20 conditions outlined in the assessment.

8. Old Business

a. Trenton Drive - Open Space

This file is currently in progress. The Town is actively dealing with some ownership and safety concerns.

b. Fairview Investments Street Design

There are no updates at this time.

c. Marketplace Way Sidewalks - Safety Concerns

Staff will review the agreement associated with the development and provide information to Committee.

9. New/Other Business

a. History App

Committee asked for an update on the History App and were advised that this was a Corporate Services initiative.

b. 1956 Topsail Road - Medical Marijuana Facility

The application has been inactive. It was noted that they are using the building for RV Storage. Staff to investigate further.

c. 1397 Topsail Road - Extension

A concern was brought to Committee regarding the ducks on the land that is being developed. Committee was advised that the land is approved for development and is not considered a wetland. The applicant must obtain approvals from the Department of Fisheries and Water Resources for the storm drain system to the pond but not for his property. Committee also discussed possible signage regarding the duck crossing.

d. 2 Kipawa Street - Fence

A complaint was received regarding a fence on the property. It was being supported from the property of 2 Kipawa Street, and consent was not given to have it erected. Staff to investigate who owns the fence and contact the owner.

e. 1486 Topsail Road - Proposed Car Lot

The applicant has a residential property and would like to convert to a commercial vehicle sales lot. The Town of Paradise Development Regulations, 2016 apply and require a 6.0 m landscaped area along the front of the property. The resident questioned the development requirements of the car lot on the opposite side of the street. It was suggested to have the resident send an email with questions and concerns and staff can respond.

f. Sidewalks - Acharya Drive

A resident inquired about when the sidewalks will be installed. Staff advised that they will speak to the Developer to get an update.

g. 4 Christopher Street

Committee was provided with an update and advised that the asbestos removal is complete and will be ready for the demo soon.

10. Next Meeting

The next meeting is May 5, 2022.

11. Adjournment

The meeting adjourned at 7:23 pm and moved to a privileged meeting.