



Town of Paradise

Planning and Protective Services Committee Meeting

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

Council Chambers

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Glen Carew, Councillor
Deborah Quilty, Councillor
Dan Bobbett, Mayor, Ex-Officio (left meeting at 6:25 PM)

Staff Present: Lisa Niblock, CAO
Alton Glenn, Director of Planning and Protective Services
Lorelei Dean, Manager of Development Services
Robin Stick, Administrative Assistant

1. Safety Moment

Deputy Mayor Street shared a safety moment

2. Adoption of the Agenda

The agenda was adopted with the addition of two 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. Banished Brewery Beer Garden – Proposed Development Regulations Amendment

Committee discussed a proposed amendment which would allow a Beer Garden at 9 Maverick Place. A public notice for the amendment and a discretionary use notice will be required.

6. Economic Development

a. Youth Ventures

Committee received a request from the Youth Ventures Program to waive all fees for permits, taxes, and licenses related to youth businesses starting between June 1, 2022, and September 1, 2022. The Committee directed a recommendation of approval be sent to Council.

b. Chamber Golf Tournament 2022

Committee discussed a request from Mount Pearl Paradise Chamber of Commerce for the Town to sponsor and participate in the Chamber Golf Tournament. The committee deferred their decision pending information on Town support of this event in the past. Staff will research and inform committee.

7. Municipal Enforcement

There was nothing to report for this meeting.

8. Planning and Development

a. Traffic Calming

Chris Connolly, Manager of Engineering joined committee and made a presentation on traffic calming and pedestrian connectivity as they relate to the planning of streets in Paradise.

b. 6 St Thomas Line

A letter was received from the owner of 6 St. Thomas Line. The residents would like to acquire or occupy Town open space. The committee did not support the request and directed staff to instruct the property owner to remove a fence and other structures within 60 days. Committee also directed staff to take the necessary action to bring the property into compliance with Town Regulations.

c. 215 Topsail Pond Road

Committee discussed an application for the construction of an accessory building on Crown Land. In addition to this application, the Town is in receipt of a Crown Lands referral whereby the applicant has also applied to acquire the property. The application was referred to the Department of Recreation & Community Services. After review, the committee agreed with the recommendation from Planning and Protective Services that the land would be an asset to the park and to refuse the application. Committee recommendation is to refuse the application and for the Town to apply to acquire the Crown Land.

d. 100 Ridgewood Drive – Accessory Building

Committee discussed an application for an accessory building with a floor area of 96m² and a height of 4.9m. Committee recommendation is to proceed to advertise the Discretionary Use Notice and approve subject to 13 conditions and no objections being received.

e. 266 Three Island Pond Road – Accessory Building - DA

Committee discussed application for a 45 m² extension to an existing accessory building at 266 Three Island Pond Road. The extension will provide a total combined floor area of all accessory buildings of 137 m². Committee recommended to proceed to advertise the Discretionary Use Notice and approve with 12 conditions subject to no objections received.

f. Permit List July 4-July 17, 2022

The Committee was provided with a list of permits from July 4 – July 17, 2022.

9. New/Other Business

a. Shared Municipal Boundary

Committee discussed a letter submitted from Municipal and Provincial Affairs.

b. Planners Report

Councillor Quilty brought forward her questions regarding Planners Reports and how/when they are required by the Town. Lisa Niblock, Chief Administrative Officer will check with the neighboring municipalities on their process and report back.

c. 59 Trails End

An update was given regarding amending the regulations for Flanking Street Fences.

10. Next Meeting

The next meeting will be held on August 4, 2022.

11. Adjournment

The meeting adjourned at 7:20 PM.