



Town of Paradise

Planning and Protective Services Committee Meeting

March 3, 2022, 5:00 p.m.

Virtual Meeting

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

Staff Present: Lisa Niblock, CAO
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 adoption of the agenda was approved as presented.

3. Adoption of the Minutes

The minutes of February 17, 2022 were approved as presented.

4. Business Arising from the Minutes

a. 1 Ellesmere Avenue

An update was requested on 1 Ellesmere, Discretionary Notice Advertisement. This item is deferred to the March 17, 2022 meeting.

b. 15 McNamara Drive

An update was requested on the maintenance issues. There are complaints still being received regarding debris flying around and the safety concerns of residents. Staff advised that the building is secure now and the Town is working with the owner to get the issue rectified.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Proposed PMDC Rezoning

The Town is waiting for more information from the Developer.

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

Staff are awaiting confirmation regarding the withdrawal of the Amendment. Committee recommends that a letter be sent to the applicant asking for an update.

c. DRA 11, 2022 – Family and Group Care Centre Amendment

There were no responses to the advertisement. Committee recommend to send to Council to adopt.

6. Municipal Enforcement

a. 4 Christopher Street Update

The demolition permit has been issued on March 1, 2022. It was also noted that the neighboring property will have to come down as part of the Development Approval.

b. School Bus Parking - Residential Lots

A resident brought forward a request for Committee to consider changing the Commercial Vehicle Regulations. There are a few municipalities that have weight limits in their Regulations. Staff will research weight limit class and review the current Regulations. The number limits and size of a driveway should be a consideration.

7. Planning and Development

a. Tiny Homes

The Town Planner is currently researching Tiny Homes and will provide an update for Committee once complete.

b. Trenton Drive - Open Space

The Planning and Protective Services Department will arrange for a meeting with the Engineering Department to discuss possible trail options. The Developer has expressed interest in the land that is becoming available in that area.

c. Fairview Investments Street Design

A meeting was held this week to discuss next steps. The Town Planner is researching street design requirements in other municipalities and will provide updates when complete.

d. Paradise Lake Wynds Development Proposal

Councillor Quilty declared a Conflict of Interest - and left the meeting.

Committee discussed the proposal and addressed concerns. Committee agree to have our Infrastructure and Engineering Department prepare a cost estimate on the bridge as the proposed amount may not be sufficient to cover the cost. The Developer has been advised previously that in

order to move forward with Phase 2, the bridge would have to be completed per the Development Approval.

e. Nicholas Quinn Place

Councillor Quilty rejoined the meeting.

Committee was updated on the street naming and advised that a referral to the Administration and Corporate Services Department was required to initiate the official naming ceremony.

f. 70 St Thomas Line

A clear compliance letter was issued, and garbage boxes were issued for a 4-unit dwelling.

g. Building Permits Feb 14 - Feb 27, 2022

Committee was provided with a list of permits from February 14-27, 2022.

h. 1397 Topsail Road – Building Extension

Committee discussed an application for an extension to the existing building. Committee recommend Council to approve the Development Approval subject to the 12 conditions outlined in the assessment.

i. 64 Lanark Drive – Request to Fence Beyond Boundary

A request was received from a resident asking if the Town would allow them to fence a 4.5 m strip of land. The land was acquired by the Town from the Developer as Open Space dedication. Committee discussed and were not in favour of allowing the land to be fenced nor the sale of the land. A referral will be sent to the Recreation and Community Services Department regarding the landscaping.

j. 42 Lanark Drive - Correspondence

A resident requested Committee to consider his request for accommodation with respect to his shed location. Similar situations were noted, and those structures were required to be relocated. Committee agreed to refuse the request as the shed location was in contravention to the Towns Development Regulations.

k. Mailbox Relocation – 2 Fred Brown Drive

A resident requested the Town consider a mailbox relocation. Committee recommends approving the relocation of the mailboxes to the opposite side of the rear driveway, as per the landowner's request.

l. 49 Paradise Road

This application is for a 3-unit row dwelling development. Council issued an Approval In Principle on June 16, 2021. Committee recommend to send to Council for approval subject to 16 conditions outlined in the assessment.

8. New/Other Business

There were no items brought forward.

9. Next Meeting

The next meeting will be on March 17, 2022.

10. Adjournment

The meeting adjourned at 7:06 pm.