



Town of Paradise

Planning and Protective Services Committee Meeting

May 5, 2022, 5:00 p.m.

Council Chambers

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Glen Carew, Councillor
Deborah Quilty, Councillor
Larry Vaters, Councillor (Guest)

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 agenda was approved with the addition of two 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. Municipal Plan and Development Regulations Amendment 1, 2019 – Close File

There has been no response to date.

b. Moonlight Drive Amendment Request

The Committee discussed a request from a property owner on Moonlight Drive to rezone land. The Committee accepted the staff recommendation to consider the request pending an Environmental Study.

c. MPA 2, 2020 and DRA 8, 2020 – Commissioner’s Report

The Committee recommends approval of the Municipal Plan Amendment 2, 2020 and Development Regulations Amendment 8, 2020; and to provide clarifying information to the agent of a nearby landowner.

d. Karwood Market Amendment Proposal – April 2022

The Committee recommends proceeding with the amendment. The applicant must retain a certified land use planner to prepare the amendment to the Municipal Plan and Development Regulations as well prepare a Planner's Report.

6. Municipal Enforcement

a. Illegal ATV Use

Committee discussed the issues surrounding ATV use in the community. It was advised that Municipal Enforcement is working directly with the RNC on the matter. Committee recommends that the Administration and Corporate Services Department issue a social media post regarding the ATV regulations so that the residents are aware of the implications of unsafe and illegal driving.

7. Planning and Development

a. 1 Gillian Place – Multi-Unit Building

The discretionary use advertisement did not get posted due to a Shoreline error. The new deadline will be May 12th, 2022. This agenda item will be brought back to an upcoming meeting.

b. 1 Ellesmere Avenue – Multi-Unit Dwelling

The Shoreline error impacted the publication of an advertisement for this application. The new deadline will be May 12th, 2022. This agenda item will be brought back to an upcoming meeting.

c. 64 Lanark Drive - Fence Application

The applicant sent in additional information for the Committee to review and requested to present at the May 19, 2022 meeting.

d. 137 Summit Drive – Accessory Building > 90 square meters

The Committee recommend advertising and sending to Council to approve subject to no objections being received.

e. Building Permits April 18 - May 1

The Committee was provided with a list of permits from April 18-May 1, 2022.

f. Market Ridge Infill Lots

The application was for a 13-lot infill subdivision development in the Market Ridge Subdivision. Two (2) lots cannot be approved due to servicing issues. Committee recommends submitting to Council for approval of 11 lots subject to the 23 conditions including the requirement for the installation of booster pumps.

g. 8-10 Rob's Road AIP Committee Assessment

An application was received for an Approval in Principle for a 5-lot row dwellings infill development. Committee recommended to advertise only and bring the application back to Committee for further discussion.

h. Conception Bay South/Paradise Municipal Boundary

A letter of correspondence from the Minister of Municipal and Provincial Affairs office was provided for the Committee to review, pertaining to the Paradise/Conception Bay South municipal boundary.

i. 24-26 Whelan's Crescent

The applicant requested an update on the application for a single-family dwelling dated August 17, 2017. Since the 2017 application, the new Development Regulations were adopted. Committee directed that staff reach out to the applicant and advise him of the current requirements.

j. 27 Fred W. Brown - Compliance Request

The resident brought forward concerns regarding the Town's requirement to complete the landscaping of his rear yard and that it was unsafe to do so. Committee was advised that staff visited the site and that it did not appear there was a safety issue, but grade shots would determine the slope. Committee recommend requesting Infrastructure and Engineering to determine the sloping of the rear yard and whether there is a safety issue.

k. 31 Sunvalley Drive

Staff are currently dealing with the property. Committee was advised an order will be issued.

I. Hideaway Creek Phase 2

A development approval was granted in August 2018 but has since expired. The applicant has re-applied seeking an updated approval. Both Engineering and Infrastructure and Recreation and Community Services have reviewed the subdivision plan. The Committee recommends sending to Council recommending approval subject to the twenty (20) conditions.

8. New/Other Business

a. Commercial Vehicles

Committee asked for an update on the Commercial Vehicle Policy. It was advised that it is currently in progress.

b. 1587 Topsail Road

The Committee discussed a complaint that was received regarding 1587 Topsail Road. Staff will monitor the property for unauthorized activity.

9. Old Business

a. Trenton Drive - Open Space

The file is currently in progress.

b. Fairview Investments Street Design

There are no updates at this time.

c. 4 Christopher Street

The demo of the property is currently in progress and the applicant is following the necessary protocols to complete the work.

d. 1486 Topsail Road - Proposed Car Lot

The Committee discussed concerns raised by the proponent of a car lot at 1486 Topsail Road. Staff are requesting receipt of the concerns in writing.

e. 2 Kipawa Street - Fence

The Committee was provided with an update on the fence at 2 Kipawa Street. The fence supports were removed.

f. 1956 Topsail Road - Medical Marijuana Facility

Staff have been attempting to have the owner address concerns of work without permits but have been unsuccessful to date. Committee was advised an order will be issued.

10. Next Meeting

The next meeting will be on May 19, 2022.

11. Adjournment

The meeting adjourned at 8:20 pm and moved to a privileged meeting.