



Town of Paradise

Privileged Planning and Protective Services Committee Meeting

April 7, 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

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 as presented.

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

An email was received from the Developer Thursday, April 7 asking for an update on the file. The Town is still awaiting the Developer's update. The Committee confirmed that the requirements associated with the proposed amendment are still required. An email will be drafted outlining the information that is required to move the file forward.

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

A letter was drafted to the Rotary representative to request a response to confirm the withdrawal of the Amendment. There has been no response to date.

c. Tiny House Research Report

A report was provided to the Committee for information purposes. A discussion took place about possible locations that would be beneficial for the Tiny Houses. It was also noted that an Amendment to the Development Regulations is not necessary to allow Tiny Houses in Paradise but one could be done to provide more intentional and progressive regulations with specific standards for Tiny Houses. The Committee recommended providing a letter to the Tiny Home presenter outlining our findings.

d. Development Regulations Amendment 12, 2022 - Adoption

The Committee reviewed the proposed Amendment and recommended it be brought to Council for adoption.

6. Economic Development

a. Business Concierge – Green Belt Project

The Committee was given an update on the Green Belt Project.

b. Business Occupancies – March 2022

The Committee was provided an overview of business occupancies for March 2022.

c. Oil Price Trends

The Committee was provided with data on oil price trends.

7. Planning and Development

a. Go Bus Update

An update on changes to the service was provided.

b. 9 Maverick Place – Discretionary Retail Use

An application was received for retail use and this is a Discretionary Use. The Committee recommends advertising and bringing to Council for approval subject to no objections received.

c. 59 Balsamwood Road - Accessory Building Discretionary Use

An application was received for an accessory building. The Committee recommend advertising and bringing the application back to Committee for further discussion.

d. Duff – Proposed Land Swap

The resident has made a request to Council to exchange seven (7) acres of leased Crown land with the Town to be used for open space in lieu of payment of outstanding taxes. Referrals have been sent to the Recreation & Community Services Department and the Administration and Corporate Services Department for consideration.

e. Lakewynds _ Bridge connection issue

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

Committee discussed the request from the Developer. The Committee recommends refusal of the request for the following reasons:

- The potential cost of the bridge exceeds the amount of monetary security proposed.
- The proposal is in contravention of Condition #14 of the Development Approval issued on June 18, 2014, which indicated that the Town may require the connection to St. Thomas Line to be completed.
- The financial model for payment of the securities contains a significant risk to the Town and would be precedent-setting.

f. Temporary Tents

The Committee was provided with a report on Temporary Tent structures. The Report recommended implementing a Temporary Tent Procedure. The Committee agreed with the report recommendations, but clarification was requested on requirement for a gravel area for the tent placement.

g. Building Permits March 14 - April 3, 2022

The Committee was provided with a list of permits from March 14-April 3, 2022.

h. Sidewalks - Safety Concerns

A complaint was received regarding the completion of Market Place Way with sidewalk, etc. The Agreement with the Developer will be reviewed in more detail and returned to Committee for discussion.

i. MetroBus Stats

The Committee was provided an update of the rider statistics for September-February 2022.

j. 15 Summit Drive – Accessory Building

An application was received for an accessory building. The Committee recommends to advertise and bring the application back to Committee for further discussion.

k. 106 Topsail Pond Road – DU Accessory Building

Committee discussed the application for the accessory building. The Committee recommends bringing to Council for approval subject to no objections being received to the required public notice.

l. 64 Lanark Drive – Request to Fence Beyond Boundary

This request was referred to the Recreation and Community Services Department for comments. Their committee agreed with the recommendations of the Planning and Protective Services Committee to refuse the request. The applicant will be advised of the decision.

m. 52 Angels Road - exemption from Asbestos certification

Committee discussed the file and recommended that the Town adhere to the requirements for Asbestos Abatement. The Committee recommends extending the Order thirty days.

n. Picco Ridge Phase 2

The Committee considered the application subject to the Recreation and Community Services Department accepting the application. In addition to the 21 conditions outlined, the demo permit for the existing house will be added. The Committee recommends bringing to Council for approval subject to no objections from the Recreation and Community Services Department.

o. 26 Sgt Donald Lucas Drive

A compliance letter was requested for 26 Sgt Donald Lucas Drive. The distance from the shed to the side yard is within the 10% variance, so the lawyer was advised that a variance application was required. The

Committee recommends advertising and subject to no objections being received approve the application and issue a clear compliance letter.

8. Old Business

a. Trenton Drive - Open Space

A meeting was held on April 6, 2022, with the Infrastructure and Engineering Department to discuss possible trail options in the Trenton Drive area. An additional meeting will be held with staff to review the findings.

b. Fairview Investments Street Design

There are no updates at this time.

9. Next Meeting

The next meeting will be April 21, 2022.

10. Adjournment

The meeting adjourned at 8:10PM