



## Town of Paradise

### Planning and Protective Services Committee Meeting

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

#### Virtual Meeting

Council Present: Kimberley Street, Deputy Mayor, Chairperson  
Glen Carew, Councillor  
Deborah Quilty, Councillor  
Larry Vaters, Councillor (Guest)  
Dan Bobbett, Mayor, Ex-Officio

Staff Present: Lisa Niblock, CAO  
Alton Glenn, Director of Planning and Protective Services  
Lorelei Dean, Manager of Development Services  
Jennifer Penney, Economic Development Officer  
Dawn Doody, Administrative Assistant

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#### 1. Safety Moment

Deputy Mayor Street brought forward a safety moment.

#### 2. Adoption of the Agenda

The adoption of the agenda was approved with one item added.

#### 3. Adoption of the Minutes

The minutes of January 20, 2022 were approved as presented.

#### **4. Delegation**

##### **a. Lisa Hunt - Tiny Homes**

There was a presentation given on Tiny Homes. The presenter asked the Town to consider supporting Tiny Homes as a housing option in Paradise.

##### **b. Paul Blais - MDB Insights**

MDB Insights presented on the Regional Economic Development Model Feasibility Study. There is a report being completed that will be presented to the Steering Committee at the end of March.

#### **5. Business Arising from the Minutes**

#### **6. Municipal Plan and Regulations Policy Initiatives and Amendments**

##### **a. 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**

The Amendment is still under review.

##### **c. Municipal Plan Amendment 2, 2020 and Development Regulations Amendment 8, 2020**

The Committee was provided with a report for the proposed amendments to permit Unserviced Industrial Developments. Committee recommends that Council approve and adopt Municipal Plan Amendment 2, 2020 and Development Regulations Amendment 8, 2020 and schedule a paper hearing in accordance with the Province's Covid-19 protocol.

## **7. Municipal Enforcement**

### **a. 4 Christopher Street Update**

The Committee was provided with an update.

## **8. Planning and Development**

### **a. Fairview Investments Street Design**

The Committee reviewed the Planner's report regarding street design in industrial parks. This will be discussed further in an upcoming Committee meeting.

### **b. Paradise/PC-SP Boundary Adjustment Feasibility Study – Final Report**

Committee reviewed the Feasibility Study and recommended that Council approve the Town of Paradise and Town of Portugal Cove-St Phillips Boundary Adjustment Feasibility Study of January 2022.

### **c. Building Permits Jan 17 - Jan 30**

The Committee reviewed the building permit applications from January 17-30, 2022.

### **d. 70 St Thomas Line - Garbage Bin Request**

A legal opinion has not been received to date. In addition, the Town is in receipt of a compliance request for this property. The Town Solicitor will review and provide an update.

### **e. Trenton Drive Open Space**

The Developer's engineer is currently working on options for this property. Committee recommended holding public consultations regarding possible uses.

Two items were discussed:

- The future design/use of the property that the Developer and the Town own.
- A potential trail connection

**f. Bell Property LUAR**

The Committee discussed the required documentation on the Bell Property. This will be discussed further at upcoming meetings.

**g. Outstanding Orders - February**

The Committee reviewed the Outstanding Orders Report for February.

- 49 Canterbury Drive - Currently under Appeal to Supreme Court.
- 11 Virden Place - City of St John's advised that they are satisfied with the work completed. The Order may be sent to Council to be rescinded.

**h. 288 Three Island Pond Road - Non Conforming Use**

Committee reviewed the Planner's report regarding the demolition of an existing residential dwelling and construction of a new home at 288 Three Island Pond Road. The Committee recommends that the applicant should apply for a Development Approval to obtain a decision of Council. Referrals to IE, legal and outside agencies may be required prior to a Council decision.

**i. 30 Archibald Drive**

The resident has requested an extension to June 30, 2022 for the removal of the roofed structure. Due to the time of year, the Committee recommends extending the deadline.

**j. Sullivans Road - Response Letter**

Committee discussed a letter that was received from residents of the Sullivan's Road. This letter was in response to recent correspondence that the staff had sent on behalf of the Committee. The Committee recommended sending a letter of reply to the residents.

**9. Economic Development**

**a. Business Occupancies – January 2022**

The Committee was provided an overview of businesses for January 2022.

**10. New/Other Business**

**a. Home Builders Toolkit**

A toolkit was developed by the Board of Home Builders Association. This was discussed with the Committee as it would be a great tool to share.

**11. Next Meeting**

The next meeting is scheduled for February 17, 2022.

**12. Adjournment**

The meeting adjourned at 8:56 pm