



Town of Paradise
Planning and Protective Services Committee Meeting

April 25, 2024, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Deborah Quilty, Councillor
Dan Bobbett, Mayor, Ex-Officio (Virtual)

Council Absent: Glen Carew, Councillor

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 approved and adopted.

3. Adoption of the Minutes

The minutes were approved and adopted.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Planning and Development

a. 12 Paradise Road – AIP – Apartment Building

Committee discussed an Approval in Principle application for a 4-unit apartment building located at 12 Paradise Road and recommend proceeding with the Notice of Discretionary Use and Council approval subject to 11 conditions and no objections being received in response to the notice.

b. 1266 Kenmount Road Extension (Tenant Fit Up)

Committee discussed an application for a commercial extension at 1266 Kenmount Road and recommend proceeding with the Notice of Discretionary Use and Council approval subject to 8 conditions and no objections being received in response to the notice.

c. 242 Topsail Pond Road – Accessory Building

Committee discussed an application for an accessory building with a floor area of 131.4 m² and 10% variance and recommend proceeding with the Notice of Discretionary Use and Council approval subject to 14 conditions and no objections being received in response to the notice.

d. Emerald Ridge Subdivision Phase 1 Trenton Drive Extension (Occupancy Permits)

Committee discussed correspondence received from the developer of Emerald Ridge Subdivision Phase 1 requesting building permits be issued prior to substantial completion. The developer is proposing to provide 100% of the cost of the engineering works for stage one. Committee recommended refusal of the request as it is contrary to the adopted Policy PPS-007. This will be forwarded to Council as an email poll.

e. 1259 Kenmount Road – AIP – Ball Hockey Rink

Committee discussed an application for Approval in Principle for a Ball Hockey Rink located at 1259 Kenmount Road and recommend proceeding with the Notice of Discretionary Use and Council approval subject to 8 conditions and no objections being received in response to the notice.

f. 96 Ridgewood Drive – HBB – Screen Printing Apparel

Committee discussed a home-based business at 96 Ridgewood Drive and recommended proceeding with the Notice of Discretionary Use and Council approval subject to 12 conditions and no objections being received in response to the notice.

g. Building Permits Mar 5 - April 22

Committee discussed the Building Permits issued between March 5 - April 22, 2024.

h. Crown Land Application Mercers Pond Area

Committee discussed a referral from the province regarding a parcel of Crown Land located in the Mercers Pond Area. The applicant is applying to acquire the crown land for a subdivision development. Committee recommended staff send a letter of approval to Crown Lands. This will be forwarded to Council as an email poll.

i. 99B Ortega Drive – Proposal to construct a single-detached dwelling

Committee reviewed an application for an Approval in Principle to construct a single-detached dwelling at 99B Ortega Drive and recommend Council refuse the application.

j. Logy Bay-Middle Cove-Outer Cove

Committee discussed a request from the Town of Logy Bay-Middle Cove-Outer Cove for the Town's feedback on their proposed amendment to the St. John's Region Regional Plan.

k. Update on Town of Paradise and CBS Boundary Alteration

Committee discussed an update on Town of Paradise and CBS Boundary Alteration.

6. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Plan Amendment #3 Development Regulations #19 (Market Ridge)

Public notices for plan amendment #3 will be circulated following the conclusion of the Amendment #18 correspondence with residents.

b. Plan Amendment #4 Development Regulations #21 (Moonlight Drive)

Public consultation has been completed for plan Amendment #4. Residents requested the Town conduct a survey of the area since there is waterbody in the area, but there are some misalignments with the Town's mapping. A memo regarding summary of the public consultation and next steps will be prepared for an upcoming Committee meeting.

c. Development Regulations #22, 9 Spracklin Boulevard

1. Rezoning from RLD to RMD to allow for cluster development.
2. Amendment is submitted to today's committee meeting and will be followed by Council initiating public consultation.

d. Development Regulations #23, McCarthy Subdivision

1. Rezoning from RMD to RHD which will allow for building higher number of housing units, helping to address the issue of affordable housing.
2. A memo will be prepared for the next committee meeting, followed by Council initiating public consultation.

e. Development Regulations #24, 81-85 Karwood Drive

Karwood Contracting Limited, on behalf of Calvary Baptist church Inc., submitted a draft proposal for rezoning from CG to RMD to allow for the

development of an affordable senior housing project, since a cluster development is discretionary in the RMD zone. When the required traffic modelling is satisfactory to engineering staff, a memo for the PPS Committee meeting and Council will be prepared.

f. Development Regulations #25, Housekeeping

The amendment proposes adding accessory buildings to the zoning standard tables requiring concept plans for subsidiary apartment applications and adjusting parking requirements for general industry. The public notices will be published in the Shoreline on April 26 and May 3. The deadline to submit feedback is May 13.

g. DRA 22, 2024 – 9 Spracklin Boulevard

**Councillor Quilty declared conflict and left the room at 6:32 pm. Mayor Bobbett stepped in virtually as a replacement. Councillor Quilty returned at 6:51 pm.*

This amendment proposes rezoning from RLD to RMD to allow for cluster development. Committee requested staff send to Council with the recommendation to approve the request for public consultation. The public notices will discuss rezoning land from Residential Low Density to Residential Medium Density, as per Section 14 of the Urban and Rural Planning Act. Staff to include information about the discretionary use application in the public notices. Committee also recommended that Council establish a new building line for this property.

7. Economic Development

There was nothing to report at this time.

8. Municipal Enforcement

a. Change Order Pricing for Security Services

Committee discussed a change in the pricing for Spectrum Investigation and Security Services and recommend approval of the change order pricing.

9. Old/Recurring Business

There was no old/recurring business discussed.

10. New/Other Business

a. Metrobus - Correspondence

Committee discussed correspondence from a resident regarding Metrobus Services within the Town.

b. Alberton Dr - Correspondence

Committee discussed correspondence from a resident on Pattison Street. Staff will respond to the resident.

c. 81-85 Karwood Drive - Calvary Apartments

Committee discussed correspondence regarding 81-85 Karwood Drive.

d. ATV's

Committee discussed the use of ATVs around Tyrell Drive and Ashlen Crescent. Municipal Enforcement staff will be alerted.

11. Next Meeting

The next meeting is Thursday May 16, 2024, 5:00 pm.

12. Adjournment

The meeting adjourned at 7:26 pm.