



## Town of Paradise

### Planning and Protective Services Committee Meeting

April 4, 2024, 5:00 p.m.

Boardroom

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

Council Absent: Deborah Quilty, Councillor

Staff Present: Alton Glenn, Director of Planning and Protective Services  
Lorelei Dean, Manager of Development Services  
Daxton Pinsent, Manager of Economic Development  
Robin Stick, Administrative Assistant

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

##### **a. Development Regulations #18 (Market Ridge Apartments)**

Committee discussed Development Regulations #18. Staff will draft a letter to be send to the residents who attended the delegation meeting.

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

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

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

A consultation request email regarding the Regional Plan amendment was sent to the other municipalities in the Region on February 9. There were no objections. A public notice was published in the Shoreline on March 27. Notices were mailed to the residents within 200m of affected area in Paradise as well as those affected properties in Portugal Cove St. Philip's. The deadline for public feedback is April 15.

##### **d. Development Regulations #22, 9 Spracklin Boulevard**

This amendment proposes rezoning from RLD to RMD to allow for cluster development. The Committee discussed the amendment and the related discretionary use and recommend proceeding to advertise. A report will be forwarded to Council.

##### **e. Development Regulations #23, McCarthy Subdivision**

This amendment proposes rezoning for RMD to RHD which will allow for building a higher number of housing units. The application was submitted on Feb 23 and a transportation study was submitted on March 25. A memo will be prepared for Committee after receiving the feedback from

the Infrastructure and Engineering department and revisions for the applicant.

**f. Development Regulations #24, 81-85 Karwood Drive**

This amendment proposes rezoning from CG to RMD to allow for the development of an affordable senior housing project. After an application is received, a memo to the PPS Committee and Council will be prepared.

**g. Development Regulations #25, Housekeeping**

This amendment proposes adding accessory buildings to the zoning standard tables requiring concept plans for subsidiary apartment applications and adjusting parking requirements for general industry. Committee discussed the request for public consultation of this amendment and recommended proceeding.

**6. Economic Development**

**a. Economic Development Projects – Concept Papers Submitted to Funding Agencies**

The Economic Development Manager updated committee on the discussions with the Atlantic Canada Opportunities Agency (ACOA) and the Department of Industry, Energy and Technology (IET) on three economic development projects - Boathouse, Horse Cove Beach, and Neil's Pond Brook. The discussions with these funding agencies aim to identify the town's priority economic development projects and determine whether these funding agencies would be interested in supporting these initiatives financially. Both funding agencies have been informed that the priority shovel-ready project for the Town of Paradise is the Octagon Pond Boathouse. The proposed next step is to invite ACOA and IET to Paradise in April/May (in partnership with Avalon Dragons) for a boathouse presentation and site visit.

**7. Municipal Enforcement**

**a. Outstanding Orders April 4, 2024**

Committee discussed the Municipal Enforcement Outstanding Orders.

**8. Planning and Development**

**a. 1237 Kenmount Road – Request to waive sloping and landscaping requirements**

Committee discussed a request to waive sloping and landscaping requirements and recommend refusal. Staff will advise the property owner that the sloping and landscaping must be completed.

**b. 26-28 Deborah Lynn Heights – 2 Lot Subdivide**

Committee discussed a Development Approval application to subdivide 26-28 Deborah Lynn Heights and recommend Council approval subject to 16 conditions.

*Deputy Mayor Street advised Committee that she could be in potential conflict as she has family on Deborah Lynn Heights. Committee consulted with the Director of Corporate Services who advised that there was no conflict as the property in question was not in the direct vicinity.*

**c. 685 St. Thomas Line – Development Approval – apartment unit**

Committee discussed a Development Approval application to convert a section of the existing building at 685 St. Thomas Line to an apartment for a multi-unit mixed use building. Committee recommend Council approve subject to 11 conditions.

**d. Fairview Estates Phase 6B - Development Approval**

Committee discussed the Development Approval application for a 62 lot Subdivision and recommend approval subject to 21 conditions.

**e. Building Permits March 5 – April 2, 2024**

Committee discussed the Building Permits from March 5 - April 2, 2024.

**f. Outstanding Orders as of April 3, 2024**

Committee discussed the outstanding orders as of April 3, 2024.

**g. Post meeting Addition with Committee approval, 1297 Topsail Road – Temporary Fenced Yard for Home Hardware**

Committee considered an application for a temporary fenced yard at 1297 Topsail Road via email response following the PPS Committee meeting of April 4, 2024. Committee determined that a timely response was warranted due to scheduling difficulties with upcoming meetings. Committee recommended Council approve subject to 3 conditions.

**9. Old/Recurring Business**

There was no old/recurring business.

**10. New/Other Business**

**a. Re Leaf Program**

Committee discussed correspondence from Jacob Power asking that the Town entertain discussion on a program similar to the ReLeaf Program in the City of St. John's. Committee requested that Jordan Power be asked to appear as a delegation at an upcoming Committee meeting.

**b. Open Space - Inwood Cres**

Committee discussed the Open space for Inwood Crescent.

*Deputy Mayor Street declared a conflict and left the room at 5:18pm. She returned at 5:28pm. Mayor Bobbett stepped in virtually.*

**c. 518 St. Thomas Line**

Committee discussed 518 St. Thomas Line.

**11. Next Meeting**

The next meeting is scheduled for Thursday April 18 at 5:00 pm.

## **12. Adjournment**

The meeting adjourned at 7:29 pm and moved to a Privileged Meeting.