



Town of Paradise

Planning and Protective Services Committee Meeting

April 6, 2023, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor (Virtual)
Glen Carew, Councillor, Chairperson (Acting)
Deborah Quilty, Councillor

Staff Present: Lisa Niblock, CAO (Virtual)
Alton Glenn, Director of Planning and Protective Services
Lorelei Dean, Manager of Development Services
Robin Stick, Administrative Assistant

Others Present Patrick Martin, Councillor (Virtual)

1. Safety Moment

Councillor Carew chaired this committee meeting and shared a safety moment.

2. Adoption of the Agenda

The agenda was approved and adopted as submitted.

3. Adoption of the Minutes

The minutes were approved and adopted as submitted.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Economic Development

There was nothing to report at this meeting.

6. Municipal Enforcement

a. Change Order Pricing for Security Services

The Committee discussed a change order for pricing for security services and agreed with the recommendation of Municipal Enforcement to send to Council for approval.

b. Commercial Vehicle Regulation Update

The committee discussed the draft new Commercial Vehicle Regulations. There will be a meeting with staff next week to discuss this further.

7. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Development Regulations Amendment 14, 2023 – Multiple Buildings

The committee discussed Development Regulations Amendment 14 and recommended sending to Council for adoption.

b. Development Regulations Amendment 17, 2023 - Adoption

The committee discussed Development Regulations Amendment 17 and recommended sending to Council for adoption.

8. Planning and Development

a. 1 Alma Avenue – HBB – Massage Therapy

The Committee directed staff to proceed with the Notice of Discretionary Use for a Home Based Business at 1 Alma Avenue and to send to Council with a recommendation to approve subject to no objections being received in response to the Notice and 10 conditions. If objections are received, the application will be returned to the Committee for further discussion.

b. 26 Holland Place – HBB – Waxing Salon

The Committee directed staff to proceed with the Notice of Discretionary Use for a home based business at 26 Holland Place and recommended sending to Council with a recommendation to approve subject to no objections being received in response to the Notice and 10 conditions. If objections are received, the application will be returned to the Committee for further discussion.

c. Crown Land Referral for land located to the front of 1373-1383 Topsail Rd.

The Committee discussed a Crown Land Referral for land located to the front of 1373-1383 Topsail Road and directed staff to respond to Crown Lands with a recommendation that Crown Lands refuse the application.

d. Crown Land Referral for land located in front of 1373-1383 Topsail Rd.

The Committee discussed a Crown Land Referral for land located in front of 1373-1383 Topsail Road and directed staff to respond to Crown Lands with a recommendation that Crown Lands refuse the application.

e. 167A Paradise Road – Extension to Commercial Garage – DA

The Committee discussed a development approval for the extension to a commercial garage on 1657A Paradise Road and directed that staff proceed with the Notice of Discretionary Use. The application will be returned to Committee for further consideration once the Notice deadline has passed.

Councillor Street left 5:43pm due to Conflict of Interest requirements and returned 5:57pm

f. 59 Trails End Drive – Fence Setback

Committee discussed an application for a proposed fence setback at 59 Trails End Drive. The application was referred to the Public Works Committee. The Public Works Committee recommended unanimously

that the fence be setback 3.0m from the property boundary and that Council refuse the application for the fence to be located 3.0m from the curb along the flanking street. Prior to sending a recommendation to Council, the PPS Committee directed staff to reach out to the applicant regarding the option to re-apply for a fence that meets the recommended 3.0m from the property boundary.

Councillor Quilty left the meeting at 6:20 PM.

g. NBCC 2020

Committee discussed the National Building Code 2020 and recommended sending to Council to adopt the National Building Code 2020.

h. Building Permits Issued Mar 7 - Apr 3, 2023

Committee reviewed the Building Permits Report.

9. Correspondence

a. Town of Paradise - Green House

Committee discussed a letter requesting that a green house not be considered an accessory building as defined and directed staff to research possible options on amending the Development Regulations to permit “greenhouses” to be considered separately from Accessory Buildings.

10. New/Other Business

There was no new/other business.

11. Next Meeting

The next meeting is scheduled for Thursday April 20, 2023.

12. Adjournment

The meeting adjourned at 6:35 pm and moved to a Privileged Meeting.