



## Town of Paradise

### Planning and Protective Services Committee Meeting

August 8, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson  
Kimberley Street, Deputy Mayor  
Tommy Maher, 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  
Robin Stick, Administrative Assistant

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#### 1. Safety Moment

Chair Quilty shared a safety moment with the committee.

#### 2. Adoption of the Agenda

The agenda was adopted with additions to New/Other Business.

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

Staff are waiting on additional documentation before advertising the Amendment.

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

A summary of the public consultation and site visit will be provided at a future committee meeting.

### **c. Development Regulations #23 (McCarthy Development)**

The Amendment for the McCarthy Development was refused at the July 16, 2024 Public Council meeting.

### **d. Commercial Vehicle Regulations Amendment No. 2, 2024**

The Commercial Vehicle Regulations Amendment came into legal effect on August 2, 2024.

### **e. Development Regulations Amendment No. 24, 2024**

Committee requested staff send to Council with the recommendation to proceed with the Public Consultation for Discretionary Use.

## **6. Economic Development**

There was a short discussion about Regional Economic Development.

## **7. Municipal Enforcement**

There was nothing to report at this time.

## **8. Planning and Development**

### **a. Outstanding Order Report - August 8, 2024**

Committee discussed the outstanding order report and directed a follow up letter be sent to the property owner at 160 St. Thomas Line.

**b. 20 Paradise Road – 3 Lot Subdivision**

Committee reviewed the application for 20 Paradise Road and directed that condition 14 be amended to note that the driveway for the corner lot be off Paradise Road and the driveways for the remaining 2 lots to be off Grandview Avenue. The recommendation is for Council to approve subject to 26 conditions.

**c. 7 Deborah Lynn Heights – Application for 3 unit Apartment Building**

Committee discussed the application for 7 Deborah Lynn Heights and recommended Council refuse the application as the development is contrary to Sections 8.6 and 3.1 of the Town of Paradise Development Regulations, 2016.

**d. Building Permits July 18 - Aug 2**

Committee discussed the permits issued between July 18 and August 2, 2024.

**e. 183 McNamara Drive – Application for Changeable Message Sign**

Committee discussed an application for 183 McNamara Drive and recommended Council approve subject to 9 conditions.

**f. Town of Portugal Cove-St. Philips Subdivision Proposal**

Committee discussed a referral from the Town of Portugal Cove-St. Philips regarding a proposed subdivision development at 268 & 272 Dogberry Hill Road. The proposed subdivision extends to the common boundary between Portugal Cove-St. Philip's and Paradise with no development taking place within Paradise. Committee directed staff to respond that the Town has no objection to the proposed subdivision and to request a survey of the remaining land within the Town of Paradise for tax purposes.

**g. Habitat for Humanity**

Committee approved the following direction be sent to Council: Staff request approval from the Minister to donate land on Mercury Street to Habitat for Humanity for the purpose of constructing two semi-detached affordable dwellings. The public will be notified through publishing public notices as per Section 201.3(3) of the Municipalities Act, 1999.

**9. Old/Recurring Business**

There was nothing to report at this time.

**10. New/Other Business**

**a. Policing Services for Newfoundland and Labrador**

Committee discussed a letter sent to the Minister of Justice and Public Safety, the Honorable Bernard Davis, regarding Policing Services within the Town of Paradise.

**b. Request to revise Grading Plan - 2 Eider Place**

Committee discussed a request to revise the Grading Plan located at 2 Eider Place and recommended approval.

**c. Automotive work in residential Garage**

The committee discussed a possible commercial garage on Pretty Place. Staff will investigate further.

**d. Kayak Rentals Neils Pond**

Committee discussed kayak rental posters located around Neil's Pond. Staff advised that an application for this business had been received related to the kayak rentals.

**e. 29 Three Island Pond Road**

Committee discussed the driveway access located at 29 Three Island Pond Road.

**11. Next Meeting**

The next meeting is scheduled for Thursday August 22, 2024.

**12. Adjournment**

The meeting adjourned at 7:20 pm