



Town of Paradise

Planning and Protective Services Committee Meeting

December 8, 2022, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chair Person
Glen Carew, Councillor
Dan Bobbett, Mayor, Ex-Officio

Council Absent: Deborah Quilty, Councillor

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

Staff Absent: Lisa Niblock, CAO

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. Market Ridge Apartments Amendment - Status

The Town Planner provided a status update on Karwood Market Apartment Amendment. Committee directed that staff prepare a letter to the developer for the Chair's signature.

6. Economic Development

7. Municipal Enforcement

a. Commercial Vehicle Regulations

The Foreperson of Municipal Enforcement provided information and recommendations regarding the Commercial Vehicle Regulations. Committee directed that staff prepare draft Commercial Vehicle Regulations for Committees review.

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8. Planning and Development

a. 1378 Topsail Road – AIP – Pub (Lounge)

Committee directed staff to proceed with the Notice of Discretionary Use and to send to Council for approval subject to seven conditions and no objections being received in response to the Notice.

b. 20 Reardon Avenue – HBB Skin Care Clinic

Committee directed staff to proceed with the Notice of Discretionary Use and to send to Council for approval subject to ten conditions and no objections being received in response to the Notice.

c. 65 St. Thomas Line

Committee approved the request from the property owner to extend the deadline for the removal of the enclosed stairwell to May 31, 2023.

d. 69 Ortega Drive

Committee refused the request to not be required to submit a grading plan for the installation of a backyard skating rink.

e. 69 St. Thomas Line – Tenant Fit Up

Committee directed the application be sent to Council with the recommendation for approval subject to ten conditions.

f. 17 Balsamwood Road - Wharf on Crown Land

Committee directed staff to proceed with the Notice of Discretionary Use and to send to Council for approval subject to five conditions and no objections being received in response to the Notice.

g. 28 Balsamwood Road - Wharf on Crown Land

Committee directed staff to proceed with the Notice of Discretionary Use and to send to Council for approval subject to five conditions and no objections being received in response to the Notice.

h. 15 Tranquil Place

The property owners requested that they not be required to install a ditch along the front of the property. Committee approved the request.

i. Fence and Retaining Wall Regulations – Corner Lot Amendment

Committee directed staff to send to Council with the recommendation to adopt the Fence and Retaining Wall Regulations Amendment 1, 2022.

j. Regional Plan Review Response letter

The Committee reviewed a letter drafted on behalf of the cities of St. John's and Mount Pearl and the Town of Paradise to the Minister of the Department of Municipal and Provincial Affairs. The letter confirmed the support of the three municipalities for the review of the North East Avalon Regional Plan.

k. Building Permit List November 14, 2022 - December 5, 2022

The Committee was provided with a list of permits from November 14, 2022 - December 5, 2022.

9. New/Other Business

a. Emergency Management Program

The Town received correspondence from St. John's Regional Fire Services requesting our participation in an initiative entitled "Creating a National Emergency Management Data Standard for Canada". The Committee members were in favour and directed that Regional Fire be informed of the Town's willingness to participate.

b. 1 Gillian Place - Accessory Building

Mayor asked if the Accessory Building met the Town's regulations. Staff advised that the Accessory Building meets the requirements of the Town's Development Regulations.

c. 8 Rob's Road - Row-Dwellings

Chair Street updated Committee on her conversation with a neighboring resident that declined to attend as a delegate.

d. Linear Park - Silver Birch Street

Chair Street asked for status update on Linear Park.

e. Jonathan Drive

Chair Street advised Committee that a resident adjacent to the Jonathan Drive development has concerns with possible drainage from the retention ponds being directed to his property. Staff advised the Developer must complete the work in accordance with the approved engineering drawings.

10. Next Meeting

The next meeting will be December 22, 2022.

11. Adjournment

The meeting adjourned at 7:03 pm.