



Town of Paradise

Planning and Protective Services Committee Meeting

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

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Glen Carew, Councillor
Deborah Quilty, Councillor
Dan Bobbett, Mayor, Ex-Officio
Larry Vaters, Councillor (Guest)

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. Delegation

Councillor Carew was in conflict of interest for this discussion and left the room at 5:32 pm. He returned at 6:21 pm.

Committee was joined by Don Anthony to discuss a Crown Land acquisition of property in the Mercer's Pond area. Committee requested staff discuss this with

the Recreation and Community Services department to determine what is required for recreation purposes.

3. Adoption of the Agenda

The agenda was approved and adopted.

4. Adoption of the Minutes

The minutes were approved and adopted.

5. Business Arising from the Minutes

There was no business arising from the minutes.

6. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Town of Portugal Cove-St. Philip's Request to Amend SJURRP

Committee discussed the Town of Portugal Cove-St. Phillip's Request to amend SJURRP. Committee recommended no objections be submitted or further comments since the proposed amendment seems to have no or minimal impact on the region, particularly the Town of Paradise.

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

Staff provided the committee with an update on Plan Amendment #3 Development Regulations #19 (Market Ridge).

c. Development Regulations #20 (Greenhouses)

Staff provided Committee with an update on Development Regulations #20 (Greenhouses).

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

Staff provided Committee with an update on Plan Amendment #4 Development Regulations #21 (Moonlight Drive).

e. Development Regulations #18 (Market Ridge Apartments)

Committee discussed Development Regulations #18. There will be a meeting with residents to discuss concerns in the coming weeks as many objections were received.

f. Development Regulations, Street Design Standard

Committee discussed a proposed amendment to street design standards in the Town of Paradise Development Regulations, 2016.

7. Economic Development

a. Community Collaboration Grant Approval (for Advantage St. John's branding)

Committee discussed the Community Collaboration Grant Approval.

8. Municipal Enforcement

a. 50 Donna Road – Wood Stove Appeal Hearing

Staff provided the committee with an update on the appeal of an Order regarding a wood stove in an accessory building. The Appeal Adjudicator ruled in favour of the Town and upheld the Order.

b. 16 Father Lacey Place

Committee discussed the fire damage to 16 Father Lacey Place. Correspondence will be sent to the landowner.

9. Planning and Development

a. Building Permits Jan 23 - Feb 5

Committee discussed the permits issued between January 23 and February 5, 2024.

b. 13 Ungava Street

Committee discussed a compliance request for an accessory building located at 13 Ungava Street. The accessory building location does not meet the required 1.2 m from the side boundary and would require a 10% variance to the standard. The Development Regulations does not prohibit variances to the 1.2 m standard; however, the standard practice has been not to approve. Committee recommend advertising the variance and Council approve subject to no objections being received.

c. 1717 Topsail Road – Boathouse, wharf, slipway, concrete walkway on Crown land

Committee discussed 1717 Topsail Road and recommend proceeding with the Notice of Discretionary Use and Council approval subject to four conditions.

d. Potential Impacts of Tourist Accommodations Act and Regulations on Town of Paradise

Committee discussed the potential impacts of the Tourist Accommodations Act and Regulations. Committee requested staff collaborate with other relevant departments, including Finance, and conduct further study on the matter.

10. Old/Recurring Business

There was nothing to report at this time.

11. New/Other Business

There was nothing to report at this time.

12. Next Meeting

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

13. Adjournment

The meeting adjourned at 7:24 pm.