



Town of Paradise

Planning and Protective Services Committee Meeting

January 11, 2024, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Deborah Quilty, Councillor
Dan Bobbett, Mayor, Ex-Officio

Council Absent: Glen Carew, Councillor

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. 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. Plan Amendment #4 Development Regulations #21

Staff provided Committee with an update on Development Regulations 21.

b. Development Regulations #18

Staff provided Committee with an update on Development Regulations 18.

c. Market Ridge MPA No. 3, 2023 and DRA No. 19, 2023

Committee reviewed and recommended sending to Council for adoption.

6. Economic Development

There is nothing to report at this time.

7. Municipal Enforcement

There is nothing to report at this time.

8. Planning and Development

a. 980 Kenmount Road Expand/Renovate Crossroads Inn and Suites

Councillor Quilty was in conflict with this item and left the room at 5:32pm. She returned at 5:35pm.

Committee reviewed the application to expand/renovate the Crossroads Inn and Suites at 980 Kenmount Road and recommend approval “in principle” subject to five (5) conditions.

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

Committee reviewed the application and recommend proceeding with the Notice of Discretionary Use and Council approval subject to four conditions and no objections being received in response to the notice.

c. S2023-016 Crown Land Referral - Three Island Pond

Committee reviewed the Crown Land Referral and recommend sending to council to request that Crown Lands refuse the application, or at minimum defer the decision for a year, as the Town may have interest in the land for municipal purposes and will require time to assess the land.

d. 518 St. Thomas Line – AIP - SFD

Committee reviewed the application for 518 St. Thomas Line and recommend Council refuse the application as it does not comply with the Town of Paradise Development Regulations, 2016, specifically Sections 3.1 and 6.4e of these Regulations.

e. Outstanding Order Report - January 11, 2024

Committee discussed the Outstanding Order Report.

f. Building Permit List Dec 5, 2023 - Jan 8, 2024

Committee discussed the permits issued between December 5, 2023 and January 8, 2024.

9. Old/Recurring Business

a. Greenhouses

a. Paradise Development Regulations Amendment 20, 2023 - Greenhouses

Committee reviewed the Amendment and recommend Council adopt Development Regulations Amendment No. 20, 2023.

10. New/Other Business

a. SJRFD - 2023 Year in review

Committee discussed the St. John's Regional Fire Department 2023 year in review.

b. Fireworks - Letter from resident

Committee discussed a letter from a resident regarding fireworks and recommend referring the item to the Recreation and Community Services Committee to explore more options.

c. Existing Trail East of 49A Three Island Pond

Committee discussed an email from a resident regarding the trail use adjacent to his property.

11. Next Meeting

The next meeting is scheduled for Thursday January 25, 2024.

12. Adjournment

The meeting adjourned at 6:37 pm.