



Town of Paradise

Planning and Protective Services Committee Meeting

January 25, 2024, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Glen Carew, Councillor
Deborah Quilty, 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
Daxton Pinsent, Manager of Economic Development
Robin Stick, Administrative Assistant

1. Safety Moment

Deputy Mayor Street shared a safety moment.

2. Adoption of the Agenda

The agenda was approved with additions and adopted.

3. Adoption of the Minutes

The minutes were approved and adopted.

4. Business Arising from the Minutes

a. 518 St. Thomas Line

Committee discussed Council refusal for 518 St. Thomas Line.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Paradise Municipal Plan Amendment 3, 2023 and Development Regulations Amendment 19, 2023

The decision to adopt these Amendments was deferred by Council at the January 23, 2024, public Council meeting. Committee recommend staff send notices to residents within 200m of the subject area. This should be practice going forward for all future Amendments. A Commissioner's hearing that was scheduled for later in February was cancelled upon the deferral of the decision. That meeting will be rescheduled following the public consultation.

b. Town of Torbay Request to Amend SJURRP

The committee had no issues with the approved Amendment and requested staff to respond to the Town of Torbay.

c. Marketridge Amendment - Resident Concerns

Committee discussed feedback from residents regarding the Marketridge Amendment and requested staff set up a meeting with a resident delegation.

6. Economic Development

a. Annual Partnership Funding for both Chambers of Commerce:

The Committee discussed and approved a new partnership funding model to support the Mount Pearl Paradise Chamber of Commerce and the Conception Bay Area Chamber of Commerce. Creating an annual partnership agreement at the beginning of each year was recommended by staff to improve the efficiency of the funding relationship between both Chambers of Commerce. This agreement will outline the annual funding support level, planned events, and partnership terms and conditions.

7. Municipal Enforcement

a. 50 Donna Road – Wood Stove Appeal Hearing

Committee deferred this item to an upcoming Committee meeting.

8. Planning and Development

a. 685 St. Thomas Line – Add Apartment

Committee discussed an application for a development approval at 685 St. Thomas Line and recommended proceeding with the Notice of Discretionary Use and approval from Council subject to eight conditions and no objections being received in response to the notice.

b. 14 Stonewall Drive – Multi-Unit Building

Committee discussed an application for a development approval at 14 Stonewall Drive and recommend proceeding with the Notice of Discretionary Use and approval from Council subject to eleven conditions and no objections being received in response to the notice.

c. 12 Paradise Road – Request to Waive Requirements

Committee discussed a request to waive the engineered site plan, site drainage plan, and landscape plan for 12 Paradise Road. Committee recommend that the request be denied as the items are required under Section 4.3.1 of the Town of Paradise Development Regulations. The upgrading of the waterline may be waived as long as a professional engineer's certificate is provided indicating the waterline is sufficient for 4 units.

d. Building Permits Jan 9 - Jan 22

Committee discussed the permits between January 9 and January 22, 2024.

e. 278 St. Thomas Line – Severance of Lot

Committee discussed the application to subdivide property at 278 St. Thomas Line and recommend Council refusal as the proposed lot does not meet the 450 m² lot area as per Section 4.7.1 of the Town of Paradise Development Regulations, 2016.

f. Ride Sharing/Uber

Staff provided Committee with an update on Ride Sharing.

g. Secondary suite (apartment) Funding Application

Committee had a brief discussion on the Secondary and Basement Suite Incentive pilot program.

9. Old/Recurring Business

a. Greenhouses

The Committee was provided with an update on the Greenhouse, Paradise Development Regulations Amendment No. 20. Council has adopted the Amendment, and it has been sent to the Gazette for publication.

b. Crown Land Referral - Mercer's Pond

Committee discussed the application for Crown Land Referral – Mercer's Pond as this application was deferred at the January 23, 2024 Public Council Meeting. The committee requested to have the applicant attend an upcoming committee meeting as a delegation.

10. New/Other Business

a. Accessible Transit - Receipt Reimbursement

Committee recommended forwarding to Council to have the \$75.00 Application fee reimbursed.

11. Next Meeting

The next meeting is scheduled for Thursday February 8, 2024.

12. Adjournment

The meeting adjourned at 7:15 pm.