



Town of Paradise

Planning and Protective Services Committee Meeting

June 8, 2023, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Glen Carew, Councillor

Council Absent: Deborah Quilty, 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. Delegation - CBA Chamber

Committee was joined by the Conception Bay Area Chamber of Commerce who shared a presentation.

2. Safety Moment

Deputy Mayor Street shared a safety moment.

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. Procedure for Corner Lot Fence Applications

Committee approved the fence application process for corner lots. Director of Planning and Protective Services to send information to all Directors prior to sending to staff.

b. Commercial Vehicle Regulations Update

Committee discussed an update on the Commercial Vehicle Regulations and directed that Steve Batten, Municipal Enforcement Supervisor, attend the next Committee meeting.

c. Picco Ridge Development Regulations Amendment 15, 2023

Committee directed that the Amendment for the Picco Ridge Development be sent to Council for adoption

d. Market Ridge Municipal Plan and Development Regulations Amendment

Committee recommended proceeding with the required public consultation in accordance with section 14 of the Urban and Rural Planning Act, 2000.

7. Economic Development

There was nothing to report at this time.

8. Municipal Enforcement

a. Dirt Bikes and ATVs

Committee asked staff for an update on the recurring issues with the Dirt Bikes and ATVs within the Town. Staff advised that employees are getting the training needed and are in contact with the RNC.

9. Planning and Development

a. 1297 Topsail Road – Seasonal Fenced Storage Area

Due to a potential conflict of interest for Councillor Carew, committee advised that the discussion regarding a seasonal fenced storage area at 1297 Topsail Road be moved to next PPS Committee.

b. 35 Everest Street – Existing Accessory Buildings Total Footprint Of 121.68sq. m - DA

Committee recommended proceeding with the Notice of Discretionary Use for an existing accessory building at 35 Everest Street and send to Council for approval subject no objections being received in response to the Notice and 13 conditions. If objections are received, the application will be returned to the committee for further consideration.

c. 43 Balsamwood Road – Accessory Building in Front of Building Line

Committee recommended proceeding with the Notice of Discretionary Use for an accessory building in front of the building line at 43 Balsamwood Road and to send to Council for approval subject no objections being received in response to the Notice and 12 conditions. If objections are received, the application will be returned to the committee for further consideration.

d. Emerald Ridge - Clearing and Grubbing Permit Request

Committee recommend approval of the Clearing and Grubbing at Emerald Ridge subject to 3 conditions.

e. Speed Camera Project

Committee discussed the Speed Camera Project.

f. Building Permits May 16 - June 2

Committee discussed the permits issued between May 16-June 2.

10. New/Other Business

There was nothing to report at this time.

11. Next Meeting

The next meeting is Thursday June 22 at 5:00 pm.

12. Adjournment

The meeting adjourned at 7:40 pm