



Town of Paradise

Planning and Protective Services Committee Meeting

June 9, 2022, 5:00 p.m.

Council Chambers

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

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

1. Safety Moment

Deputy Mayor Street shared a safety moment.

2. Adoption of the Agenda

The agenda was approved with the addition of three items under New/Other Business.

3. Adoption of the Minutes

The minutes were approved and adopted as presented.

4. Business Arising from the Minutes

There was no business arising from the minutes.

5. Municipal Enforcement

a. Fireworks Committee Update

The Municipal Enforcement Foreperson sits on a fireworks committee with neighboring municipalities to deal with matters related to the use of residential fireworks. The Committee has developed a handout which is locally distributed to fireworks purchasers at the point of sale. Content of the handout (which includes applicable regulations and best practices) was discussed by the Committee.

b. 31 Sunvalley Drive Update

An update was given on the file.

6. Planning and Development

a. 215 Topsail Pond Road - Crown Land Referral

An application was received to construct an accessory building on Crown Land. As the land is adjacent to Peter Barry Duff Park and Topsail Round Pond, the Committee felt the use of the property as a public space be explored. Committee directed that a referral be sent to the Department of Recreation & Leisure Services.

b. 59 Balsamwood Road – Crown Land Referral

Committee recommend that the Crown Lands Division refuse the Crown Land application. The applicant has an excess of 20 acres of land and has not identified a sound reason for the acquisition of the land. The land is better to maintained as future public pond accesses if & when Balsamwood Road is extended.

c. 1108 Kenmount Road – Eatery Serving Alcoholic Beverages

This application is for a proposed eatery/cafeteria serving alcoholic beverages and it requires a liquor license. The applicant previously applied and was approved in December 2020. Committee recommends approval of the application subject to eleven conditions.

d. 385 Three Island Pond Road – Accessory Building

An application has been received for approval of an 80m² accessory building at 385 Three Island Pond Road. Committee recommend to advertise the required public notice and send to Council for approval subject to no objections being received.

e. Building Permits May 16 - June 5

The Committee was provided with a list of permits issued from May 16- June 5, 2022.

f. 1 Ellesmere Avenue – AIP – 3 Unit Dwelling

Committee had direction from the Council meeting of June 7, 2022 to provide the necessary conditions of approval. The conditions of approval will be sent to Council for the June 21, 2022 meeting to be ratified.

g. 1 Gillian Place – Multi-Unit Building

Committee had direction from the Council meeting of June 7, 2022 to provide the necessary conditions of approval. The conditions of approval will be sent to Council for the June 21, 2022 meeting to be ratified.

7. Old Business

a. Fairview Investments Street Design

There are no updates at this time.

b. Commercial Vehicle Policy

There are no updates at this time.

8. New/Other Business

a. 54 Vineyard - Compliance

Committee reviewed the application for approval of the total floor area of the existing accessory buildings exceeding the 90m² maximum on the property. Committee recommended to advertise the Public Notice and send to Council for approval subject to no objections being received.

b. MEO Update

Committee asked for an update on Municipal Enforcement staffing. An update was also provided on the progress with the ATV Issues.

c. 9 Maverick Place - Beer Garden

An application has been received for the operation of an outdoor beer garden. The zoning of the location is Industrial General. The proposed beer garden is neither a permitted nor a discretionary use. The application cannot be recommended for approval. The applicant to be advised of the zoning issues and provided an opportunity to 1. Withdraw the application 2. Request an amendment to include the use as a permitted use within the IG zone. Should the applicant not choose one of the options, the application would be recommended for refusal.

9. Next Meeting

The next meeting will be on June 23, 2022.

10. Adjournment

The meeting adjourned at 7:12 pm and moved to a privileged meeting.