



Town of Paradise

Planning and Protective Services Committee Meeting

May 18, 2023, 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. Greenhouses

Committee discussed a letter from a resident regarding their application for a greenhouse and reviewed a report prepared by the Town Planner. The committee recommended an amendment be drafted and sent to Committee for consideration.

b. 115-127 Round Pond Road –Amendment Application

Committee discussed an amendment application to make a change to the Rural Residential Use Zone by adding Round Pond Road to the list of streets that have 35-Meter Frontage. The Committee discussed the matter and were not in favour of the change. The application will be forwarded to Council for refusal.

6. Economic Development

There was nothing to report at this time.

7. Municipal Enforcement

There was nothing to report at this time.

8. Planning and Development

a. 1237 Kenmount Road – The Paint Shop

Committee recommended proceeding with the Notice of Discretionary Use for a paint retail store and warehouse at 1237 Kenmount Road. This will go to Council with a recommendation to approve subject to 9 conditions and no objections being received in response to the Notice.

b. 106 St. Thomas Line – Home Based Storage Business

Committee discussed an application for a home based storage business at 106 St. Thomas Line and recommended Council refuse the application as the proposed use is neither a Permitted nor Discretionary use of the

RLD use zone and as spot zoning for an industrial use would not be considered with the policies of the Municipal Plan.

c. 1187 Kenmount Road – Benson School of Music

Committee recommended proceeding with the Notice of Discretionary Use for a Music School located at 1187 Kenmount Road. This will go to Council for approval subject to 7 conditions and no objections being received in response to the Notice.

d. Capital Home Hardware - Letter

Committee discussed a letter from Capital Home Hardware regarding a notice from the town to remove the temporary fencing. The property owner is required to submit an application for the fence. The fence can remain in place until a decision is made on the application.

e. 1481-1495 Topsail Road Crown Land Referral for Snow Storage

Committee discussed a Crown Land Referral for land to the rear 1481-1495 Topsail Road for a snow storage use. Committee recommended refusing the application as the land is within buffer of the Grand Concourse Trail and part of the Provincial Trailway system.

f. 289 Lanark Drive Mailbox Easement

Committee discussed a request to have the Canada Post Boxes relocated from Lanark Drive to facilitate a driveway. Committee recommended contacting the Developer and requesting a new location in consultation with Canada Post for the relocation of the mailboxes subject to the Town's approval.

g. Building Permits May 2 - May 15

The committee discussed the permits issued between May 2 and May 15, 2023.

9. New/Other Business

a. Minutes of the St. John's Regional Fire Services Committee

The minutes from the St. John's Regional Fire Services Committee were provided for information purposes.

b. 50 Donna Road - Wood Stove

Committee discussed an email received from a neighboring property regarding a Wood Stove at 50 Donna Road. A Work Order was issued and confirmed by Council on April 18, 2023. The Order has been appealed to the Eastern Regional Appeal Board. A response will be forwarded to the resident.

c. 1817 Topsail Road

Committee inquired on an update for 1817 Topsail Road. Staff advised the committee that the Building Inspectors will check on the status.

10. Next Meeting

Thursday June 8, 2023, 5:00 pm.

11. Adjournment

The meeting adjourned at 7:05 pm.