



## Town of Paradise

### Planning and Protective Services Committee Meeting

May 19, 2022, 5:00 p.m.

Council Chambers

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

Staff Present: Lisa Niblock, CAO  
Alton Glenn, Director of Planning and Protective Services  
Dawn Doody, Administrative Assistant

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#### 1. Safety Moment

Deputy Mayor Street shared a safety moment

#### 2. Adoption of the Agenda

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

#### **4. Adoption of the Minutes**

The minutes were approved and adopted as presented.

#### **5. Business Arising from the Minutes**

There was no business arising from the minutes.

#### **6. Municipal Plan and Regulations Policy Initiatives and Amendments**

##### **a. Municipal Plan and Development Regulations Amendment 1, 2019 – Close File**

A discussion was had with the applicant and Committee recommends closing the file.

##### **b. SJURRP Amendment 2, 2022 - Referral**

The Committee accepted the staff recommendation to respond in writing to the Town of Logy Bay-Middle Cove-Outer Cove stating that the Town of Paradise does not have any objections to the proposed St. Johns Urban Region Regional Plan Amendment 2, 2022.

#### **7. Planning and Development**

##### **a. 27 Fred W. Brown - Compliance Request**

The committee reviewed concerns regarding the Town's requirement to complete the landscaping on the rear yard. Committee recommend requesting Infrastructure and Engineering to determine the sloping of the rear yard and whether there is a safety issue with requiring the landscaping to be completed.

##### **b. 1 Ellesmere Avenue – Multi-Unit Dwelling**

The application that was presented did not have any significant changes from the previous application. Committee recommend sending to Council for refusal.

**c. 274 A Paradise Road – Approval to Construct a SFD**

An application for an Approval in Principle to construct a single family dwelling at 274A Paradise Road was discussed. The proposed lot does not meet the requirements of the Development Regulations and was recommended for refusal.

**d. Development Approval – Cell Tower – O’Brien’s Way**

This application was previously approved by Council, but that approval has expired. Committee recommended advertising and sending to Council for approval subject to no objections being received.

**e. Building Permits May 2-15**

The Committee was provided with a list of permits from May 2-15, 2022.

**f. 1 Gillian Place – Multi-Unit Building**

This application was advertised, and objections have been received. The assessment was reviewed, and Committee recommend to send to Council for refusal.

**g. 137 Summit Drive – Accessory Building**

The application has been advertised and three objections were received and discussed. The Committee recommended approval to Council subject to the thirteen (13) conditions.

**h. 59 Trails End Drive - Fence Height**

A resident requested that Council consider a request for a fence exceeding the maximum height requirements. Committee discussed the request and was advised by staff that variances to fence height are not permitted under the Municipalities Act. The Town’s Fence and Retaining Wall Regulations were adopted under the authority of this Act.

**i. 8-10 Rob's Road AIP Committee Assessment**

An Approval in Principle application was received for a 5-lot row dwelling subdivision at 8-10 Robs Road. This application is in line with the Towns growth strategy. The Committee recommends Council approve subject to five conditions.

**8. New/Other Business**

**a. 1 Ivy Dale**

Committee discussed the application for 1 Ivydale and recommend upholding the decision to adhere to the Accessory Building Regulations.

**b. 6 St Thomas Line**

Committee briefly discussed the NL Power easement associated with the property at 6 St Thomas Line.

**9. Old Business**

**a. Trenton Drive – Open Space**

There are no updates at this time.

**b. Fairview Investments Street Design**

There are no updates at this time.

**c. Commercial Vehicles**

Committee asked for an update on the Commercial Vehicle Policy. It was advised that it is currently in progress.

**10. Next Meeting**

The next meeting will be on June 9, 2022.

**11. Adjournment**

The meeting adjourned at 8:03 pm.