



Town of Paradise

Planning and Protective Services Committee Meeting

May 30, 2024, 5:00 p.m.

Boardroom

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

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

Chair Quilty shared a safety moment.

2. Adoption of the Agenda

The agenda was approved and adopted with additions.

3. Adoption of the Minutes

Items 5q and 5o of the Minutes were amended to reflect the correct civic addresses for 160 St. Thomas Line and 63 Paradise Road respectively.

4. Business Arising from the Minutes

Committee asked for an update on 63 Paradise Road regarding vehicles parked in front of the dwelling. A site visit will be completed.

Committee was updated on the complaint about a business at 160 St. Thomas Line. The Development Technicians are following up with a letter to the property owner.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Plan Amendment #3 Development Regulations #19 (Market Ridge)

Staff advised Committee that additional information is required prior to advertisement of Plan Amendment #3, Development Regulations #19.

b. Plan Amendment #4 Development Regulations #21 (Moonlight Drive)

Staff advised Committee that both Planning and Protective Services staff and Infrastructure and Engineering staff completed a site inspection to determine if a watercourse with fish habitat was present in the area and it was determined that there was no area that required conservation zoning nor was there fish habitat present.

c. Development Regulations #22, 9 Spracklin Boulevard

Notices were published on May 24 and will be published again on May 31 in the Shoreline regarding Development Regulations #22. The Notice was also published on the website and mailed to residents within 200m. The deadline for comments is June 10, 2024.

d. Development Regulations #23, McCarthy Subdivision

At the May 28 Council meeting, direction was given to advertise Development Regulations #23. The notices will be published in the Shoreline on June 7 and June 14 and letters will be sent to the residents within 200 m. The deadline for feedback will be June 24, 2024.

e. Development Regulations #24, 81-85 Karwood Drive

Committee discussed Development Regulations #24. The Infrastructure and Engineering Division requested a transportation modeling of the area. A memo to the Planning and Protective Services Committee and Council will be prepared after the Infrastructure and Engineering staff are satisfied with the modeling and the application fee is paid.

f. Development Regulations #25, Housekeeping

The Amendment was adopted by Council on May 28, 2024, and will be sent to MAPA for registration.

6. Economic Development

The committee was provided an update on the Economic Development Manager position.

7. Municipal Enforcement

a. 1345 Topsail Road – Seagull Control

Deputy Mayor Street was in conflict and left the room at 5:31pm. Mayor Bobbett joined the discussion. Deputy Mayor Street returned at 5:37pm.

Committee discussed an ongoing issue with seagulls at the pipe yard on this property. Committee deferred a decision because they are waiting on additional information and the results of the trial testing and the public consultation. This matter will be returned to Committee following the receipt of the testing results.

8. Planning and Development

a. Land Use Boundary Determination – Lakeview Subdivision

Councillor Maher was in conflict and left the room at 5:41pm. Mayor Bobbett joined the discussion. Deputy Mayor Street advised Committee that she could be in potential conflict. After a brief discussion Committee determined that she was not. Councillor Maher returned at 5:58pm.

Committee discussed the zoning boundary change for Lakeview Subdivision. Staff will reach out to the impacted property owner with a deadline of 10 days to respond.

b. Appendix H: Market Ridge Commercial Residential Development Plan Amendment

Committee discussed a request from the landowner in Market Ridge to change the adopted concept plan from row housing to semi-detached housing. Committee recommend Council approval.

c. 116 Summit Drive – Accessory Building

Committee discussed the application for an accessory building with a floor area of 112m² at 116 Summit Drive and recommend proceeding with the Notice of Discretionary Use and Council approval subject to 13 conditions and no objections.

d. 14 Sunderland Drive – Removal of subsidiary apartment

Committee discussed a request from the property owner of 14 Sunderland Drive to provide additional time for the removal of the subsidiary apartment. Committee approved the request with a new deadline to complete by October 31, 2024.

e. 518 St. Thomas Line – Building permits at 558 & 560 ST. Tomas Line.

Committee discussed a request from the property owner of 518 St. Thomas Line to review building permits issued for these properties and to provide reasons as why these were issued. Staff provided a detailed report outlining that the lots were approved prior to the Town of Paradise Development Regulations, 2016. Staff will respond to the property owner.

f. Building Permits May 14 - May 27

Committee discussed the Building Permits issued between May 14 and May 27, 2024.

9. Old/Recurring Business

There was nothing to report at this time.

10. New/Other Business

a. 33 Acharya Drive

Committee discussed the number of vehicles and tires in the rear yard at 33 Acharya Drive. Staff advised the committee that 1 vehicle has now been removed and 2 more will be removed within the next 2 weeks.

Committee requested the MEO's send pictures after the 2-week period is up.

b. ATVs

Committee discussed the misuse of ATVs around St. Thomas Line and Ashlen Crescent. Communications will be asked to promote proper ATV use on social media.

c. 20 Paradise Road

The committee discussed the demolition of a property at 20 Paradise Road.

11. Next Meeting

The next meeting is Thursday June 20, 2024.

12. Adjournment

The meeting adjourned at 6:47 pm and moved to a Privileged Meeting.