



Town of Paradise

Planning and Protective Services Committee Meeting

November 17, 2022, 5:00 p.m.

Boardroom

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

Council Absent: Deborah Quilty, Councillor

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 and adopted.

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 Plan and Regulations Policy Initiatives and Amendments

a. Paradise Fence Regulations – Corner Lots

The Town Planner provided information research from other municipalities. Staff recommended proceeding with an amendment to the fence regulations. Committee agreed with the recommendation.

b. Bell Property Land Use Assessment Report and Amendment

Committee recommend to send to Council for approval to proceed with the required public consultation regarding the Land Use Assessment Report and the draft Development Regulations amendment.

6. Economic Development

a. New Business List

Committee were provided a list of new businesses in the Town for 2021 and 2022.

7. Municipal Enforcement

a. Change Order Pricing for Security Services

Committee recommend Council approve the change order pricing for Spectrum Investigation and Security Limited.

8. Planning and Development

a. 9 Maverick Place – Tap Room and Beer Garden

Committee recommend to send to Council for approval subject to the eleven conditions.

b. 33 Balsamwood Road – Accessory Building - DA

Committee recommend proceeding to advertise and to send to Council for approval subject to thirteen conditions and no objections being received in

response to the Notice of Discretionary Use. If objections are received, the application will be returned to Committee for further consideration.

c. 75 Milton Road - Commercial Vehicle Permit

The application is for approval to park a semi-truck on the property. Committee recommend to send to Council for refusal as the application is contrary to the Commercial Vehicle Regulations. Committee requested an update on the Commercial Vehicle Regulations review.

d. 125 Topsail Pond Road – AIP – Dwelling Extension

Committee recommend to send to Council to approve subject to the seven conditions.

e. 15 Vanellen Place – Paving on Town Right-of-Way

Staff provided a brief update report on the minor landscaping permit and paving of the driveway at 15 Vanellen Place.

f. Kingsway Living – Resident Complaint

Committee was advised of the residential concerns with the lighting and screening and that the Planner had discussed the issues with the Developer. Committee directed staff to reach out to the Developer about the possibility of erecting a privacy barrier.

g. 24 Tiverton Street – Nail Technician - DA

Committee directed that the application be deferred pending further study.

h. Building Permits Oct 17 - Nov 13

The Committee was provided with a list of permits from October 17-November 13, 2022.

i. Rob's Road Letter

Committee recommended to send the response letter to the petition as prepared.

9. New/Other Business

a. Building Healthy Communities Assessment Tool

The Director followed up with the consultant. This is a Government initiative and the company Level Up Inc will be leading it. Committee recommend taking part in the initiative, as there is no cost associated with it and the tool will benefit the Town.

b. Marketplace Way Subdivision - Sidewalks

Committee discussed the lack of sidewalks in the area. The Developer advised that that the work will be completed next year.

10. Next Meeting

The next meeting will be December 8, 2022.

11. Adjournment

The meeting adjourned at 6:45 pm.