



Town of Paradise

Planning and Protective Services Committee Meeting

November 21, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson
Kimberley Street, Deputy Mayor
Tommy Maher, Councillor (left meeting at 6:24 pm)
Glen Carew, Councillor (Guest – attended virtual)

Council Absent: Dan Bobbett, Mayor, Ex-Officio

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.

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

Staff are waiting for additional documents on Plan Amendment #3 Development Regulations #19 (Market Ridge).

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

Dillon Consulting Limited conducted a site visit on November 8, 2024, during which a potential water stream and wetland were identified on the site. The consultant recommended conducting a more comprehensive study, the estimated cost between \$4,000 and \$6,000 (excluding tax). The consultant has been contacted to provide a final quotation.

c. Development Regulations #24 (Baptist Church Property – Affordable Senior Housing)

Development Regulations #24 was adopted on October 15, 2024. The developer needs to revise the requested document in order to proceed with sending the amendment to MAPA for registration.

d. Development Regulations #26 (Mini Homes)

Development Regulations #26 was adopted on November 5, 2024 and sent to MAPA for registration on November 6, 2024.

6. Economic Development

a. Business Tax Reduction Application

Committee discussed an application for a business tax reduction and directed staff to send to Council with the recommendation to approve.

7. Municipal Enforcement

a. RNC Location

Committee discussed a possible location for the RNC. A letter will be forwarded to the Chief.

8. Planning and Development

a. 1770 Topsail Road

Committee discussed a request from the property owner at 1770 Topsail Road to purchase some portion of the Town's property as a solution to bring their property in compliance with the standards of the zone.

Committee directed staff to refuse the request and for staff to send a letter to the property owner.

b. Correspondence - Feasibility Study for Boundary Alteration

Committee discussed a letter from John Haggie, Minister of Municipal and Provincial Affairs. The letter confirmed the appointment of a consultant to undertake the feasibility study.

c. Bell Site at Camrose Dr Water Tower

Committee discussed a request from Bell for an extension of the agreement with the Town which permits Bell Infrastructure on the water tower. The Committee directed approval of the extension.

d. Pattison Street Resident Request

Committee discussed a request regarding 48 Pattison Street. The Committee directed that no action from the Town was required.

e. Trail Connection: Topsail Road to Neil's Pond

Committee discussed a possible trail connection at Topsail Road to Neil's Pond. Staff will forward to the Recreation and Community Services Department for comment.

f. 12 Paradise Road

Committee discussed a request to waive the paved parking requirement at 12 Paradise Road. The applicant indicated a 4 unit building at 4 Elmer place that does not have paved parking. Staff advised that the 4 unit building has been in place prior to the 1994 Town of Paradise Development Regulations. Committee directed staff to refuse the request as this is in contrary to Section 4.3.1 of the Town of Paradise Development Regulations, 2016 and also contrary to the Condition 3(e) of the Development Approval issued October 2, 2024.

g. 171 Paradise Road

Item 8g was moved to the beginning of the agenda as Deputy Mayor was in conflict as the applicant was her mother. She left the room at 5:26pm and returned at 5:46pm.

Committee discussed an application to construct a single-family dwelling at 171 Paradise Road. Committee directed staff to send to Council with the recommendation to refuse the request as the proposed lot lacks adequate road access and does not front on a publicly owned and maintained street, no access to storm drainage, sanitary facilities, or domestic water supply.

h. 195 Paradise Road

Committee discussed a request from the property owner at 195 Paradise Road for the garage at the rear of the property to remain. The garage does not meet the required 1.2m to the side of the boundary as the Town of Paradise Regulations required under 2016. Committee directed staff to refuse the request.

i. 30 Whelan's Crescent – Commercial Vehicle Permit

Committee directed staff to proceed with the Public Advertisement for a Commercial Vehicle at 30 Whelan's Crescent and to send to Council with the recommendation to approve subject to 7 conditions and no objections being received.

j. Outstanding Order Report - November 7, 2024

Committee discussed the Outstanding Order report.

k. Request to waive application processing fee - Holy Innocents Church (Minor Renovations)

Item 8k was moved to the beginning of the agenda as Deputy Mayor was in conflict as her sister runs an after-school program from the location. She left the room at 5:26pm and returned at 5:46pm.

Committee discussed a request to refund the \$200.00 processing fee as the location is a place of worship. Committee approved the request.

l. Building Permits October 16 - November 15, 2024

Committee discussed the building permits issued between October 16 and November 15, 2024.

9. Old/Recurring Business

There was nothing to review at the time.

10. Next Meeting

The next committee meeting is Thursday December 5, 2024, at 5:00 pm.

11. Adjournment

The meeting adjourned at 7:25 pm and moved to a privileged meeting.