



## Town of Paradise

### Planning and Protective Services Committee Meeting

October 3, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson  
Kimberley Street, Deputy Mayor  
Tommy Maher, Councillor

Staff Present: 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 with the committee.

#### 2. Adoption of the Agenda

The agenda was adopted with additions to New/Other Business.

#### 3. Adoption of the Minutes

The minutes were approved and adopted.

#### 4. Business Arising from the Minutes

Committee discussed an update on the debris around a property on Angels Road.

#### 5. Municipal Plan and Regulations Policy Initiatives and Amendments

**a. Development Regulations Amendment No. 24, 2024**

Committee discussed Development Regulations Amendment No. 24, 2024 and directed staff to send to Council with the recommendation of adoption. This proposes changing the land use zoning of 81-85 Karwood Drive from Commercial General to Residential Medium Density. The proposed amendment supports the approval of the application for discretionary uses of a cluster development, a place of worship and parking relief for 53 parking spaces.

**6. Economic Development**

**a. Traffic Counts Quotes**

Committee was provided with an update regarding quotes for traffic counts at 21 intersections within the Town. Harborside Transportation Consultants were selected to undertake this work starting October 2024.

**7. Municipal Enforcement**

**a. NLAMPEO Conference**

Committee was provided details outlining the Newfoundland and Labrador Municipal Police and Enforcement Officers Conference.

**b. Off Road Vehicle (ORV) Patrol Report**

Committee discussed the Municipal Enforcement Off Road Vehicle and Bicycle Patrols Reports.

**8. Planning and Development**

**a. Development Approval - Damien Street Extension**

Committee discussed an application for Damien Street and directed staff to send to Council with the recommendation to approve subject to 22 conditions.

**b. 167A Paradise Road – Storage Garage**

*Committee declared Deputy Mayor Street in conflict as the applicant is the neighbor of several family members. Deputy Mayor Street left the room at 6:09pm and returned at 6:17pm.*

Committee discussed an application for 167A Paradise Road and directed staff to send to Council with the recommendation to approve subject to 11 conditions.

**c. Newfound Cabs**

Committee discussed an application from Newfound Cabs and directed staff to send to Council with the recommendation to defer the application for the operation of a remote taxi business until staff have had the opportunity to consider whether or not an amendment to the current taxi regulations may be warranted to permit remote taxi operations.

**d. Building Permits Sept 18 - Sept 30**

Committee discussed the building permits issued between September 18 and September 30, 2024.

**9. Old/Recurring Business**

There was nothing to report at this time.

**10. New Business**

**a. Correspondence from Developer - Yellowwood Phase 4**

Committee discussed a letter from a developer regarding conveyance of open space for Neils Pond Phase 4 (Yellow Wood Drive). A response will be provided to the Developer by staff.

**b. Email - Driveway/Chicane Configurations**

Committee discussed an email from a resident regarding speed bumps removed from the driveway of 33B Three Island Pond Road where the driveway crosses the T'railway. This will be discussed with the

Infrastructure and Engineering Department but the speed bumps will not be re-instated. A response will be provided to the resident.

**c. McCarthy Development**

Committee asked staff if there was an update for the McCarthy Development. Staff advised that there is nothing new at this time.

**d. Lanark and Archibald Connection**

Committee asked staff if there is soon going to be a connection of Lanark Drive between Archibald Drive and the southeast end of Lanark Drive. Staff advised that there would not be a connection until Council expropriates the land to facilitate the connection.

**e. 167A Paradise Road**

*Deputy Mayor Street was declared in conflict as the property in discussion was next to her relative and left the room at 7:32pm. She returned at 7:33pm.*

*Councillor Maher was declared in conflict as he is working with the developer and left the room at 7:32pm. He returned at 7:33pm.*

Committee discussed concerns from the resident at 167 Paradise Road regarding her land being landlocked from a subdivision development off Inwood Crescent. Staff advised that the Developer has not submitted the revised plans for the proposed development subdivision.

**f. Landscaping for new and existing development**

Committee discussed the Town's landscaping policies for new residential development.

**g. Outstanding Order Report**

*Councillor Maher declared in conflict in relation to the property at 1956 Topsail Road. The issues with this property were not discussed.*

Committee discussed the remaining items in the Outstanding Order Report.

**11. Next Meeting**

The next meeting is Thursday October 17, 2024, 5:00 pm.

**12. Adjournment**

The meeting adjourned at 7:34 pm and moved to a Privileged meeting.