



Town of Paradise

Planning and Protective Services Committee Meeting

August 26, 2024, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor
Tommy Maher, Councillor
Dan Bobbett, Mayor, Ex-Officio (Virtual)

Council Absent: Deborah Quilty, Councillor, Chairperson

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

Staff Absent: Lorelei Dean, Manager of Development Services

1. Safety Moment

Deputy Mayor Street 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

An update was requested regarding 160 St. Thomas Line. Staff were directed to look into the status of the matter.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

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

Staff continue to work with the developer while waiting additional documentation before advertising Plan Amendment #3 Development Regulations #19.

b. Plan Amendment #4 Development Regulations #21(MoonlightDrive)

A summary of the public consultation and site visit for Plan Amendment #4 Development Regulations #21 will be provided at a future committee meeting.

c. Development Regulations Amendment No. 24, 2024

Council approved the recommendation to proceed with the public notices for Development Regulations Amendment No. 24, 2024. Notices shall include information about the proposed discretionary uses for cluster development and a place of worship. Council has approved the parking relief request, provided the application for rezoning and discretionary use for the senior housing cluster development is successful.

6. Economic Development

Staff informed the committee that Michelle Simms, CEO of Advantage St. John's has been working out the Town Hall once a week.

7. Municipal Enforcement

a. Elgin Park Patrols

Committee discussed an ongoing issue pertaining to complaints in Elgin Park.

8. Planning and Development

There is nothing to report at this time.

9. Old/Recurring Business

There is nothing to report at this time.

10. New/Other Business

a. Building Permits August 5, 2024 - August 23, 2024

Due to a being the permit holder for 26 Deborah Lynn Heights Councillor Maher left the room at 5:31pm and returned at 5:35pm.

Committee discussed the permits issued between August 5 and August 23, 2024.

b. Building Regulations

Committee discussed an email regarding secondary homes on one property and directed staff to prepare a report for an upcoming committee meeting.

c. Accessible Transit Program - Correspondence

Committee discussed a letter from Paul Dinn, M.H.A regarding the Accessible Transit Program and directed staff that no response was necessary.

d. CFIB Letter - Excessive patio permit

Committee discussed a letter from Canadian Federation of Independent Business regarding excessive patio permit fees. Staff informed the committee this will be discussed when drafting the 2025 Town of Paradise fee schedule.

e. Habitat for Humanity

Committee discussed an email from a resident with concerns on the land donation for Habitat for Humanity. Committee directed staff to reach out to Habitat for Humanity on the application process and send a response letter to the resident.

f. Dirt Bikes

Committee discussed the ongoing issues regarding dirt bikes and ATVs within the town.

g. Fee Structure

Correspondence was received from developer Greg Hussey noting that both CBS and Mount Pearl have made changes to their fee structure and are not charging certain fees until the Occupancy Permit stage. He was hoping that Paradise might consider the same thing. It was unclear if this reference was for subdivision fees or fees for individual building permits. Committee directed staff to reach out to both municipalities and ask about the matter.

11. Next Meeting

The next meeting is scheduled for Thursday September 5, 2024.

12. Adjournment

The meeting adjourned at 7:19 pm.