



## Town of Paradise

### Planning and Protective Services Committee Meeting

July 4, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson  
Kimberley Street, Deputy Mayor  
Tommy Maher, Councillor  
Dan Bobbett, Mayor, Ex-Officio

Staff Present: Alton Glenn, Director of Planning and Protective Services  
Lorelei Dean, Manager of Development Services  
Robin Stick, Administrative Assistant

Staff Absent: Lisa Niblock, CAO

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#### 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

The minutes were amended so that 8d reflected that Deputy Mayor Street was in conflict due to a relative in the location.

#### 4. Business Arising from the Minutes

There was no business arising from the minutes.

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

### **a. Development Regulations Amendment 23, 2024 – Summary of Public Consultation**

Committee discussed Amendment #23 to rezone the area to RHD and had concerns on the potential congestion of traffic and the number of number of responses from residents that were not in support. Committee recommended Council not approve the amendment.

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

Staff advised the committee that required documents have not been received from the Developer for Amendment #19. Once the documents have been received the Amendment will be advertised.

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

A summary of public consultation results and a site visit will be provided at the next Committee meeting on July 18, 2024 regarding Amendment #21.

### **d. Development Regulations #22, 9 Spracklin Boulevard**

Staff provided Committee with an update on Development Regulations #22..

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

Staff advised the committee that the Infrastructure and Engineering Department have requested a transportation modeling of the area on Karwood Drive. This will be brought back to the committee for further discussion and direction.

### **f. Development Regulations #25, Housekeeping**

Staff advised the committee that Development Regulations #25 was registered by MAPA on June 27, 2024, and was published in the Shoreline and Gazette on July 5, 2024. The Regulations are now in Legal effect.

## **6. Economic Development**

### **a. MPP Chamber of Commerce**

Committee discussed the Mount Pearl Paradise Chamber of Commerce.

### **b. Boat House Funding**

Committee discussed an update on the Boat House Funding. Staff will email the correspondence to the Committee.

## **7. Municipal Enforcement**

### **a. Elgin Park**

Committee discussed a complaint from a resident regarding noise in Elgin Park during the early hours of the morning. Committee requested staff assign more Security to the area, as well as send an email to the Recreation and Community Services committee suggesting a potential grass buffer by the rear properties in that area.

## **8. Planning and Development**

### **a. Paradise and Conception Bay South Boundary Change – Summary of Competition**

Staff prepared a report for the committee recommending a consulting company undertake the required Feasibility Study on behalf of the Town of Paradise and Town of CBS. Staff will send the recommendation to Council.

### **b. Building Permits June 18 - July 2**

Committee discussed the Building Permits issued between June 18 and July 2, 2024

### **c. 25 Hickey's Road –3-Unit Apartment Building**

An application for a 3-unit apartment building at 25 Hickey's Road was reviewed and the committee recommended staff refuse the application as

the development is contrary to Sections 3.1 and 8.6.1 of the Town of Paradise Development Regulations, 2016.

**d. Development Approval 197 St. Thomas Line 3 Lot Subdivision (UPDATED)**

Committee discussed an update for a Development Approval Application for a 3-lot subdivision at 197 St. Thomas Line. The committee had concerns on the sightlines for traffic on Paradise Road but recommended Council approve the application subject to 17 conditions.

**e. Outstanding Order Report - July 4, 2024**

*Councillor Maher was in conflict on an item (1956 Topsail Road) due to renting a space at that property and left the room at 6:29 pm. He returned at 6:30pm.*

Committee discussed the Outstanding Order Report.

**9. Old/Recurring Business**

There was nothing to report at this time.

**10. New/Other Business**

**a. Dirt Bikes**

Committee discussed the misuse of Dirt Bikes and ATVs around Peter Barry Duff Park and asked staff if there were measures which could be taken to curb this activity.

**b. 160 St. Thomas Line**

Committee asked staff for an update on 160 St. Thomas Line.

**c. 33 Acharya**

Committee discussed the vehicles in the driveway at 33 Acharya Drive. Municipal Enforcement will review.

**11. Next Meeting**

The next meeting is scheduled for Thursday July 18, 2024.

**12. Adjournment**

The meeting adjourned at 7:23 pm and moved to a Privileged meeting.