



## Town of Paradise

### Planning and Protective Services Committee Meeting

June 20, 2024, 5:00 p.m.

Boardroom

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

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

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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 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. Commercial Vehicle Regulations Amendment 2, 2024**

The Commercial Vehicle Regulations Amendment was discussed and committee recommend Council approval.

### **b. Traffic Regulations Amendment 1, 2024**

Committee discussed the Traffic Regulations Amendment 1 and recommend Council adopt the Amendment, publish in the Shoreline and the Gazette, and send to the Minister of Municipal and Provincial Affairs for registration.

### **c. Regulations #18 (Market Ridge)**

Staff provided the committee with an update regarding Regulations #18 (Market Ridge). Letters were mailed to the residents of Market Ridge on June 19, 2024 informing them about the revision of row houses to semi-detached houses in the approved development plan for the area.

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

Staff advised the committee that required documents have not been received from the Developer regarding Plan Amendment #3. Once the documents have been received the Amendment will be advertised.

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

A summary of public consultation and site visit will be provided at the next Committee meeting on July 4, 2024.

### **f. Development Regulations #23, McCarthy Subdivision**

The deadline for the public consultation regarding Development Regulations #23 is June 24, 2024. A summary from the public consultation will be presented at the July 4 Committee meeting.

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

Committee discussed Development Regulations #24. The Engineering department requested a transportation modeling of the area. The Amendment will be brought forward to Committee for discussion once the required information has been provided and reviewed.

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

Development Regulations #25 was adopted by Council on May 28, 2024. It was sent to MAPA for registration on May 31, 2024.

**i. Paradise Development Regulations Amendment 22, 2024 – 9  
Spracklin Boulevard**

*Deputy Mayor Street advised Committee that could be in potential conflict as she has a family member living in the area. After a brief discussion it was decided that she was not.*

Committee discussed the public response to the Amendment 22 notice. Due to significant resident concerns, Committee directed staff to send to Council with the recommendation to refuse the application.

**6. Economic Development**

There was nothing to report at this time.

**7. Municipal Enforcement**

**a. 33 Acharya Drive Update**

Committee discussed the MEO report about the condition of 33 Acharya Drive and requested that staff follow up with the resident on July 2, 2024, and provide a report to the next Committee meeting.

**b. Off Road Vehicle (ORV) Update**

MEO's contacted the schools to do an Off-Road Vehicle presentation in September 2024. Committee agreed May of 2025 would be an ideal time to present to the students.

## **8. Planning and Development**

### **a. Big Picture Update**

A Big Picture Update was provided to the Committee.

### **b. Request to relocate neighbourhood mailboxes from 23 Marble Avenue**

Committee discussed a request to have the mailboxes located at 23 Marble Ave relocated to a different area. It was determined that the request be refused as relocating the mailboxes may cause the same issue for other property owners. Committee recommended staff contact Canada Post to review their Snow Clearing strategy for this location.

### **c. Building Permits May 28 - June 17**

Committee discussed the Building Permits issued between May 28 and June 17, 2024.

### **d. 91 Three Island Pond Road – Accessory Building**

*Deputy Mayor Street declared conflict and left the room at 6:32 pm. She returned at 6:42 pm.*

Committee discussed an application for an accessory building at 91 Three Island Pond Road and recommended staff to proceed with the Notice of Discretionary Use and Council approval subject to 13 conditions and no objections to the notice.

### **e. 148 Three Island Pond Road**

Committee discussed a request from the property owners at 148 Three Island Pond Road for additional time for the relocation of two accessory buildings. Committee approved the request with a new deadline to complete by June 1, 2025.

**f. Development Approval - Neil's Pond Estates Phase 4**

Committee reviewed a Development Approval for Neil's Pond Estates Phase 4 and recommend Council approval subject to 24 conditions, which includes temporary access to Neils Pond Trail and that the trail be reinstated to Grand Concourse standards and to the Town's satisfaction.

**9. Old/Recurring Business**

There was nothing to report at this time.

**10. New/Other Business**

**a. Metrobus**

Committee discussed a request for more Metrobus stops or additional routes within the town during the day. This will be discussed more when planning for Budget 2025.

**b. Level of Service**

Committee discussed potential LEAN projects. Committee is to pick two topics within the Planning and Protective Services Department for Lean review.

**c. Police Service Delivery**

The Committee discussed the level of Police Services available to the Town of Paradise.

**d. Juniper Drive**

Committee discussed a dilapidated home on Juniper Drive.

**e. 20 Paradise Road**

The committee requested staff look into the property on 20 Paradise Road as the front door has been open for some time.

**11. Next Meeting**

The next meeting is scheduled for Thursday July 4, 2024.

**12. Adjournment**

The meeting adjourned at 7:26 pm.