



Town of Paradise

Planning and Protective Services Committee Meeting

May 16, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson
Kimberley Street, Deputy Mayor
Tommy Maher, Councillor
Glen Carew, Councillor (Guest - Virtual)

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

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. Development Regulations #18 (Market Ridge)

Residents were sent letters and the appendix on April 30, 2024, as a follow-up regarding Development Regulations #18.

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

Staff requested additional documents, such as open space plan and a more detailed concept plan for Development Regulations #19, before advertising the Amendment.

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

Amendment #4, Development Regulations #21 proposes to redesignate the Conservation zone to Residential as the watercourse is not indicated on the 1:50000 Provincial mapping. An objection was received indicating there was a stream that contained fish habitat. Staff are reviewing further and an update will be brought to an upcoming Committee meeting.

d. Development Regulations #22, 9 Spracklin Boulevard

Chair Quilty declared conflict and left the room at 5:16pm, she returned 5:18pm.

The committee requested that the amendment to Development Regulations #22 be advertised. Notices will be published in The Shoreline, on the Town website and mailed to residents within 200m of the subject area.

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

The draft proposal for rezoning from CG to RMD to allow for the development of an affordable senior housing project as a discretionary use was discussed. The Infrastructure and Engineering department has requested transportation modeling of the area. An update will be provided to the committee once the requested information has been reviewed.

f. DRA 23, 2024 – McCarthy Development

Committee discussed the McCarthy Residential Subdivision amendment and recommend Council proceed with the public consultation. This amendment will rezone a portion of the McCarthy Land from Residential Medium Density (RMD) to Residential High Density (RHD).

g. Development Regulations Amendment No. 25, 2024 - Housekeeping

Committee discussed Development Regulations Amendment No. 25, 2024. This amendment is to correct errors and provide minor clarification to certain regulations. Committee recommend Council adopt and submit to Municipal and Provincial Affairs for registration.

6. Economic Development

There was nothing to report at this time.

7. Municipal Enforcement

a. Security Services Contract One Year Renewal

Committee discussed a one-year renewal for Security Services with Shanahan's Investigation & Security Limited and recommend Council approval.

b. 2024 MEO Conference

Committee discussed a letter sent to the Director of Planning and Protective Services asking for the Town to host the 2024 Newfoundland and Labrador Association of Municipal Police and Enforcement Officers (NLAMPEO). Committee approved the use of professional development budget for this purpose.

8. Planning and Development

a. 242 Topsail Pond Road – Accessory Building

Committee discussed an application for an accessory building with a floor area of 131.4 m² and 10% variance at 242 Topsail Pond Road and recommend proceeding with advertising the Public Notice and Council approval subject to 14 conditions and no objections being received in response to the notice.

b. 6 St. Thomas Line

Staff provided an update to the Committee regarding structures on town property adjacent to 6 St. Thomas Line. A letter was issued on March 15, 2024, with a deadline of July 31, 2024, for the structures to be removed. To date those structures have not been removed. An update will be provided to the Committee after the deadline date.

c. 96 Ridgewood Drive – HBB – Screen Printing Apparel

Committee was advised that the Notice of Discretionary Use was advertised, and one objection was received. The objection outlined concern with a business in a residential area. After discussion, the Committee recommend Council approval of the application subject to 10 conditions.

d. 197 St. Thomas Line - 3 Lot Subdivision

Chair Quilty advised that she could be in potential conflict. After a brief discussion Committee agreed that she was not.

Committee discussed an application for a Development Approval for a 3-lot subdivision at 197 St. Thomas Line. Concerns with the blind turn on St. Thomas Line and a proposed roundabout for the area was discussed. Prior to making a recommendation on the application, Committee requested that the Infrastructure and Engineering Department review and

provide comment. Also, Municipal Enforcement will reach out to the RNC to inquire on the number of accidents reported by Ashlen Cres

e. Development Approval 980 Kenmount Road Expand-Renovate Crossroads Inn and Suites

Committee discussed an application for an extension to the Crossroads Inn and Suites to add 8 rooms and recommend Council approval subject to 16 conditions.

f. Fairview Investments - Lakeside Phase 6 Subdivision- Development Approval

Deputy Mayor Street advised Committee that she could be in potential conflict, after a brief discussion Committee agreed that she was not.

Committee discussed an application for Lakeside Subdivision Phase 6 (34 lots) and recommend Council approve subject to 22 conditions.

g. 12 Paradise Road – AIP – Apartment Building

Committee discussed an application for “Approval in Principle” to convert the existing dwelling at 12 Paradise Road to a 4 unit apartment building and recommend Council approval subject to 10 conditions.

h. 4 Stanhope Drive – Variance Approval

Committee discussed a variance application to extend an existing accessory building at 4 Stanhope Drive and recommended proceeding with the Notice of Discretionary Use and Council approval subject to 13 conditions and no objections being received in response to the notice.

i. Outstanding Order Report - May 14, 2024

Councillor Mahar declared conflict on an order (1956 Topsail Road) and left the room at 6:58 pm and returned at 7:01 pm.

Committee discussed outstanding orders.

j. 19 Glendarek Drive –Subsidiary Apartment

Committee discussed an application for a subsidiary apartment in a future dwelling at 19 Glendarek Drive. Committee recommend staff proceed with the Notice of Discretionary Use and Council approval subject to 5 conditions and no objections being received in response to the notice.

k. Aerial Imagery Purchase -2024

Committee discussed purchasing new aerial imagery from Pictometry Canada Corp, at a cost of \$21,127.33 (HST included) and recommend Council approve the request.

l. Building Permits April 23 - May 13

Committee discussed the Building Permits issued between April 23 and May 13, 2024.

m. K&D Grocery, Paradise Road

Correspondence was discussed from the business owner of K&D Grocery concerning initiatives they are pursuing.

n. Re Leaf Program

Committee asked Staff for an update on the Re Leaf Program. A date will be set to have a delegation to the committee.

o. Paradise Road

Committee discussed the number of vehicles on a property on Paradise Road.

p. 33 Acharya Drive

Committee discussed the number of vehicles and tires in the rear yard at 33 Acharya Drive.

q. 150 St. Thomas Line

Committee discussed a possible business operating at 150 St. Thomas Line and the unauthorized storage of tires. Staff will investigate the matter.

9. Old/Recurring Business

There was nothing to report at this time.

10. New/Other Business

a. Karwood Deficiencies

Committee discussed the outstanding deficiencies for Karwood. It was noted that the Developer has until September 21 to complete the work.

b. 518 St. Thomas Line - Email from resident

Committee discussed an email from a resident regarding 518 St. Thomas Line. The email will be reviewed and an update will be provided at the next Committee meeting.

11. Next Meeting

The next meeting is scheduled for Thursday May 30, 2024.

12. Adjournment

The meeting adjourned at 7:50 pm and moved to a Privileged Meeting.