



## Town of Paradise

### Planning and Protective Services Committee Meeting

October 17, 2024, 5:00 p.m.

Boardroom

Council Present: Deborah Quilty, Councillor, Chairperson  
Kimberley Street, Deputy Mayor  
Tommy Maher, Councillor (Virtual)  
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.

#### 3. Adoption of the Minutes

The minutes were approved and adopted.

#### 4. Budget Discussion

Committee discussed proposed budgeted items for 2025 for the Planning and Protective Services Department.

**5. Business Arising from the Minutes**

There was no business arising from the minutes.

**6. Municipal Plan and Regulations Policy Initiatives and Amendments**

**a. Paradise Development Regulations Amendment No. 26, 2024**

Committee directed staff to send to Council with the recommendation to adopt the Paradise Development Regulations Amendment No. 26, 2024 and send to Municipal and Provincial Affairs for registration.

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

Staff advised the Committee that the Town are still waiting for additional documents and a more detailed concept plan prior to advertisement of Plan Amendment #3 Development Regulations #19 (Marketridge).

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

The committee discussed Plan Amendment #4 Development Regulations #21 (Moonlight Drive) and were advised that Dillon Consulting Limited is to conduct a study to determine if there is potential for a watercourse to be present in the area or if there is a natural drainage path. The consultant will provide a recommendation on whether a broader watercourse/wetland assessment is required.

**7. Economic Development**

There is nothing to report at this time.

**8. Municipal Enforcement**

**a. Municipal Ticketing Update**

The committee discussed an update on municipal ticketing.

**9. Planning and Development**

**a. 157 Carlisle Drive – HBB Hair Salon**

Committee directed staff to proceed with the Notice of Discretionary Use for 157 Carlisle Drive and to send to Council with the recommendation to approve subject to 10 conditions and no objections being received.

**b. 54 Topsail Pond Road – HBB E-Commerce**

Committee directed staff to proceed with the Notice of Discretionary Use for 54 Topsail Pond Road and to send to Council with the recommendation to approve subject to 10 conditions and no objections being received.

**c. Development Approval - Lakeside Phase 6B Subdivision**

Committee directed staff to send the Development Approval for Lakeside Phase 6B Subdivision to Council with the recommendation to approve subject to 22 conditions.

**d. Building Permit List Oct 1 - Oct 15**

Committee discussed the building permits issued between October 1 and October 15, 2024.

**10. Old/Recurring Business**

There is nothing to report at this time.

**11. New/Other Business**

**a. Holland Place - Resident concerns of driveway**

Committee discussed concerns from a resident about a residential driveway on a Holland Place property. The resident felt that a vehicle parked in the driveway was providing a site line problem. The Committee determined that the vehicle was parked legally, and the driveway had existed for many years. The property presents no infractions of Town Bylaws or Regulations.

**12. Next Meeting**

The next meeting is scheduled for Thursday November 7, 2024, 5:00 pm.

**13. Adjournment**

The meeting adjourned at 6:42 pm.