



## Town of Paradise

### Planning and Protective Services Committee Meeting

September 19, 2024, 5:00 p.m.

RPYCC Boardroom

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

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 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

##### a. Photo Radar

The Committee discussed an update on the photo radar.

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

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

Staff advised the committee that we are still waiting for additional documents, such as an open space plan and a more detailed concept plan, prior to advertisement of the Amendment.

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

Staff advised the committee that the consultant has provided a quote for the study and will reevaluate the scope to reduce the cost.

### **c. Development Regulations #24 (81-85 Karwood Dr)**

Notices have been sent to neighboring properties regarding Development Regulations #24 with a deadline of September 23, 2024. More details will be provided to the committee on October 3, 2024. CAO Niblock will provide a letter to NL Housing if approved.

### **d. Development Regulations #26 (Mini Homes)**

A notice regarding Development Regulations #26 will be advertised in The Shoreline on September 27, 2024. The deadline for feedback will be two weeks after the advertisement.

## **6. Economic Development**

There was nothing to report at this time.

## **7. Municipal Enforcement**

There was nothing to report at this time.

## **8. Planning and Development**

### **a. City of St. John's Housing Amendment**

Committee discussed the City of St. John's Housing Amendment. In response to a request from Councillor Carew, staff prepared a report on an

initiative by the City of St. John's. Of particular interest was the strategy to allow secondary residential dwellings on some residential properties in the City. The Committee discussed the report and agreed to recommend no additional action at this time.

**b. People, Places and Culture Workshop**

Committee discussed the People, Places and Culture Workshop.

**c. 12 Paradise Road – DA – Apartment Building**

Committee reviewed a development approval for 12 Paradise Road and directed staff to send to Council with the recommendation to approve subject to 12 conditions.

**d. Request to Plant Trees in Stephanie Ave Open Space in Elizabeth Park**

Committee discussed a request from Ducks Unlimited to plant trees around the Top Pond/wetland in the Stephanie Avenue Open Space, Elizabeth Park. Committee directed staff to approve the request and provide Public Works the location of the trees.

**e. Building Permits Sept 5 - Sept 17**

Committee discussed the building permits issued between September 5 and September 17, 2024.

**9. Old/Recurring Business**

There was nothing to report at this time.

**10. New/Other Business**

**a. Updated Metrobus Statistics**

Committee discussed the Metrobus Statistics.

**b. Angels Road**

Committee discussed the debris around a property on Angels Road.

**c. Northeast Avalon Council Meeting**

Deputy Mayor discussed the Northeast Avalon Council Meeting.

**d. Karwood Cabins**

Staff provided an update to the committee that Pest Control was investigating the issue at Karwood Cabins. Erecting signage was discussed.

**e. Graffiti on lift station 10**

Committee discussed the graffiti on Lift Station 10 and directed Municipal Enforcement staff note any instances of graffiti.

**f. 160 St. Thomas Line**

Staff provided the committee with an update. The tires have now been removed. Staff are still investigating the business operation.

**g. Cabs on Acharya Drive**

Staff provided the committee with an update on cabs on Acharya Drive.

**h. Paradise Road**

The committee declared Deputy Mayor Street in conflict regarding the Paradise Road discussion as the property owner is a family member. She left the room at 6:48 pm. Councillor Maher was also in conflict due to working for the applicant and left the room at 6:52 pm. This item was removed from the agenda.

**11. Next Meeting**

The next meeting is scheduled for Thursday October 3, 2024.

**12. Adjournment**

The meeting adjourned at 6:53 pm.