



Town of Paradise

Planning and Protective Services Committee Meeting

August 3, 2023, 5:00 p.m.

Boardroom

Council Present: Kimberley Street, Deputy Mayor, Chair Person
Glen Carew, Councillor
Dan Bobbett, Mayor, Ex-Officio

Council Absent: Deborah Quilty, Councillor

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

1. Safety Moment

Deputy Mayor Street 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. Business Arising from the Minutes

There was no business arising from the minutes.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Karwood Market Amendment

Committee discussed the proposed Karwood Market Amendment to Municipal and Provincial Affairs.

6. Economic Development

There is nothing to report at this time.

7. Municipal Enforcement

There is nothing to report at this time.

8. Planning and Development

a. Development Approval - 24-28 Deborah Lynn Heights

The committee reviewed an application for a Development Approval for a 3-lot subdivision at 24-28 Deborah Lynn Heights and recommend bringing to Council for approval subject to 17 conditions.

Deputy Mayor Street advised Committee that she could be in potential conflict as she has family members residing at 103 Deborah Lynn Heights, after a brief discussion Committee agreed that the property was located a far enough distance and Deputy Mayor Street was okay to continue with the discussion.

b. 1429 Topsail Road – DA – Liquor License

Committee reviewed an application for a Liquor License at 1429 Topsail Road and recommended proceeding with the Notice of Discretionary Use. It will be brought to Council for approval subject to 8 conditions and no objections being received in response to the Notice.

c. Building Permit List July 18 - July 31

Committee discussed the permits between July 18 and July 31.

d. Seadoos

Committee discussed a complaint from a resident on the usage of seadoos and boats on Topsail Pond. After a brief discussion committee agreed the Town has no issue with the residents using the water for recreational activity and directed that no changes are necessary.

e. Karwood - Policy Change for Silver Birch

Committee discussed a letter from Karwood requesting a policy change for 55, 57, 59, 61, and 63 Silver Birch Crescent. Committee agreed to recommend approval of building permits prior to substantial completion with attached conditions.

f. Regional Plan Referral - PCSP

Committee discussed the Regional Plan Referral - PCSP relating to a proposed amendment that would rezone property on Thorpes Road from Rural to Residential Low Density. The committee has no objection to the proposed Regional Amendment.

g. Commissioner's RFQ

Committee discussed the Commissioner's Request for Qualifications and recommended approval of Elaine Mitchell, AM Group and KWC Planning Services as Public Hearing Commissioners for the Town of Paradise.

9. New/Other Business

a. Greenhouses

Staff provided committee with an update on Greenhouses.

b. Rodent Issues

Committee discussed concerns from residents on the rodent issues around Carlisle Drive and another on Canterbury Drive.

c. Milton Road - Ball Field Gate

Committee discussed a noise complaint at the Milton Road Ballfield from a resident.

d. Photo Radar

Committee asked staff for an update on the speed radar project. A report will be prepared for the next committee meeting.

e. Topsail Road - Sidewalks

Mayor Bobbett discussed the progress of the sidewalks on Topsail Road.

f. ATV's - Scotia Bank

Mayor Bobbett addressed concerns of the ATV usage around Scotia Bank.

10. Next Meeting

The next meeting is Thursday August 17, 2023.

11. Adjournment

The meeting adjourned at 6:35 pm and moved to a Privileged Meeting.