



Town of Paradise

Planning and Protective Services Committee Meeting

March 7, 2024, 5:00 p.m.

Virtual Meeting

Council Present: Kimberley Street, Deputy Mayor, Chairperson
Glen Carew, Councillor
Deborah Quilty, Councillor
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

1. Safety Moment

Deputy Mayor Street shared a safety moment.

2. Adoption of the Agenda

The agenda was approved and adopted. Deputy Mayor Street asked staff for an update on 16 Father Lacey Place.

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 #20 (Greenhouses)

Development Regulations #20 (Greenhouses) came into legal effect on February 16, an email was sent to the resident who initiated this amendment, informing them of the new regulations.

b. Development Regulations #18 (Market Ridge Apartments)

Delegation meeting between the PPS Committee and residents of Marketridge is scheduled for March 14, 2024, at 6:30 pm at the Paradise Town Hall Chamber.

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

The public notices for Plan Amendment #3 is on hold until after the delegation meeting with residents of the Market Ridge Subdivision.

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

An email regarding the Regional Plan Amendment #4 was sent to the other municipalities in the region on February 9. The deadline for their responses was March 8. The Town of CBA was the only respondent.

Advertising the public notices is on hold until after the delegation meeting with residents of the Market Ridge Subdivision.

e. Development Regulations #22, 9 Spracklin Boulevard

A revised DRA and Planning Report was submitted on March 6 for review to rezone from RLD to RMD to allow for cluster development.

f. Development Regulations #23 McCarthy Subdivision

An application was submitted on February 23 to rezone the land from RMD to RHD to allow for building higher density. The required DRA document and Planners Report were submitted for review on February 28. Revision request was sent to Developer on March 1.

g. Development Regulations, Housekeeping

A draft Amendment containing various housekeeping items will be prepared for Committee.

6. Economic Development

Deputy Mayor Street asked for an update on the Chamber of Commerce. Staff advised Committee that info will be provided at an upcoming Committee meeting.

7. Municipal Enforcement

Committee requested all outstanding orders be a reoccurring item on the agenda.

8. Planning and Development

a. 12 Paradise Road – Apartment Building

Committee recommend proceeding with the Notice of Discretionary Use for an Apartment Building at 12 Paradise Road. The Infrastructure and Engineering Department will be consulted regarding the front yard parking and sight distance.

b. 14 Stonewall Drive – Multi-Unit Building

Committee discussed a Multi-Unit Building at 14 Stonewall Drive and recommend Council approve subject to 11 conditions. Councillor Carew noted that he was not in favour of this development.

c. 3 Hayfield Place – HBB – Massage Therapy

Committee discussed a home-based business at 3 Hayfield Place and recommend proceeding with the Notice of Discretionary Use and Council approval subject to 10 conditions and no objections being received in response to the notice. The Chair requested the correction to the hours of operation to reflect Monday-Friday 9:00 am-7:00 pm.

d. Development Approval - Adams Pond Phase 8 - Rembrandt Boulevard

Committee discussed Adams Pond Phase 8 and recommend approval subject to 22 conditions.

e. Metrobus - Correspondence and Stats

Committee discussed the Metrobus stats from 2019 - present.

f. 87 Topsail Pond Road – AIP – Demo & new SFD

Committee discussed an Approval in Principle for 87 Topsail Pond Road and recommend Council approval subject to 10 conditions.

g. 1259 Kenmount Road – AIP – Ball Hockey Rink

Committee discussed an Approval in Principle for a ball hockey rink at 1259 Kenmount Road and recommend proceeding with the Notice of Discretionary Use and return the application to an upcoming Committee meeting for discussion.

h. Building Permits Feb 6 - Mar 4

Committee discussed the Building Permits from February 6, 2024 - March 4, 2024.

11. Next Meeting

The next meeting is March 14, 2024, at 5:00 pm.

12. Adjournment

The meeting adjourned at 6:18 PM and moved to a Privileged Meeting.