



Town of Paradise

Planning and Protective Services Committee Meeting

September 8, 2022, 5:00 p.m.

Council Chambers

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
Dawn Doody, Administrative Assistant

1. Safety Moment

Deputy Mayor Street shared a safety moment.

2. Adoption of the Agenda

The agenda was adopted with the addition of nine items under New/Other Business.

3. Adoption of the Minutes

The minutes were approved and adopted as presented.

4. Business Arising from the Minutes

a. 31 Sunvalley Drive

The Committee was provided an update on the Order.

5. Municipal Plan and Regulations Policy Initiatives and Amendments

a. Development Regulations Amendment 13, 2022 – Beer Garden

Committee recommend that Council adopt Development Regulations Amendment 13, 2022. Committee directed that the suggestion to install bike lanes and sidewalk on McNamara Drive leading to Maverick Place be sent to the Department of Infrastructure and Engineering.

6. Municipal Enforcement

a. 18 Gosse’s Road Update

Committee recommend that staff follow up with resident to have the lawn mowed to the rear corner of the house.

7. Planning and Development

a. Building Permit List - Aug 15-Sept 4, 2022

The Committee was provided with a list of permits from August 15 to September 4, 2022.

b. 1673 Topsail Road

Staff provided a maximum dwelling footprint as requested by Committee at the August 18, 2022 meeting. Committee directed to send to Council recommending approval “in principle” with the additional condition that the applicant install sidewalk along the frontage. Staff were directed to have discussions with the applicant regarding the conveyance of land for a trail.

c. 266 Three Island Pond Road – DA – Accessory Building

Application for an accessory building with a 5.8m height. Committee recommended to proceed to advertise and recommend Council approve with the two conditions subject to no objections being received in response to the Notice of Discretionary Use advertisement.

d. 8-10 Rob's Road Development Approval

Committee directed to send to Council with a recommendation to approve subject to the Development Regulations conditions outlined in the assessment and the addition of a condition that a legal easement for the ditch will be required.

8. New/Other Business

a. Drilling - Sgt Donald Lucas Drive

Correspondence has been received regarding the drilling activity at top of Sgt Donald Lucas Drive. The Developer has not been successful to date obtaining the services of a blasting company and advised that the busting will continue until the work is completed or until the area can be blasted. Committee directed that the Developer be asked to advise residents of the timeline for the ongoing drilling.

b. Traffic Calming

Committee asked what is involved to potentially change a subdivision or existing layout for traffic calming. Retrofitting of existing subdivisions and other design methods were discussed.

c. Rodents - Glendarek Drive

There have been social media complaints about rodents on Glendarek Drive, Mallow Drive, Lanark Drive and Blue Jay Place. Staff advised that if complaints are received, they are investigated and suggested residents to email the Town.

d. Crosswalk - Holy Family School

Committee brought up concerns regarding the crosswalk at Holy Family School and directed the issue be referred to Infrastructure and Engineering Department.

e. Fairview Investments Request

CAO Niblock followed up with City of St Johns and Mt Pearl in July regarding Planner Report requirements. For these Municipalities, the requirement for Planning Reports is at the discretion of Council. Currently the Town of Paradise, as per the Town of Paradise Municipal Plan & Development Regulations, 2016 does require Planner Reports for three lots or more, however, Fairview is asking for consideration as they already have an approved plan completed known as the Octagon Pond Area Concept Plan. Committee is recommending that a Planners Report will not be required for Fairview Estates Phase 6B. Decisions on the need for Fairview Investments to submit a Planners Report for future phases under the Octagon Pond Plan will be considered by committee when an application is received.

f. Retention Pond - Lanark

Committee asked for an update on the retention pond area. Staff advised that the Developer must complete the area as per the approved landscape plan in the second year of the Development Agreement.

g. Archibald Drive

Committee brought forward feedback that the trees look like they are uprooted. The Infrastructure and Engineering Department are currently dealing with this item.

9. Next Meeting

The next meeting will be September 22, 2022.

10. Adjournment

The meeting adjourned at 7:28 pm