



**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**

DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2025

JANUARY 2025

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2025

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise adopts the Town of Paradise Development Regulations Amendment No. 28, 2025.

Adopted by the Town Council of Paradise on the __ day of __, 2025.

Signed and sealed this __ day of __, 2025.

Mayor: _____

(Council Seal)

Clerk: _____

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Paradise Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

<p>Development Regulations/Amendment <u>REGISTERED</u></p> <p>Number _____</p> <p>Date _____</p> <p>Signature _____</p>
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TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 28, 2025

Background

Paradise Development Regulations Amendment No. 28, 2025, has been prepared to address issues identified in the practical application of existing regulations. It proposes changes to fifteen (15) sections, as described below, to enhance the clarity and effectiveness of these regulations.

1. Approval in Principle (AIP)

Currently, the Approval in Principle (AIP) is valid for two years after issuance. However, over years of its application, it has been determined that a one-year validity period is more practical. Therefore, this amendment will reduce the validity of the AIP from two years to one (1) year.

2. Development Approval

The Development Approval is currently valid for one year after issuance. It has become clear, however, that one year is often insufficient for completing development-related tasks. To better support development timelines, this amendment will increase the validity of Development Approval to two years.

3. Landscaping in Residential Developments

The text for the requirement regarding tree planting in the Front Yard is being revised for clarity and consistency. The change ensures that the requirement is consistently applied to all residential properties, regardless of whether the subdivision includes street trees in street reservation.

4. Multiple Uses and Buildings on a Lot

The text in this section has been updated to remove any ambiguity and potential for misinterpretation. Additionally, there were no standards for adding an additional use or building to industrial uses in industrial zones. This revision will clarify the requirements and ensure better understanding.

5. Mini- split Heat Pumps

The Development Regulations currently permit mini-split heat pumps in all yards, but there is no clarification regarding side yard installations. The amendment will provide more details, specifying that mini-split heat pumps can be installed in Side Yards, provided they do not create obstructions to ensure that the side yards remain accessible for building maintenance.

6. Subsidiary Apartments

Currently, the regulations limit subsidiary apartments to 50% of the Gross Floor Area of the main unit. However, this percentage may be overly restrictive, potentially hindering the creation of larger dwelling units suitable for families. Over years of applying the regulations, it has been determined that as long as the unit remains subsidiary to the main unit, it should be permitted.

7. Street Intersection Requirement

Currently, the standards in the Paradise Development Regulations do not align with those in Engineering Design Guidelines. This amendment will address the discrepancy.

8. Street Blocks

Currently, the regulations limit street blocks to 250 meters. When a block exceeds this length, a mid-block connection is required to enhance walkability. However, the way the regulation is written may not achieve the goal of creating more walkable blocks. For instance, if one side of the street meets the 250-meter requirement, it is deemed acceptable, even if the other side of the street becomes excessively long and lacks connectivity.

9. Useable Rear Yard

Currently, the regulations do not include a definition of 'Usable Rear Yard.' This amendment will clarify its meaning.

10. Ground Sign

Currently, the regulations permit ground signs to be installed with a height of 8 meters; however, it was intended to specify a maximum height of 8 meters. This amendment will revise the text to address this oversight.

11. Non-Residential Parking Areas

The amendment will change the requirement for the pedestrian walkway from 1.5 meters to 1.8 meters to make it more inclusive and accessible for people of all abilities

12. Planned Mixed Development (Commercial) (PMDC)

The amendment will revise the text regarding the approval process to correct an error. The current wording mistakenly indicates that rezoning is part of the process, rather than specifying the need for an amendment to the document to incorporate the approved plan into the regulations. The revised text will provide this clarification.

2016 Paradise Municipal Plan

The proposed amendment to the 2016 Paradise Development Regulations is consistent with the strategic goals identified in the Municipal Plan, which aim to create “healthy, livable neighbourhoods.” The proposed amendment does not require an amendment to the 2016 Paradise Municipal Plan.

St. John’s Urban Region Regional Plan

The proposed changes to the 2016 Paradise Development Regulations do not require an amendment to the 2016 Paradise Municipal Plan or the St. John’s Urban Region Regional Plan.

Public Consultation

During the preparation of this amendment, the Town of Paradise published a public notice in The Shoreline newspaper on __ and __, 2025. A notice was also posted on the Town’s website advertising Development Regulation Amendment No. 28, 2025, from __ until __. The notice was also published on the Town’s social media page and sent through Voyent (the Town’s email alert system) on __. The amendment document was available on the Town’s website for public review from __ to __. The Town accepted written submissions on the proposed amendment from __ until 4:30 pm on __, 2025. The Town received no written submissions.

Town of Paradise Development Regulations Amendment No. 28, 2025

The text of 2016 Paradise Development Regulations is amended as follows:

1. Section 3.16 Approval in Principle

The text in the Section 3.16.3 will be amended from

3. An Approval in Principle shall be valid for a period of two (2) years.

To

3. An Approval in Principle shall be valid for a period of **one (1) year**.

2. Section 3.17 Development Approval

The text in the Section 3.17.2 will be amended from

2. A Development Approval and/or Building Permit is valid for one (1) year. If the Development has commenced, the Development Approval and/or Building Permit shall be renewed annually until the Development is complete.

To

2. A Development Approval and/or Building Permit is valid for **two (2) years**. If the Development has commenced, the ~~Development Approval and/or~~ Building Permit shall be renewed annually until the Development is complete.

3. Section 4.3 Landscaping

The text in Section 4.3.1 will be amended from:

d. A minimum of one tree shall be planted in the Front Yard per 6 m of Lot Frontage as part of the initial Landscaping feature of the Lot unless the Lot is part of an approved Subdivision that includes street trees in the design of the Street Reservation.

To

d. **A minimum of one tree shall be planted in the Front Yard of lots with the Frontage of less than 12 meters, and a minimum of two trees shall be planted for lots with the Frontage of 12 meters or more, as part of the initial Landscaping feature of the Lot.**

4. Section 4.10 Multiple Uses and Buildings on a Lot

The text in the Section 4.10.1 will be amended from

1. Multiple Uses and Buildings may occur on a Lot where:
 - a. They are part of an approved Planned Mixed Development plan.
 - b. The Uses are included in an approved mixed-use Building.
 - c. The development is considered a Cluster Development.
2. Where an additional Use or Building is proposed on a Lot originally approved for a single Use in any residential Use Zone, each Use shall be required to meet the provisions of these Regulations. Where there is a conflict such as in the case of Lot size or Lot Frontage, the higher, or more stringent standard shall prevail.
3. An additional Use or Building may be permitted on a Lot originally approved and developed for a commercial Use, provided the Lot is located in a commercial Zone, has sufficient area to meet the applicable Use Zone requirements for Yards, Access and parking for each Building and Use.
4. Multiple buildings shall be permitted on commercial and industrial Lots provided the applicable Use Zone standards are satisfied.

To

1. Multiple Uses and Buildings may occur on a Lot where:
 - a. They are part of an approved Planned Mixed Development plan.
 - b. The Uses are included in an approved mixed-use building/*development whether existing or newly approved by Council*
 - c. The development is considered a Cluster Development.
2. Where an additional Use or Building is proposed on a Lot originally approved for a single Use in any residential Use Zone, each Use shall be required to meet the provisions of these Regulations. Where there is a conflict such as in the case of Lot size or Lot Frontage, the higher, or more stringent standard shall prevail.
3. An additional Use or Building may be permitted on a Lot originally approved and developed for a commercial Use, provided the Lot is located in a commercial Zone, has sufficient area to meet the applicable Use Zone requirements for Yards, Access and parking for each Building and Use.
4. Multiple buildings shall be permitted on commercial and industrial Lots provided the applicable Use Zone standards are satisfied.
5. *An additional Use or Building may be permitted on a Lot originally approved and developed for an industrial Use, provided the Lot is located in an industrial Zone, has*

sufficient area to meet the applicable Use Zone requirements for Yards, Access and parking for each Building and Use.

5. Section 4.24 Heat Pump, Air Conditioner, External Fan or Mini-Split Heat Pump

Section 4.24.4 will be amended by adding additional text, changing it from

4. A mini-split heat pump:

- a. May be located in a Front, Rear, Side or Flanking Yard.
- b. Shall be attached securely to the Main Building on the Lot or attached securely to a concrete base resting on or in the ground as per the manufacturer's specifications, or equivalent to prevent vibration of the equipment during operation.

To

4. A mini-split heat pump:

- a. May be located in a Front, Rear, Side or Flanking Yard.
- b. Shall be attached securely to the Main Building on the Lot or attached securely to a concrete base resting on or in the ground as per the manufacturer's specifications, or equivalent to prevent vibration of the equipment during operation.
- c. Mini-split heat pump in the side yards shall keep the side yards clear of obstruction in order to provide access for the maintenance of that Building.***

6. Section 5.15 Subsidiary Apartments

Text in Section 5.15 Subsidiary Apartments will be amended from

Where permitted, a Subsidiary Apartment shall meet the following requirements:

- a) It shall occupy less than 50% of the Gross Floor Area of the dwelling in which it is situated.
- b) The appearance of the main dwelling is maintained.
- c) One (1) off-street parking space is provided in addition to that required for the main dwelling.
- d) In new unserviced Developments, the single dwelling and apartment shall require the approval for on-site septic system by the applicable provincial authority.
- e) In existing Developments, a Subsidiary Apartment shall require the approval for on-site septic system by the applicable provincial authority.
- f) An application for a Subsidiary Apartment shall include:
 - i. submission of detailed plans, including indication of access to the newly proposed unit.
 - ii. any additional information that may be required by Council.

To

Where permitted, a Subsidiary Apartment shall meet the following requirements:

- ~~a) It shall occupy less than 50% of the Gross Floor Area of the dwelling in which it is situated.~~
- a) It shall be constructed within and subsidiary to a Single, Semi-detached, or Row Dwelling, provided that the Gross Floor Area of a Subsidiary Apartment is subordinate to the main dwelling unit.
- ~~b) The appearance of the main dwelling is maintained. (to remove)~~
- b) One (1) off-street parking space is provided in addition to that required for the main dwelling.
- c) In new unserviced Developments, the single dwelling and apartment shall require the approval for on-site septic system by the applicable provincial authority.
- d) In existing *unserviced* Developments, a Subsidiary Apartment shall require the approval for on-site septic system by the applicable provincial authority.
- e) An application for a Subsidiary Apartment shall include:
 - i. submission of detailed plans, including indication of access to the newly proposed unit.
 - ii. any additional information that may be required by Council.

7. Section 6.11(c)

This change aligns the standards of the Engineering Design guidelines with those outlined in the Paradise Development Regulations. Therefore, the text in Section 6.11(c) will be changed from

- c) Street intersections shall be designed and constructed at a right angle and this alignment shall be maintained for 30 m from the intersection. Other intersection types, such as roundabouts may also be considered.

To

- c) **All street intersections shall be designed and constructed within 10° of a right angle and this alignment shall be maintained for thirty metres (30 m) from the intersection. Angles less than 80° / greater than 100° may be considered at the Town's discretion. (Minimum 75°). Other intersection types, such as roundabouts may also be considered.**

8. Section 6.11(e)

Text in Section 6.11(e) will be changed from

No Street block shall be longer than 500 m between Street intersections. Where blocks are longer than 250 m, a Street, pedestrian walkway or small park shall be included to connect Streets mid-blocks.

To

No street block shall be longer than 500 m between Street intersections. Where blocks are longer than 250 m, a Street, pedestrian walkway or small park shall be included to connect Streets mid-blocks. **Where physically possible, each side of the street shall be assessed separately to ensure a mid-block connection for blocks exceeding 250 m.**

9. Section 6.15 Lot Grading

The text in Section 6.15.2 will be amended from

2. Drainage design shall not create flooding or result in excessive stormwater flow for adjoining Lots or downstream properties. Retaining walls shall be avoided where possible and grading plans shall take into consideration the differences in dwelling elevation on adjoining lots. Each Lot shall have a useable Rear Yard of not less than 6 m and Side Yard that is consistent with the minimum Yard requirements of the applicable Land Use Zone.

To

2. Drainage design shall not create flooding or result in excessive stormwater flow for adjoining Lots or downstream properties. Retaining walls shall be avoided where possible and grading plans shall take into consideration the differences in dwelling elevation on adjoining lots. Each Lot shall have a useable Rear Yard of not less than 6 m and Side Yard that is consistent with the minimum Yard requirements of the applicable Land Use Zone. **Usable Rear Yard means having a slope between 2% and 6% for a distance of 6.0 meters from the foundation.**

10. Section 7.20 Ground Sign

The table in Section 7.20 will be amended from

Standard	
Sign Face Area	48 m ² , maximum width of 6 m
Height	8 m
Number permitted on a Lot	1 Greater than one at the discretion of Council
Density	No more than one (1) Sign per 30 m along any Street
Setback	One half the Sign Height from the Front Lot Line; 1 m (min) from side Lot Line
Separation distances (min)	3 m from a dwelling, apartment, school or church 15 m from Ground Signs on abutting Lots 1 m from ground surface for any electrical component

To

Standard	
Sign Face Area	48 m ² , maximum width of 6 m
Height (Maximum)	8 m
Number permitted on a Lot	1 Greater than one at the discretion of Council
Density	No more than one (1) Sign per 30 m along any Street
Setback	One half the Sign Height from the Front Lot Line; 1 m (min) from side Lot Line
Separation distances (min)	3 m from a dwelling, apartment, school or church 15 m from Ground Signs on abutting Lots 1 m from ground surface for any electrical component

11. Sectio 8.5 Non-Residential Parking Areas

The text in Sectio 8.5.3 will be amended from

3. A parking lot involving thirty (30) or more parking spaces shall include provision for safe pedestrian movement to and from parking spaces and the Main Building or Buildings on the Lot as follows:
 - a. Walkways that cross a parking lot or driveway shall be clearly marked through the use of paint or a change in paving materials, distinguished by their colour, texture or height.
 - b. A continuous pedestrian walkway with a minimum width of 1.5 m shall be provided along the full length of all building facades featuring a customer entrance and/or customer parking lot.

To

3. A parking lot involving thirty (30) or more parking spaces shall include provision for safe pedestrian movement to and from parking spaces and the Main Building or Buildings on the Lot as follows:

- e. Walkways that cross a parking lot or driveway shall be clearly marked through the use of paint or a change in paving materials, distinguished by their colour, texture or height.
- f. A continuous pedestrian walkway with a minimum width of **1.8 m** shall be provided along the full length of all building facades featuring a customer entrance and/or customer parking lot.

12. Section 9.20 Planned Mixed Development (Commercial) (PMDC)

The text in Section 9.20.11 will be amended from:

9.20.11.(a) Proposals for Development within a Commercial Planned Mixed Development Zone or portion thereof, shall be subject to a rezoning of the area and incorporation of the approved development plan as part of these Regulations.

To

9.20.11.(a) Proposals for Development within a Commercial Planned Mixed Development Zone or portion thereof, shall be subject to ***an amendment to this document that will allow*** incorporation of the approved development plan as part of these Regulations.