



**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2025**

**PMDR/ RM LANDSCAPING REQUIREMENTS**

**APRIL 2025**

***URBAN AND RURAL PLANNING ACT, 2000***  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 29, 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. 29, 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*.

Development Regulations/Amendment	
<b><u>REGISTERED</u></b>	
Number	_____
Date	_____
Signature	_____

# **TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 29, 2025**

## **Background**

Paradise Development Regulations Amendment No. 29, 2025, has been prepared to address an issue identified in the Planned Mixed Development (Residential) (PMDR) and Residential Mixed (RM) zones as described below.

The proposed amendment introduces a minimum front yard landscaping requirement within the zone standards table for the Planned Mixed Development (Residential) (PMDR) and Residential Mixed (RM) zone. Currently, this zone lacks specific regulations addressing front yard landscaping, which has led to challenges in maintaining consistent streetscape aesthetics and green space.

For instance, semi-detached and row housing dwellings are permitted a minimum lot frontage of 6 metres. In cases where a subsidiary apartment is added, it is possible for the entire frontage to be utilized as a driveway to meet parking requirements. This often results in the complete loss of front yard landscaping.

The amendment seeks to address this imbalance by ensuring that a portion of the front yard remains landscaped, even where additional dwelling units are incorporated. This will help preserve the visual quality and green character of residential streets, support neighbourhood livability.

## **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. 29, 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. 29, 2025

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

### 1. **Section 9.17 Planned Mixed Development (Residential) (PMDR) Octagon Pond Development Area**

Section 9.17.5 will make changes to the zoning standards table by adding the minimum landscaping requirement for front yards. The table will be updated from:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	335	164 per d.u.	164 per d.u.
Minimum Lot Frontage (m)	11.0	6 m per d.u.	6 per d.u.
Minimum Building Line (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Minimum Side Yard (m)	1.2 and 2.4	1.8 , 0.0 common Lot Line	2.4 , 0.0 common Lot Line
Side Yard on a Flanking Street (m)	7.6	7.6	7.6
Maximum Building Height (m)	9.0	9.0	9.0
Maximum Lot Coverage (m)	45%	45%	45%
<b>Accessory Buildings (2024-07-05)</b>	<b>Refer to Section 4.2 Accessory Buildings</b>		

To

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	335	164 per d.u.	164 per d.u.
Minimum Lot Frontage (m)	11.0	6 m per d.u.	6 per d.u.
Minimum Building Line (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Minimum Side Yard (m)	1.2 and 2.4	1.8 , 0.0 common Lot Line	2.4 , 0.0 common Lot Line
Side Yard on a Flanking Street (m)	7.6	7.6	7.6
Maximum Building Height (m)	9.0	9.0	9.0
Maximum Lot Coverage (m)	45%	45%	45%
<b>Accessory Buildings (2024-07-05)</b>	<b>Refer to Section 4.2 Accessory Buildings</b>		
Landscaping (Minimum) Front Yard	40%	33%	33%

## 2. Section 9.18 Residential Mixed (RM)

Section 9.18.5 will make changes to the zoning standards table by adding the minimum landscaping requirement for front yards. The table will be updated from:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Apartment Building
Minimum Lot Area (m2)	450	270 per d.u.	180 per d.u.	140 per d u.
Minimum Frontage (m)	15.25	9.0 per d.u.	6.0 per d.u.	25
Minimum Building Line Setback (m)	7.6	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0	3
Minimum Flanking Road Side Yard (m)	7.6			
Minimum Rear Yard (m)	9.0			
Maximum Lot Coverage	33%			
Maximum Height (m)	9.0			
<b>Accessory Buildings (2024-07-05)</b>	<b>Refer to Section 4.2 Accessory Buildings</b>			

To

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Apartment Building
Minimum Lot Area (m2)	450	270 per d.u.	180 per d.u.	140 per d u.
Minimum Frontage (m)	15.25	9.0 per d.u.	6.0 per d.u.	25
Minimum Building Line Setback (m)	7.6	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0	3
Minimum Flanking Road Side Yard (m)	7.6			
Minimum Rear Yard (m)	9.0			
Maximum Lot Coverage	33%			
Maximum Height (m)	9.0			
<b>Accessory Buildings (2024-07-05)</b>	<b>Refer to Section 4.2 Accessory Buildings</b>			
Landscaping (Minimum) Front Yard	50%	33%	33%	