



TOWN OF PARADISE
MUNICIPAL PLAN 2016

MUNICIPAL PLAN AMENDMENT No. 5, 2025

COMMERCIAL MAINSTREET (CM) - RESIDENTIAL USE PROVISIONS

APRIL 2025

**RESOLUTION TO ADOPT
TOWN OF PARADISE
MUNICIPAL PLAN AMENDMENT No. 5, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of the town of Paradise adopts the Town of Paradise Municipal Plan Amendment No.5, 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 Municipal Plan Amendment No. 5, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

<div>Municipal Plan/Amendment</div> <div><u>REGISTERED</u></div>	
Number	_____
Date	_____
Signature	_____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PARADISE
MUNICIPAL PLAN AMENDMENT No. 5, 2025

Under the authority of Section 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise

1. Adopted the Paradise Municipal Plan Amendment No. 5, 2025 on the ____ day of _____, 2025.
2. Gave notice of the adoption of the Town of Paradise Municipal Plan Amendment No. 5, 2025, by way of an advertisement in The Shoreline on the NUMBER day of MONTH and the NUMBER day of MONTH, YEAR; and
3. Set the NUMBER day of MONTH at TIME "a.m." or "p.m." at the ADDRESS OR BUILDING NAME in the Town of Paradise for the holding of a public hearing to consider objections and submissions.

Now, under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise approves the Paradise Municipal Plan Amendment No. 5, 2025 as adopted.

Signed and sealed this ____ day of _____, 2025.

Mayor: _____ (Council Seal)

Clerk: _____

TOWN OF PARADISE

MUNICIPAL PLAN AMENDMENT No. 5, 2025

Introduction

This amendment addresses two key objectives within the Commercial Main Street (CM) zone: increasing the number of residential units and maximizing the use of existing infrastructure. This approach will help meet the growing demand for housing while preserving the CM zone's commercial character.

Background

The proposed amendment to the Municipal Plan will enable add two additional uses to the CM land use zone.

1. Residential dwelling unit(s) above/below Ground-floor Commercial Spaces in Commercial Main Street Zone

The CM zone is designed to promote a vibrant, walkable streetscape with commercial spaces on the ground floor to enhance the pedestrian experience along Topsail Road from the east boundary to MacNamara Drive. Currently, residential uses are permitted only in multi-unit configurations above commercial spaces, as well as for existing single-detached dwellings. Apartment buildings and cluster developments are also discretionary uses.

This amendment proposes allowing residential dwelling unit(s) both above and below ground-floor commercial spaces. This change will maintain the original intent of the zone—to preserve a commercial streetscape—while facilitating the creation of more residential units by utilizing existing buildings.

The benefits of this change include:

- Offering the Town flexibility to adapt to evolving housing needs while preserving the integrity of the commercial area.
- Allowing property owners to live above or below their ground-floor commercial spaces will reduce operating costs and foster small business growth.
- By promoting mixed-use developments, this amendment will transform underutilized properties into dynamic, active spaces that balance both commercial and residential functions.

2. Subsidiary Apartment in Commercial Main Street Zone

The second part of the amendment aims to maximize the use of existing housing supply to create more residential units in light of the current housing shortage. This proactive change offers a more adaptable and sustainable land-use policy for Paradise.

The benefits of this change include:

- Expanding the range of available housing, particularly offering more affordable units to address the housing affordability issue.
- This amendment will help legalize existing subsidiary apartments in this zone, bringing them into compliance with current regulations.

Assessment

Allowing dwelling(s) above or below main floor commercial use is generally consistent with the intent, goals, and objectives of the Municipal Plan, which encourages increased access to affordable housing through provisions of diverse housing forms and tenure types. It also upholds the intent of the CM zone by maintaining commercial uses on the ground floor.

A corresponding amendment to the Paradise Development Regulations is required to translate these policies into actionable regulations.

St. John's Urban Region Regional Plan

The subject area is designated Urban Development in the St. John's Urban Region Regional Plan (SJURRP). The Urban Development Designation of the SJURRP provides the Town with the flexibility to determine and manage land use in accordance with its Municipal Plan. No amendment to SJURRP is required.

Public Consultation

In considering this amendment to the Paradise Municipal Plan, two notices of the proposed amendment were published in The Shoreline newspaper on _____, 2025, and _____, 2025. It was also posted on the Town's website from _____, 2025 to _____, 2025. The notices were also posted at two locations: _____ and _____. The amendment was available for review at the Town Hall during regular business hours and was available on the Town's website from _____, 2025 to _____, 2025. The deadline to submit feedback was _____, 2025. _____ comments were received.

Amendment

The Paradise Municipal Plan shall be amended from

8.6.1 Residential Use in Commercial Zones

1. Multi-unit residential use will be appropriate in commercial and main street zones where it is located above a ground level commercial use. Residential uses may also be considered in the form of stand-alone, multi-unit residential buildings as part of a

proposed mixed-use residential/commercial development. Multi-unit residential developments shall provide amenity space and landscaping as part of the overall site design.

To

8.6.1 Residential Use in Commercial Zones

1. Multi-unit residential use will be appropriate in commercial and main street zones where it is located above a ground level commercial use. Residential uses may also be considered in the form of stand-alone, multi-unit residential buildings as part of a proposed mixed-use residential/commercial development. Multi-unit residential developments shall provide amenity space and landscaping as part of the overall site design.
2. ***Dwelling units located below and/or above ground floor commercial/office use may be considered in Commercial Main Street zone.***
3. ***Subsidiary Apartment may be permitted in Commercial Main Street zone where it is located in an existing residential dwelling.***



**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**

DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2025

COMMERCIAL MAINSTREET (CM) - RESIDENTIAL USE PROVISIONS

APRIL 2025

URBAN AND RURAL PLANNING ACT, 2000

TOWN OF PARADISE

DEVELOPMENT REGULATIONS AMENDMENT No. 27, 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. 27, 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 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment
REGISTERED
Number _____
Date _____
Signature _____

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2025

Under the authority of Section 16, 17 and 18 of the Urban and Rural Planning Act, 2000, the Town Council of Paradise

1. Adopted the Paradise Development Regulations Amendment No. 27, 2025 on the ___ day of _____, 2025.
2. Gave notice of the adoption of the Town of Paradise Development Regulations Amendment No. 27, 2025, by way of an advertisement in The Shoreline on the ___NUMBER___ day of ___MONTH___ and the ___NUMBER___ day of ___MONTH___, ___YEAR___; and
3. Set the ___NUMBER___ day of ___MONTH___ at ___TIME___ "a.m." or "p.m." at the ___ADDRESS OR BUILDING NAME___ in the Town of Paradise for the holding of a public hearing to consider objections and submissions.

Now, under the authority of Section 23 of the Urban and Rural Planning Act, 2000, the Town Council of Paradise approves the Development Regulations Amendment No. 27, 2025 as adopted.

Signed and sealed this _____ day of _____, 2025.

Mayor: _____

(Council Seal)

Clerk: _____

TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 27, 2025

Background

The proposed amendment to the Development Regulations will add two additional uses to the Commercial Main Street (CM) land use zone.

1. Residential dwelling unit(s) above/below Ground-floor Commercial Spaces in Commercial Main Street Zone

The CM zone is designed to promote a vibrant, walkable streetscape with commercial spaces on the ground floor to enhance the pedestrian experience along Topsail Road from the east boundary to MacNamara Drive. Currently, residential uses are permitted only in multi-unit configurations above commercial spaces, as well as for existing single-detached dwellings. Apartment buildings and cluster developments are also discretionary uses.

This amendment proposes allowing residential dwelling unit(s) both above and below ground-floor commercial spaces. This change will maintain the original intent of the zone—to preserve a commercial streetscape—while facilitating the creation of more residential units by utilizing existing buildings.

The benefits of this change include:

- Offering the Town flexibility to adapt to evolving housing needs while preserving the integrity of the commercial area.
- Allowing property owners to live above or below their ground-floor commercial spaces will reduce operating costs and foster small business growth.
- By promoting mixed-use developments, this amendment will transform underutilized properties into dynamic, active spaces that balance both commercial and residential functions.

2. Subsidiary Apartment in Commercial Main Street Zone

The second part of the amendment aims to maximize the use of existing housing supply to create more residential units in light of the current housing shortage. This proactive change offers a more adaptable and sustainable land-use policy for Paradise.

The benefits of this change include:

- Allowing subsidiary apartments in existing buildings will expand the range of available housing, particularly offering more affordable units to address the housing affordability issue.
- This amendment will help legalize existing subsidiary apartments in the zone, bringing them into compliance with current regulations.

2016 Paradise Municipal Plan

Allowing dwelling(s) above or below main floor commercial use is generally consistent with the intent, goals, and objectives of the Municipal Plan, which encourages increased access to affordable housing through provisions of diverse housing forms and tenure types. It also upholds the intent of the CM zone by maintaining commercial uses on the ground floor.

A corresponding amendment to the Paradise Development Regulations is required to translate these policies into actionable regulations.

St. John's Urban Region Regional Plan

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Public Consultation

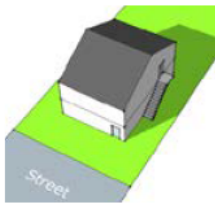
In considering this amendment, two notices of the proposed amendment were published in The Shoreline newspaper on _____, 2025, and _____, 2025. It was also posted on the Town's website from _____, 2025 to _____, 2025. The notices were also posted at two locations: _____ and _____. The amendment was available for review at the Town Hall during regular business hours and was available on the Town's website from _____, 2025 to _____, 2025. The deadline to submit feedback was _____, 2025. _____ comments were received.

Town of Paradise Development Regulations Amendment No. 27, 2024

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

1. Section 2 Definitions

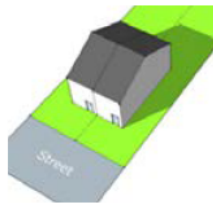
Section 2 will be amended to include the following definition: “Dwelling Unit Above/Below Ground-Floor Commercial/Office Uses” means a separate dwelling unit constructed in a basement, or above ground-floor commercial or office uses, and not a subsidiary apartment. This amendment will revise Section 2 from



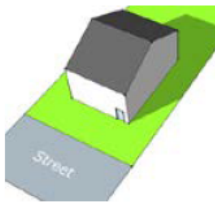
DWELLING (DUPLEX) means a Building containing two (2) Dwelling Units, constructed one above the other, each having an individual entrance, provided that no such unit shall be constructed or located in the basement of any such dwelling.



DWELLING (ROW) means a Building of three (3) or more Dwelling Units at ground level, where each unit is separated vertically from an adjoining unit by a common wall, and in which each unit may be situated on a separate Lot and may include a Subsidiary Apartment.



DWELLING (SEMI-DETACHED) means a dwelling containing one unit, situated on its own Lot, separated vertically from another adjoining unit by a common wall, and can include a Subsidiary Apartment. **(2022- 07-08)**



DWELLING (SINGLE-DETACHED) means a dwelling containing one (1) main Dwelling Unit situated on its own Lot, which is not attached to another dwelling, and can include a Subsidiary Apartment.

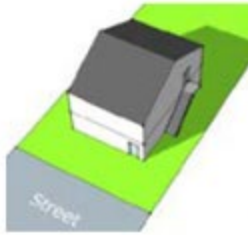


DWELLING (MULTIPLE UNIT) means a Building containing three (3) or more Dwelling Units, including an apartment building, but does not include a Row Dwelling. **(2022- 07-08)**

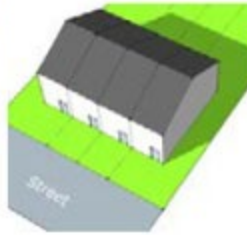


DWELLING (SUBSIDIARY APARTMENT) means a separate Dwelling Unit constructed within and subsidiary to a Single, Semi-detached, or Row Dwelling. **(2022- 07-08)**

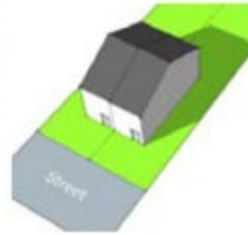
To



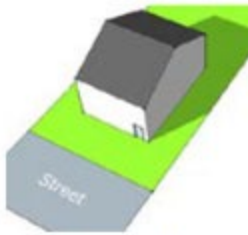
DWELLING (DUPLEX) means a Building containing two (2) Dwelling Units, constructed one above the other, each having an individual entrance, provided that no such unit shall be constructed or located in the basement of any such dwelling.



DWELLING (ROW) means a Building of three (3) or more Dwelling Units at ground level, where each unit is separated vertically from an adjoining unit by a common wall, and in which each unit may be situated on a separate Lot and may include a Subsidiary Apartment.



DWELLING (SEMI-DETACHED) means a dwelling containing one unit, situated on its own Lot, separated vertically from another adjoining unit by a common wall, and can include a Subsidiary Apartment. **(2022- 07-08)**



DWELLING (SINGLE-DETACHED) means a dwelling containing one (1) main Dwelling Unit situated on its own Lot, which is not attached to another dwelling, and can include a Subsidiary Apartment.

DWELLING (MULTIPLE UNIT) means a Building containing three (3) or more Dwelling Units, including an apartment building, but does not include a Row Dwelling. **(2022- 07-08)**

DWELLING (SUBSIDIARY APARTMENT) means a separate Dwelling Unit constructed within and subsidiary to a Single, Semi-detached, or Row Dwelling. **(2022- 07-08)**

Dwelling Unit above/below Ground-Floor Commercial/Office Uses means a separate dwelling unit constructed in a basement, or above ground-floor commercial or office uses, and not a subsidiary apartment.

2. Section 9.22 Commercial Main Street (CM)

The text in Section 9.22 will be changed from

3. Discretionary Uses

- Apartment Building

- Automotive Sales
- Boarding House
- Cluster Development
- General Assembly
- General Garages
- Home-Based Business
- Hotel
- Light Industry
- Lounge
- Outdoor Market
- Recreational Open Space (Commercial)
- Restaurant (Drive-Through)
- Take-out (Drive-Through)
- Taxi Stand
- Telecommunications

To

3. Discretionary Uses

- Apartment Building
- Automotive Sales
- Boarding House
- Cluster Development
- General Assembly
- General Garages
- Home-Based Business
- Hotel
- Light Industry
- Lounge
- Outdoor Market
- Recreational Open Space (Commercial)
- Restaurant (Drive-Through)

- Take-out (Drive-Through)
- Taxi Stand
- Telecommunications
- **Dwelling Unit above or below Ground-floor Commercial/Office Uses (Only in Existing Buildings compatible with residential uses, such as lawyer office and dental clinic)**
- **Subsidiary Apartment (only in existing dwellings)**

3. 5.20 Dwelling Unit above/below Ground-Floor Commercial/Office Uses

The text of Section 5 will be amended to include Section 5.20, as follows:

5.20 Dwelling Unit above/below Ground-Floor Commercial/Office Uses

Where permitted, a Dwelling Unit shall meet the following requirements:

- a) Dwelling unit above/below ground-floor Commercial/Office Uses shall not be permitted on the same lot as a single-detached, Semi-detached, duplex and row dwellings.
- b) One (1) off-street parking space per dwelling unit shall be provided in addition to that required for the other use(s).
- c) A separate entrance shall be provided for residential dwelling units, distinct from the entrance used for other uses.
- d) In new unserviced Developments, all uses including Dwelling Units shall require the approval for on-site septic system by the applicable provincial authority.
- e) In existing unserviced Developments, a Dwelling Unit shall require the approval for on-site septic system by the applicable provincial authority.
- f) An application for a Dwelling Unit shall include:
 - i. submission of detailed plans, including indication of access to the proposed unit(s). The access shall be separate from other uses.
 - ii. Submission of a site plan showing parking spaces of the proposed dwelling unit(s) as well as for the other use(s).
 - iii. any additional information that may be required by Council.
- g) Sufficient insulation and soundproofing to minimize noise transmission between the business and the basement dwelling unit. The insulation and soundproofing shall comply with the National Building Code of Canada standards.
- h) Adequate ventilation systems may be required, especially if the business could impact air quality.

4. Section 8.2 General Parking Requirements

The residential section of table in Section 8.2 will be amended to reflect the parking requirement for dwelling unit above/below commercial/office use. The table will be amended from

Residential	
Single Dwelling	Two (2) spaces per Dwelling Unit, one (1) space per Dwelling Unit in Residential High Density Use Zone.
Duplex, Semi-detached Row or Mini Home Dwelling	One (1) space per Dwelling Unit. Parking may be on same Lot as the dwelling, or grouped in a designated parking area where the Buildings are part of a cluster development.
Apartment Building Cluster Development	Three (3) spaces for every two (2) Dwelling Units (2023-04-21)
Assisted Living Residential Complex (Seniors apartment Building)	One (1) space for every 20 m ² for that portion of a Building utilized as wards. One (1) occupant parking space for every two (2) Dwelling Units One (1) visitor parking space for every four (4) Dwelling Units; and 0.85 parking space per staff member.
Subsidiary Apartment	One (1) space
Hotels	One (1) space for every guest room plus one (1) per 20 m ² of banquet or conference room

To

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Subsidiary Apartment	One (1) space
Hotels	One (1) space for every guest room plus one (1) per 20 m ² of banquet or conference room
Dwelling Unit above or below ground floor commercial/office uses	One (1) space per dwelling unit