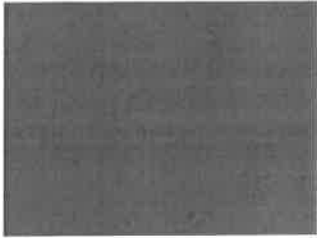




Response to Applicant
Form 4A

April 19, 2024



Re: Your request for access to information under Part II of the **Access to Information and Protection of Privacy Act, 2015** [Our File # 2024-08]

On March 21, 2024, the Town of Paradise received your request for access to the following records/information:

Background information relating to the Town of Paradise Development Regulations Amendment No. 18, 2023, effective January 5, 2024, and specifically any documents relating to the public consultation process for this amendment, including but not limited to e-mails, minutes of meetings, reports, documents, government submissions etc., between/among the Town of Paradise employees/consultants, province, or other parties

I am pleased to inform you that a decision has been made by the ATIPP Coordinator for the Town of Paradise to provide access to the requested records.

Access to some information contained within the records has been refused in accordance with the following exception(s) to disclosure, as specified in the Access to Information and Protection of Privacy Act, 2015 (the Act):

Local public body confidences

28. (1) The head of a local public body may refuse to disclose to an applicant information that would reveal (c) the substance of deliberations of a meeting of its elected officials or governing body or a committee of its elected officials or governing body, where an Act authorizes the holding of a meeting in the absence of the public.

Disclosure harmful to personal privacy

40. (1) the head of a public body shall refuse to disclose personal information to an applicant where the disclosure would be an unreasonable invasion of a third party's personal privacy.

Please be advised that you may ask the Information and Privacy Commissioner to review the processing of your access request, as set out in section 42 of the Access to Information and Protection of Privacy Act, 2015 (the Act). The address and contact information of the Information and Privacy Commissioner is as follows:

Office of the Information and Privacy Commissioner
2 Canada Drive
P. O. Box 13004, Stn. A
St. John's, NL. A1B 3V8

Telephone: (709) 729-6309
Toll-Free: 1-877-729-6309
Facsimile: (709) 729-6500

You may also appeal directly to the Supreme Court within 15 business days after you receive the decision of the public body, pursuant to section 52 of the Act.

If you have any further questions, please feel free to contact me by telephone or by email.

Sincerely,

A handwritten signature in cursive script that reads "T. Smith".

Terrilynn Smith
ATIPP Coordinator



COMMITTEE DECISION/DIRECTION NOTE
PRIVATE AND CONFIDENTIAL

Title: Market Ridge Commercial/Residential Amendment

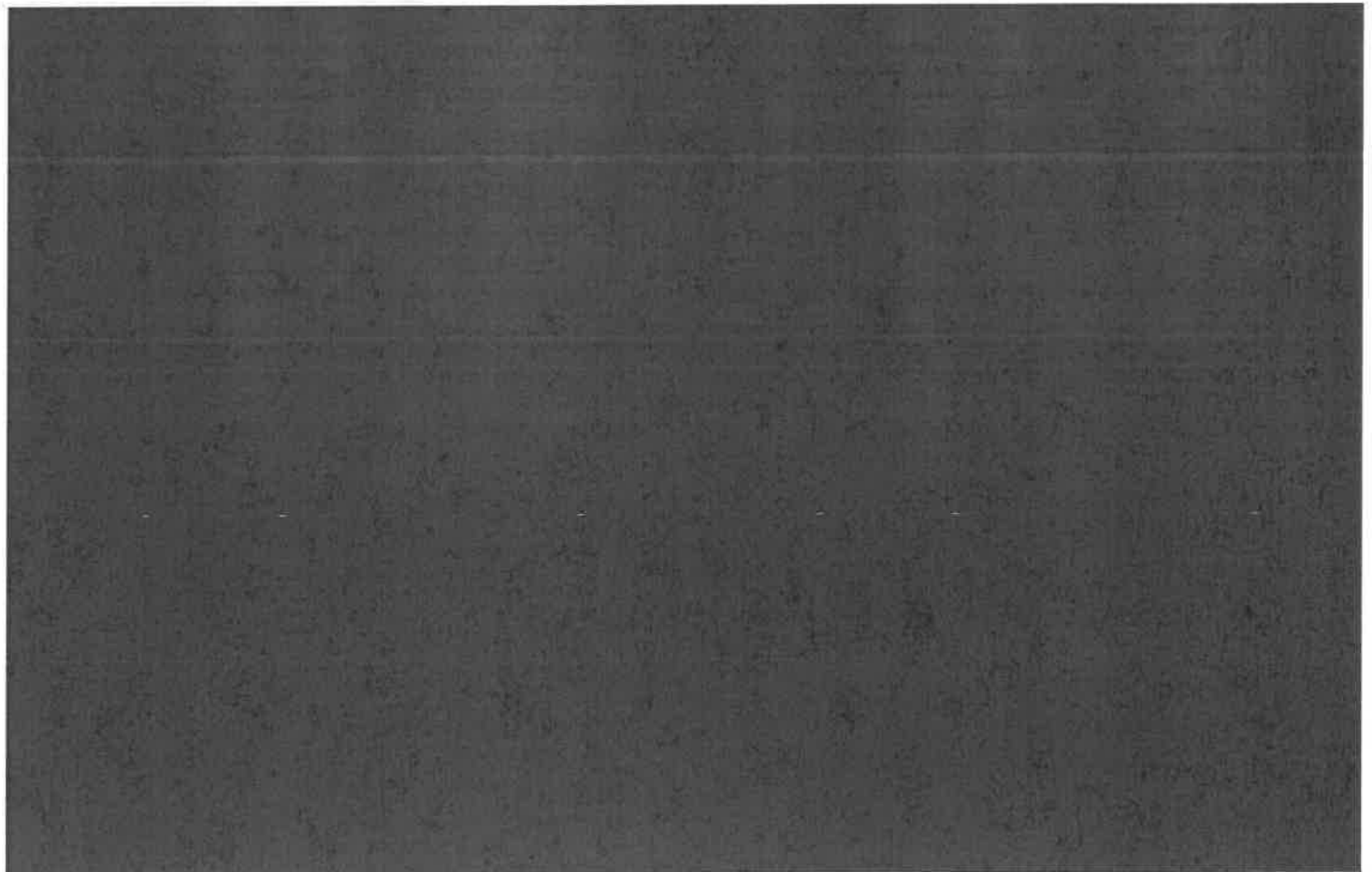
Date Prepared: November 15, 2023

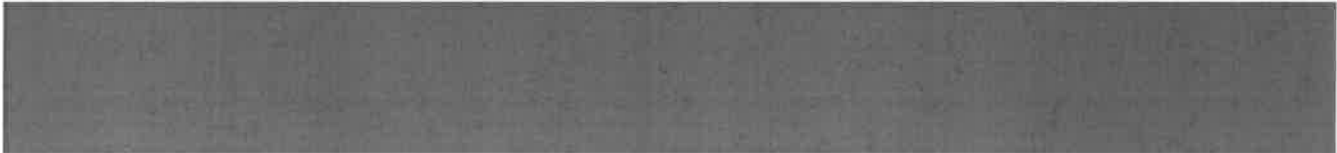
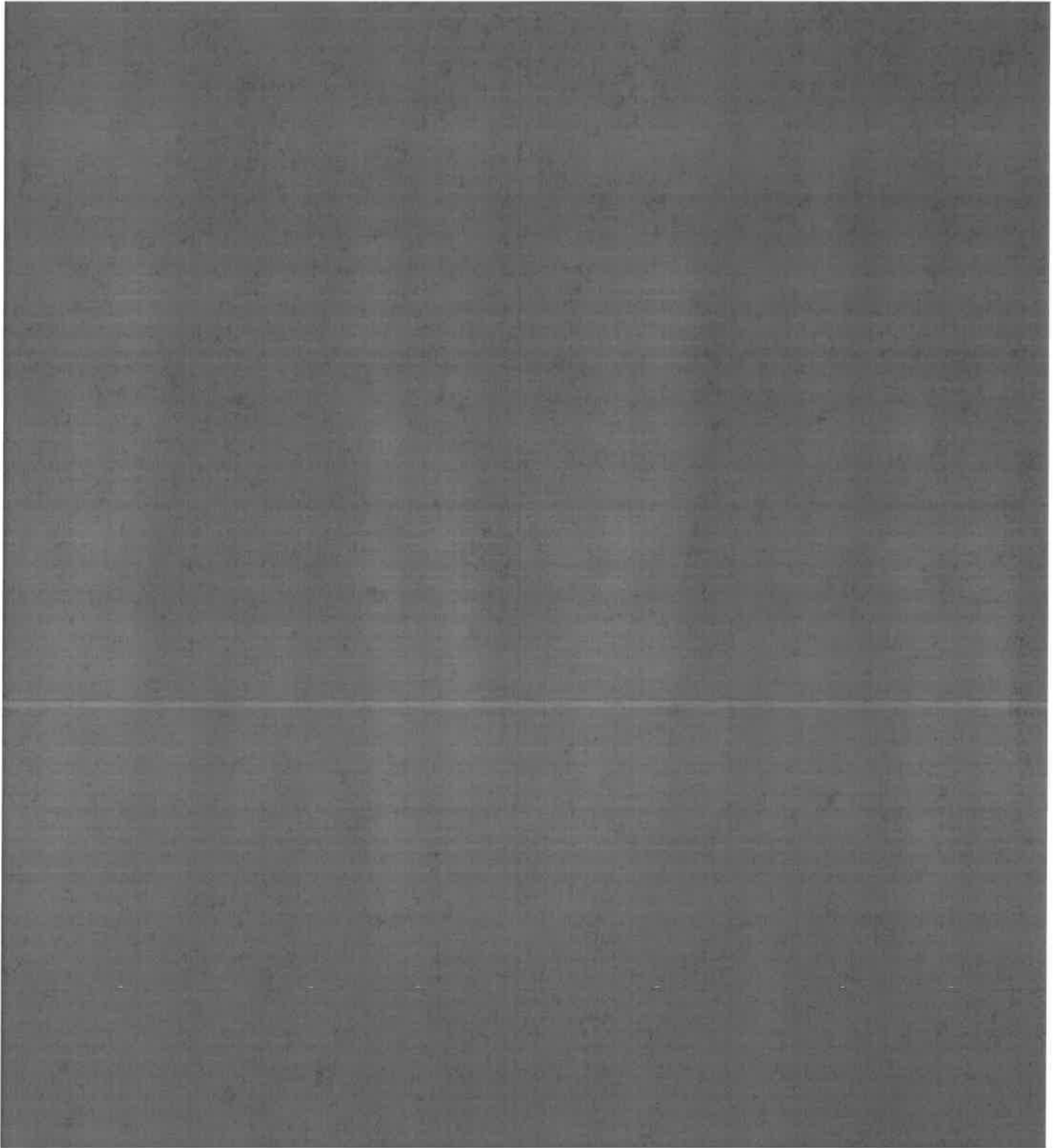
Report To: Planning and Protective Services Committee

Councillor and Role: Kimberley Street, Chair

Staff Lead: Marjan Fadaei, Planner

ATIPPA 28 (1) c.

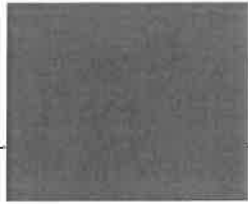




Prepared By/Signature:

Marjan Fadaei, Planner

Signature:_____



Attachments:

- Appendix H_The Market Ridge Commercial-Residential
- Development Regulations Amendment No 18, 2023_November 2023

Report Approval Details

Document Title:	Market Ridge Apartments_Development Regulation amendment No. 18, 2023.docx
Attachments:	- Appendix H_The Market Ridge Commercial-Residential.pdf - Development Regulations Amendment No 18, 2023_November 2023.pdf
Final Approval Date:	Nov 16, 2023

This report and all of its attachments were approved and signed as outlined below:





COUNCIL MEMO

PUBLIC COUNCIL MEETING

To: Town of Paradise Council

From: Planning and Protective Services Committee

Meeting Date: December 5, 2023

Subject: Market Ridge Commercial/Residential Amendment

Background:

Karwood Estates Inc. ('KEI'), as property owner, wishes to develop property for residential and commercial purposes in the land designated as Commercial Centre and zoned Planned Mixed Development (Commercial) (PMDC) generally along Kenmount Road west of Karwood Drive. To accommodate the proposed development, an amendment to the Town of Paradise Development Regulations is required.

Summary:

The residential component consists of approximately 106 residential units in apartments, and row housing dwellings. The commercial component consists of 4 commercial buildings. It is understood that once the amendment is adopted, an existing traffic study for the area will be updated to reflect the adopted concept plan proposed in this amendment as part of the development approval process.

In accordance with Section 14 of the *Urban and Rural Planning Act, 2000*, the Development Regulations Amendment for Market Ridge was advertised in The Shoreline News and on the Town's website. A notice was published in The Shoreline News on October 27, 2023. A notice was also posted on the Town's website from October 27th, 2023, until November 13, 2022. The deadline for public feedback was November 13, 2023. The Town received no comments during this time.

Budget/Financial Implications/Purchasing:

The cost associated with this amendment is the responsibility of the applicant.

Alignment with Strategic & Adopted Plans:

The Proposed amendment is consistent with the vision and policies set out in the 2016 Paradise Municipal Plan for the Community Centre land use designation with respect to encouraging a high-density form of housing as well as mixed use development.

Furthermore, the proposed amendment is in accordance with the St. John's Urban Region Regional Plan (SJURRP). Therefore, amendments to the Municipal Plan and the SJURRP are not required.

Committee Recommendation:

The Planning and Protective Services Committee recommends that Council adopt the Development Regulations Amendment.

Motion: Be it resolved that Paradise Town Council adopt Development Regulations Amendment No. 18, 2023 and send the Amendment to Municipal and Provincial Affairs for registration.

Report Approval Details

Document Title:	Market Ridge Commercial-Residential Development Regulations Amendment.docx
Attachments:	- Appendix H_The Market Ridge Commercial-Residential.pdf - DRA No 18, 2023 - Market Ridge Residential-Commercial Amendment - November 27, 2023.pdf
Final Approval Date:	Dec 1, 2023

This report and all of its attachments were approved and signed as outlined below:



Alton Glenn



Lisa Niblock



Town of Paradise
Public Council Meeting Minutes

December 5, 2023, 6:00 p.m.
Council Chambers

Council Present: Dan Bobbett, Mayor, Chairperson
 Kimberley Street, Deputy Mayor
 Glen Carew, Councillor
 Elizabeth Laurie, Councillor
 Patrick Martin, Councillor
 Deborah Quilty, Councillor
 Larry Vaters, Councillor

Staff Present: Lisa Niblock, CAO
 Tina Auchinleck Ryan, Director of Recreation and Community
 Services
 Alton Glenn, Director, Planning & Protective Services
 Chris Milley, Director, Infrastructure & Engineering
 Terrilynn Smith, Director, Corporate Services
 Nelson Whalen, Director of Public Works
 Diane Keough, Manager of Communications
 Angelina Richards, Administrative Assistant

1. Calling of Meeting to Order

The meeting was called to order by Mayor Bobbett at 6:00 pm.

2. Safety Moment

Mayor Bobbett brought forward a safety moment for Council and residents.

3. Adoption of Agenda

a. Adoption of Agenda

Resolution No. M23-440

Moved by Councillor Vaters

Seconded by Councillor Laurie

To adopt the Agenda for the December 5, 2023 Public Meeting.

Motion Carried Unanimously

4. Adoption of Minutes

a. Adoption of Minutes

Resolution No. M23-441

Moved by Councillor Carew

Seconded by Deputy Mayor Street

To adopt the Minutes of the November 21, 2023 Public Meeting.

Motion Carried Unanimously

Resolution No. M23-442

Moved by Councillor Quilty

Seconded by Councillor Carew

To adopt the minutes from the November 30, 2023 Special Public Council Meeting.

Motion Carried Unanimously

5. Business Arising from the Minutes

Councillor Laurie congratulated Council and staff for passing budget 2024 and thanked Councillor Martin for reading the budget speech on her behalf.

6. Planning and Protective Services Committee

Deputy Mayor Street, Chair; Councillor Carew & Councillor Quilty

a. Permits

1. 249 Paradise Road – Development Approval

Resolution No. M23-443

Moved by Deputy Mayor Street

Seconded by Councillor Vaters

Be it resolved that Paradise Town Council approve the application to add a kitchen for food preparation and food delivery at 249 Paradise Road subject to eight (8) conditions.

Motion Carried Unanimously

b. Orders

There were no orders for this meeting.

c. Memos

1. Market Ridge Commercial/Residential Amendment

Resolution No. M23-444

Moved by Deputy Mayor Street

Seconded by Councillor Quilty

Be it resolved that Paradise Town Council adopt Development Regulations Amendment No. 18, 2023 and send the Amendment to Municipal and Provincial Affairs for registration.

Motion Carried Unanimously

d. Committee Report

Deputy Mayor Street brought forward a report from the Planning and Protective Services committee.

The Planning and Protective Services Committee met on November 23. The following matters were discussed at that meeting:

- An amendment to facilitate residential and commercial development within the Market Ridge area.
- The history of development in the area surrounding Karwood Drive.
- A list of Building Permits issued between November 7 and 20.
- An application for food preparation and delivery at a location on Paradise Road.
- A discussion of questions posed by a resident of St. Thomas Line.

- A discussion of concerns from a resident regarding the placement of fill material in an area south of Sgt. Donald Lucas Drive.

The next meeting of the Committee is scheduled for December 7.

Resolution No. M23-445

Moved by Deputy Mayor Street

Seconded by Councillor Carew

Be it resolved that Council adopt the December 5, 2023 report from the Planning and Protective Service Committee.

Motion Carried Unanimously

7. Administration and Corporate Services Committee

Councillor Laurie, Chair; Councillor Martin & Councillor Vaters

a. Memos

There are no reports for this meeting.

b. Committee Report

Councillor Laurie brought forward a report from the Administration and Corporate Services committee.

The Administration and Corporate Services Committee did not meet since the last Council meeting.

However, Council did hold two more Committee of the Whole meetings to review and finalize the 2024 budget. The 2024 budget was adopted unanimously at a special public meeting of Council held on November 30. The details of the budget and budget speech is available for review on the Town's website. The speech is also available on the Town's Facebook page.

Finally, the Town's new resident notification system, Voyent Alert will be launched this month.

Resolution No. M23-446

Moved by Councillor Laurie

Seconded by Councillor Quilty

Be it resolved that Council adopt the December 5, 2023 report from the Administration and Corporate Services committee.

Motion Carried Unanimously

8. Infrastructure and Engineering Committee

Councillor Quilty, Chair; Councillor Martin & Councillor Vaters

a. Memos

1. Woodstock Liftstation Refurbishment – CCN 04 Emergency Repairs

Resolution No. M23-447

Moved by Councillor Quilty

Seconded by Councillor Vaters

Be it resolved that the Town of Paradise accept Contemplated Change Notice 04 and issue a Change Order in the amount of \$16,003.07 (HST Included) to Rodco Mechanical Ltd.

Motion Carried Unanimously

2. Dianne Whalen Turf – Contemplated Change Notices

Resolution No. M23-448

Moved by Councillor Quilty

Seconded by Councillor Carew

Be it resolved that the Town of Paradise approve Dianne Whalen Artificial Turf project contemplated change notices 1 through 14 and issue contract change orders to the design-build contract with Team Rochon Inc. (GTR Turf) in the total amount of \$168,774.30 HST included.

Motion Defeated Unanimously

b. Committee Report

Councillor Quilty brought forward a report from the Infrastructure and Engineering committee.

The Infrastructure & Engineering Committee met on November 28, 2023.

The committee:

- Was presented with a report on staff attendance at the National Water & Wastewater Conference.
- Discussed a pedestrian safety concern raised with the Dianne Whalen roundabout.
- Discussed a contemplated change notice for emergency repairs to the Woodstock lift station.
- Was presented with the November 9 regional Water Services committee agenda package.
- Was provided an update on the efforts with the province to reach the goal of an additional highway interchange for Paradise.
- Discussed current traffic patterns at the Paradise Road and St. Thomas Line intersection.
- Was provided with an update on a resident request for additional streetlights on Rob's Road.
- Discussed post season feedback on lesson's learned from 2023 street rehabilitation and maintenance program and the 2023 traffic calming program.
- Discussed some Contemplated Change Notices for the Dianne Whalen Artificial Turf project in a separate privileged meeting.

The next Infrastructure and Engineering Committee is scheduled for December 12, 2023.

Resolution No. M23-449

Moved by Councillor Quilty

Seconded by Councillor Vaters

Be it resolved that Council adopt the December 5, 2023 report from the Infrastructure and Engineering Committee.

Motion Carried Unanimously

9. Public Works Committee

Councillor Martin, Chair; Councillor Laurie & Deputy Mayor Street

a. Memos

There were no reports for this meeting.

b. Committee Report

Councillor Martin brought forward an update from the Public Works committee.

The Public Works Committee did not meet this Council cycle so there is no committee activity to report. However, as we head into the winter season, the Department wishes to highlight two important reminders that can greatly benefit our community.

1. Plow Tracker - The Plow Tracker is designed to provide an approximate location of snow-clearing equipment throughout the Town. The page is refreshed approximately every 10 minutes. The information can be found on the Town's website at www.paradise.ca/plowtracker.
2. Winter Parking Ban - Reminder that the winter parking ban is in effect. No vehicle is permitted to park on any street within the Town of Paradise from December 1 to March 31, inclusive between the hours of 1:00 am and 8:00 am, or anytime during a snowfall and for twenty-four (24) hours thereafter. Full details can be found on the Town's website at paradise.ca/parkingban.

This week's green goal moment is a factual tidbit. An automatic dishwasher uses less hot water than doing dishes by hand, an average of 22 L less per cycle, or over 7,500 L per year.

The next scheduled Public Works Committee meeting is scheduled for December 6.

Resolution No. M23-450

Moved by Councillor Martin

Seconded by Councillor Carew

Be it resolved that Council adopt the December 5, 2023, report from the Public Works Committee.

Motion Carried Unanimously

10. Recreation and Community Services Committee

Councillor Vaters, Chair; Councillor Carew & Councillor Laurie

a. Memos

There were no reports for this meeting.

b. Committee Report

Councillor Vaters brought forward a report from the Recreation and Community Services committee.

The committee met on November 29, 2023, and the following items were discussed.

- An update was provided on the Elgin Park Consultation.
- Staff advised Vista Condo Board Representative of the committee's decision of their previous request.
- Committee discussed a request from the Paradise Backyard Ultra.
- Staff provided details of Snow & Ice 2024.
- Committee discussed a resident request regarding an U13 All Star team.
- Seasonal Operational Hours for the Paradise Double Ice Complex were provided.
- Recreation Facility Hours for 2024 were provided.
- Committee reviewed and discussed a request for a 2024 Circus Event.
- Staff provided an overview on the Accessibility Act, in addition noted the Public Engagement Session that will take place on December 14, 2023.
- A detailed overview of the upcoming Christmas Events was provided.
- The committee congratulated Zachary Earle, Town of Paradise and all those who made the U16 Canadian National Ball Hockey Team.
- Committee discussed the increase in population and the impacts it has on amenities and facilities.

Resolution No. M23-451

Moved by Councillor Vaters

Seconded by Deputy Mayor Street

Be it resolved that Council adopt the December 5, 2023 report from the Recreation and Community Services committee.

Motion Carried Unanimously

11. New/Unfinished Business

- Deputy Mayor Street attended the Paradise 50+ Anniversary Dinner with Councillor Carew on November 25. She thanked the group for their dedication to the Town.
- Deputy Mayor Street attended the holiday events this weekend. She thanked all staff and volunteers for their hard work that makes these events a success.
- Councillor Vaters thanked staff for the hard work with the holiday events this weekend. They were a collective effort from all departments within the Town and it is much appreciated.
- Councillor Vaters informed Council and residents that the province has released a budget questionnaire. More information is on their website.
- Councillor Vaters noted that the province is now accepting applications for the 2024 RISE Awards. Applications will be accepted until December 14.
- Councillor Vaters informed residents that he attended FCM board meetings in Ottawa. He had the opportunity to meet with a few of the MP's and discussed shortages in funding opportunities for Municipalities.
- Councillor Carew brought greetings at the Avalon Karate banquet on behalf of Mayor Bobbett. It was well attended and a great opportunity to view their new location.
- Councillor Carew attended the 50+ Anniversary Dinner along with Deputy Mayor Street and noted that it was a great meal and card game.
- Councillor Carew enjoyed participating in the parade with other members of Council.
- Councillor Carew attended the Visions Employment Christmas Luncheon last Friday at Lester's Farm. It was a great lunch, good prizes, and great interaction.

- Councillor Quilty attended the Brunch with Santa and was amazed at the number of young families that were in attendance and thanked all staff for the preparation of all the events.

12. Adjournment

Resolution No. M23-452

Moved by Councillor Vaters

Seconded by Councillor Carew

To adjourn the meeting at 6:31 pm.

Motion Carried Unanimously

Dan Bobbett, Mayor

Terrilynn Smith, Town Clerk

•



COMMITTEE DECISION/DIRECTION NOTE
PRIVATE AND CONFIDENTIAL

Title: Market Ridge Apartments Amendment - Status

Date Prepared: December 6, 2022

Report To: Planning and Protective Services Committee

Councillor and Role: Kimberley Street, Chair

Staff Lead: Lindsay Church, Planner

ATIPPA 28 (1) c.

Prepared By/Signature:

A. Chund

Signature: _____

Attachments:

- 1. Market Ridge Apartment Amendment - Draft**
- 2. Market Ridge Apartment Development Plan - Draft**

From: [Marian Fadaei](#)
To: [Stephanie Dunn](#)
Cc: [Alton Glenn](#); [Sherri Breen](#)
Subject: RE: Follow up: Media request for information
Date: Friday, October 20, 2023 12:46:00 PM

Perfect. You are right, it is better than removing the ad completely.

Thanks,
Marjan

From: Stephanie Dunn <sdunn@paradise.ca>
Sent: Friday, October 20, 2023 11:38 AM
To: Marjan Fadaei <mfadaei@paradise.ca>
Cc: Alton Glenn <AGlenn@paradise.ca>; Sherri Breen <sbreen@paradise.ca>
Subject: RE: Follow up: Media request for information

I can remove the wording from the website, but I'd like to insert place placeholder copy as we've already published it in the Shoreline and posted it to our social media channels. Please see the copy below and let me know if you're okay with this wording.

Due to revisions pending on Paradise Development Regulations Amendment No. 18, 2023, a revised planning notice and associated comment period are forthcoming.

From: Marjan Fadaei <mfadaei@paradise.ca>
Sent: Friday, October 20, 2023 10:26 AM
To: Sherri Breen <sbreen@paradise.ca>; Stephanie Dunn <sdunn@paradise.ca>
Cc: Alton Glenn <AGlenn@paradise.ca>
Subject: RE: Follow up: Media request for information

Good Morning Sherri and Stephanie,

Hope all is well.

We just received the revised version of the amendment No. 18, 2023, and I am going to review it first. I understand that the earliest that we can publish the revised version in The Shoreline newspaper would be next Friday. So, we thought we could temporarily remove the public notice for Amendment No. 18, 2023 from our website and repost it next Friday at the same time as The Shoreline. I will send you the revised version for both The Shoreline and the website, no later than early next week.

Thanks,
Marjan

From: Alton Glenn <AGlenn@paradise.ca>
Sent: Wednesday, October 18, 2023 4:11 PM
To: Sherri Breen <sbreen@paradise.ca>
Cc: Marjan Fadaei <mfadaei@paradise.ca>
Subject: RE: Follow up: Media request for information

Hi Sherri:

Yes, the info does exist, but we discovered an inconsistency in the mapping within the amendment after placing the ad. We have the applicant working away at correcting this and had hoped to have this in hand earlier in the week.

We will be extending the deadline for public commentary once we have the correction in hand. Marjan will make contact with you as soon as we do.

Thanks,
Alton

From: Sherri Breen <sbreen@paradise.ca>
Sent: Wednesday, October 18, 2023 4:06 PM
To: Alton Glenn <AGlenn@paradise.ca>; Marjan Fadaei <mfadaei@paradise.ca>
Subject: Follow up: Media request for information

Hi Alton,

Just circling back on the media request from Emily at All Newfoundland and Labrador regarding Amendment No. 18.

She is looking for more information on the proposed 72 apartments and row housing. Does this information exist? And are we able to share it with this reporter?

Thanks!
Sherri

Sherri Breen BA, DIJ
Marketing and Communications Officer
P: 709.782.3507
C: 709.725-0008
sbreen@paradise.ca
www.paradise.ca



Please consider whether it is necessary to print this email

This e-mail message (including attachments, if any) is confidential and may be privileged. Any unauthorized distribution or disclosure is prohibited. Disclosure to anyone other than the intended recipient does not constitute waiver of privilege. If you have received this e-mail in error, please notify us and delete it and any attachments from your computer system and record

From: Marjan Fadaei ATIPPA 40(1).
To: [REDACTED]
Subject: RE: (EXTERNAL) Amendment no 18 2023
Date: Wednesday, October 18, 2023 8:42:00 AM

Dear [REDACTED]

Thank you for your email. I'm sorry for my late response. You can find the information about Amendment No. 18, 2023 by clicking [here](#). Unfortunately, we're currently dealing with some technical problems regarding the aforementioned Amendment. We're working to fix these issues as fast as we can, although, it may take a day or two.

Thank you for your understanding. If you have any questions or need more help, please feel free to contact me.

Have a great day.

Kind regards,
Marjan

Marjan Fadaei (she/her)
Planner, Planning and Protective Services Department



28 McNamara Drive
Paradise, NL A1L 0A6
Phone: (709) 782-1536
mfadaei@paradise.ca
www.townofparadise.ca

From: [REDACTED] >
Sent: Friday, October 13, 2023 9:25 AM ATIPPA 40(1)
To: Planning <planning@paradise.ca>
Subject: (EXTERNAL) Amendment no 18 2023

Is there a link to see the plans and maps related to this change? There are no links in the notice online

Thanks

Get [Outlook for iOS](#)

From: Marjan Fadaei
To: McGrath, Sean
Subject: RE: (EXTERNAL) RE: Inquiry about development regulations amendment
Date: Wednesday, November 15, 2023 1:59:00 PM
Attachments: [image003.png](#)

Hi Sean,

Thanks. I talked to Alton, and it seems that the Town of Paradise follows the provincial regulations regarding the amendments.

Thanks,
Marjan

Marjan Fadaei (she/her)
Planner, Planning and Protective Services Department



28 McNamara Drive
Paradise, NL A1L 0A6
Phone: (709) 782-1536
mfadaei@paradise.ca
www.townofparadise.ca

From: McGrath, Sean <SMcGrath@gov.nl.ca>
Sent: Wednesday, November 15, 2023 1:41 PM
To: Marjan Fadaei <mfadaei@paradise.ca>
Subject: RE: (EXTERNAL) RE: Inquiry about development regulations amendment

Hey Marjar,

Based on the information, and the knowledge the amendment is a Development Regulations (standalone) amendment with no Municipal Plan Amendment, you only need to advertise as per Section 14 requirements.

At your discretion, I would advise touching base with your Director of Planning to confirm process with regards to the amendment you are proceeding with and the Town's notification requirements, if any, in addition to URPA, 2000 for amendments. They should be able to confirm what we have outlined with respect to the amendment you are dealing with.

Sean McGrath
Planner III, Local Governance and Land Use Planning
Municipal and Provincial Affairs
P.O. Box 8700, St. John's, NL, A1B 4J6
Tel 709.729.3090

Please note that the mandate of the Department of Municipal and Provincial Affairs is limited to providing general information and guidance. In other words, any comments above do not constitute legal advice and is not intended as such. It is recommended that you may wish to consider consulting with your legal counsel for a legal opinion prior to finalizing a course of action.

From: Marjan Fadaei <mfadaei@paradise.ca>
Sent: Wednesday, November 15, 2023 12:40 PM
To: McGrath, Sean <SMcGrath@gov.nl.ca>
Subject: RE: (EXTERNAL) RE: Inquiry about development regulations amendment

Thank you, Sean. It's wonderful. So, it means that I don't need to request for another advertisement and the one that has been already done suffice. This is such a relief.

Thanks,
Marjan

From: McGrath, Sean <SMcGrath@gov.nl.ca>
Sent: Wednesday, November 15, 2023 12:20 PM
To: Marjan Fadaei <mfadaei@paradise.ca>
Subject: RE: (EXTERNAL) RE: Inquiry about development regulations amendment

Hey Marjan,

If the amendment is a standalone development regulations amendment, only section 14 requirements are required regarding public notice. The Council then adopts the amendment and the development regulations amendment is sent to MAPA Land Use Planning for registration under Section 24. of the Urban and Rural Planning Act, 2000. [Submission Standards for Municipal Plans and Development Regulations - Municipal and Provincial Affairs \(gov.nl.ca\)](#)

What to submit for...	Establishing a New Planning Area	Amending an Existing Planning Area	Mun Plan and Dev Regs s.15 Review	Mun Plan and Dev Regs s.24 Registration	Standalone Dev Reg Amendment (text only)	Standalone Dev Reg Amendment (incl. maps)
Council Resolution	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cover Letter (Planning Area)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Description of Planning Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cover Letter	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Evidence of Public Consultation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Background Information	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Draft Submission (s16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution to Adopt	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Evidence of Public Review	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Public Hearing Report	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resolution to Approve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affidavit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Final Hardcopies (s24)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Maps and GIS Shape Files	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sean McGrath
Planner III, Local Governance and Land Use Planning
Municipal and Provincial Affairs
P.O. Box 8700, St. John's, NL, A1B 4J6
Tel 709.729.3090

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From: Marjan Fadaei <mfadaei@paradise.ca>
Sent: Wednesday, November 15, 2023 11:52 AM
To: McGrath, Sean <SMcGrath@gov.nl.ca>
Subject: RE: (EXTERNAL) RE: Inquiry about development regulations amendment

Hi Sean,

Thank you for your response. It seems that the Sections 15 and 17 are applied to our case as it is going to be adopted by the Council. So, I am just curious to know if the timeline for advertisement consistent with the requirements because there will be gap between two advertisements and the deadlines for public reviews will have a gap too.

Thanks,
Marjan

From: McGrath, Sean <SMcGrath@gov.nl.ca>

Sent: Wednesday, November 15, 2023 11:13 AM
To: Marjan Fadaei <mfadaei@paradise.ca>
Subject: (EXTERNAL) RE: Inquiry about development regulations amendment

Good Morning Marjan,

Sean McGrath, Planner III with Municipal and Provincial Affairs Land Use Planning writing you.

Thank you for your e-mail and hope your day is going well, with regards to your question I can offer the following:

Under Section 14 of the Urban and Rural Planning Act, 2000 there is no time requirement legislated for public consultation of an amendment prior to Section 15 submission. Should the Town's Plan or Regulations prescribe a minimum notice period of 2 weeks, the Province would not object to you publishing an additional week with extension for public response notice if required by your regulations. Upon Section 15 submission the Province will only ensure public consultation was completed as per Section 14 requirements.

Therefore, as long as proof of public consultation is provided upon Section 15 submission reflective of Section 14 of the Urban and Rural Planning Act, 2000, the province does not object to an extension of notice period.

For clarity, can you confirm the subject amendment has not been released under Section 15 of the Urban and Rural Planning Act and has not been adopted by council? If the amendment has been adopted by council then Section 17 of the Urban and Rural Planning Act, 2000 is applicable.

Hope this information is of assistance.

For reference: [Submission Standards for Municipal Plans and Development Regulations - Municipal and Provincial Affairs \(gov.nl.ca\)](#)

Sean McGrath
Planner III, Local Governance and Land Use Planning
Municipal and Provincial Affairs
P.O. Box 8700, St. John's, NL, A1B 4J6
Tel 709.729.3090

Please note that the mandate of the Department of Municipal and Provincial Affairs is limited to providing general information and guidance. In other words, any comments above do not constitute legal advice and is not intended as such. It is recommended that you may wish to consider consulting with your legal counsel for a legal opinion prior to finalizing a course of action.

From: Marjan Fadaei <mfadaei@paradise.ca>
Sent: Wednesday, November 15, 2023 10:45 AM
To: McGrath, Sean <SMcGrath@gov.nl.ca>
Subject: Inquiry about development regulations amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Sean,

Hope my email finds you well.

I am writing regarding an amendment to development regulations that I am currently working on. The amendment was initially published in The Shoreline on October 27, with the deadline for public feedback set until November 13. However, I have recently discovered that the notice needs to be published twice in The Shoreline. I am writing to inquire whether we can advertise it again next week on November 24 and extend the deadline to December 1. Would this meet the requirements of Section 14?

Thanks,
Marjan

Marjan Fadaei (she/her)
Planner, Planning and Protective Services Department


28 McNamara Drive
Paradise, NL A1L 0A6
Phone: (709) 782-1536
mfadaei@paradise.ca
www.townofparadise.ca

"This email and any attached files are intended for the sole use of the primary and copied addressee(s) and may contain privileged and/or confidential information. Any distribution, use or copying by any means of this information is strictly prohibited. If you received this email in error, please delete it immediately and notify the sender."

URBAN AND RURAL PLANNING ACT, 2000

**NOTICE OF REGISTRATION
TOWN OF PARADISE
DEVELOPMENT REGULATIONS
AMENDMENT 18, 2023**

TAKE NOTICE that the TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT NO. 18, 2023, adopted on the 5th day of December 2023, has been registered by the Minister of Municipal and Provincial Affairs.

IN GENERAL TERMS, this amendment makes changes to "Section 9.20 Planned Mixed Development (commercial) (PMDC)" by adding a new section titled "List of Approved Development Plans". Concept plan for this development is added as "Appendix II: Market Ridge Commercial/Residential Development Plan" to the 2016 Paradise Development Regulations. The plan includes a mix of residential housing forms and commercial buildings primarily situated along Kenmount Road.

This Amendment comes into effect on the day that this notice is published in *The Newfoundland and Labrador Gazette*. Anyone wishing to inspect a copy of Development Regulations Amendment No. 18, 2023 may do so by contacting the Paradise Town Hall, during normal hours of operation, at (709) 782-1400.

TOWN OF PARADISE
Terrilynn Smith, Town Clerk

Jan. 5



2024 Winter Recreation Programs

This year the Town of Paradise has a series of fun all-ages programs to help you stay active all winter! Registration for Paradise residents for our 2024 Winter Programming opens on January 9 at 1:00 p.m. and on January 11 at 1:00 p.m. for non-residents. To register for senior and adult activities, please visit the Town's Recreation Portal.

- Adult Walking
- 50+ Shuffleboard
- 50+ Cornhole
- Pickleball
- Muggles and High Fives
- Tivv Explains
- Tot Time
- Tivv Snacks

For all details, visit www.paradise.ca/seniors and www.paradise.ca/tottime

2024 Council Meetings

The Town of Paradise would like to inform residents that public council meetings in January 2024 will occur on January 9 and January 23. All council meetings are available for viewing on the Town's website at www.paradise.ca/CouncilMeetings.

Christmas Tree Drop-off

We'll take your real Christmas trees! Residents are encouraged to drop off their real Christmas trees at the Milton Road Ball Field (upper parking lot area) from Monday, January 1, 2023, to Sunday, January 14, 2024. Trees must be unwrapped, free of hooks, ornaments, and nails.

Planning Notice

Urban and Rural Planning Act, 2000 - Notice of Registration - Town of Paradise

Development Regulations Amendment 18, 2023

Take notice that the Town of Paradise Development Regulations Amendment No. 18, 2023, adopted on the 15th day of December 2023, has been registered by the Minister of Municipal and Provincial Affairs. In general terms, this amendment makes changes to "Section 2.20 General Mixed Development (commercial) (PMDC)" by adding a new use class called "Fast Food Restaurant Development Plans". Concept plan for this development is located at "Appendix H: Market Ridge Commercial Residential Development Plan" to 2023 Development Regulations. The plan includes a mix of housing forms and commercial buildings primarily situated along Kemnonton Road.

This Amendment comes into effect on the day that this notice is published in the *Shoreline News* and *Laborator Gazette*. Anyone wishing to inspect a copy of the Development Regulations Amendment No. 18, 2023 may do so by contacting Paradise Town Hall, during normal hours of operation, at 709-782-1400.

Terilyn Smith
Town Clerk

Resident Notification System

The Town of Paradise is pleased to roll out a new Resident Notification System. This notification system will send out information regarding garbage schedule changes, building permits, town events and much more. Residents can choose the format in which they receive information, whether that's in the form of a text message, phone call, and/or email. The choice is yours! For full details and to sign up for this new notification system, visit www.paradise.ca/alerts.

CBACC Open House

Grow your business by connecting and collaborating with fellow business leaders in Paradise at our upcoming Open House! Join our CBACC Board of Directors, fellow Chamber members, and other business leaders on Tuesday, January 30 from 4-6 p.m. for an informal open house at Banished Brewing. Registration is \$5.00 per person and includes a beverage of your choice. See you there!

Procurement Opportunity

Solidation # Commodity/Service

TO#23-28 Consulting Services - 2024 2:00 pm (NDT)
Water and Sewer Upgrades January 9, 2024

The Town of Paradise requests proposals for the above noted services and/or commodities. For more information or to obtain a copy of the Request for Proposal (RFP), please visit the Town's bid/tenders' webpage at <http://www.paradise.ca/tenders>. Marked documents can be provided prior to opening for the opportunity. Documents are not provided in any other manner.

In order to participate in this procurement, Proposers must have a bidding system vendor account and be registered as a Plan Taker for this opportunity. This will enable Proposers to download the solicitation document and receive notifications. For additional information, please contact the Procurement Specialist at bid@paradise.ca.

Winter Fitness Classes

We are excited to offer a variety of winter Fitness Classes. From beginner to advanced classes, we have a number of options to help you get healthy and active! Registration for our 2024 winter classes opens on Monday, January 8 at 12:00 p.m. for Paradise residents. Any remaining spaces will be open to the public on Wednesday, January 10 at 12:00 p.m. Registration is only available online through the Town's Recreation Portal.

- Wednesday Yoga
- Morning Yoga
- Ba Fit HIIT
- Spin/Express Spin
- Cardio Tone
- Gentle Yoga
- Vinyasa Flow
- Yoga With Weights
- Saturday Salutations
- POUND®
- Strength and Conditioning
- Express Yoga

For full details and to register, visit www.paradise.ca/Fitness.

A A A | | **Share**

The Town of Paradise regularly issues a variety of Planning Notices (Variance Use Applications, Discretionary Use Notices, and others).

The Town Discretionary Use Policy and Accessory Building Permit Policy outline applicable guidelines, requirements and procedures.

Planning Notices

 [View full Government & Engagement Menu](#)

Take notice that the Town of Paradise Development Regulations Amendment No. 18, 2023, adopted on the 5th day of December 2023, has been registered by the Minister of Municipal and Provincial Affairs.

In general terms, this amendment makes changes to "Section 9.20 Planned Mixed Development (commercial) (PMDC)" by adding a new section titled "List of Approved Development Plans". Concept plan for this development is added as "Appendix H. Market Ridge Commercial/Residential Development Plan" to the 2016 Paradise Development Regulations. The plan includes a mix of residential housing forms and commercial buildings primarily situated along Kenmount Road.

This Amendment comes into effect on the day that this notice is published in the Newfoundland and Labrador Gazette. Anyone wishing to inspect a copy of Development Regulations Amendment No. 18, 2023 may do so by contacting the Paradise Town Hall, during normal hours of operation, at 709-762-1400.

Terrilynn Smith
Town Clerk

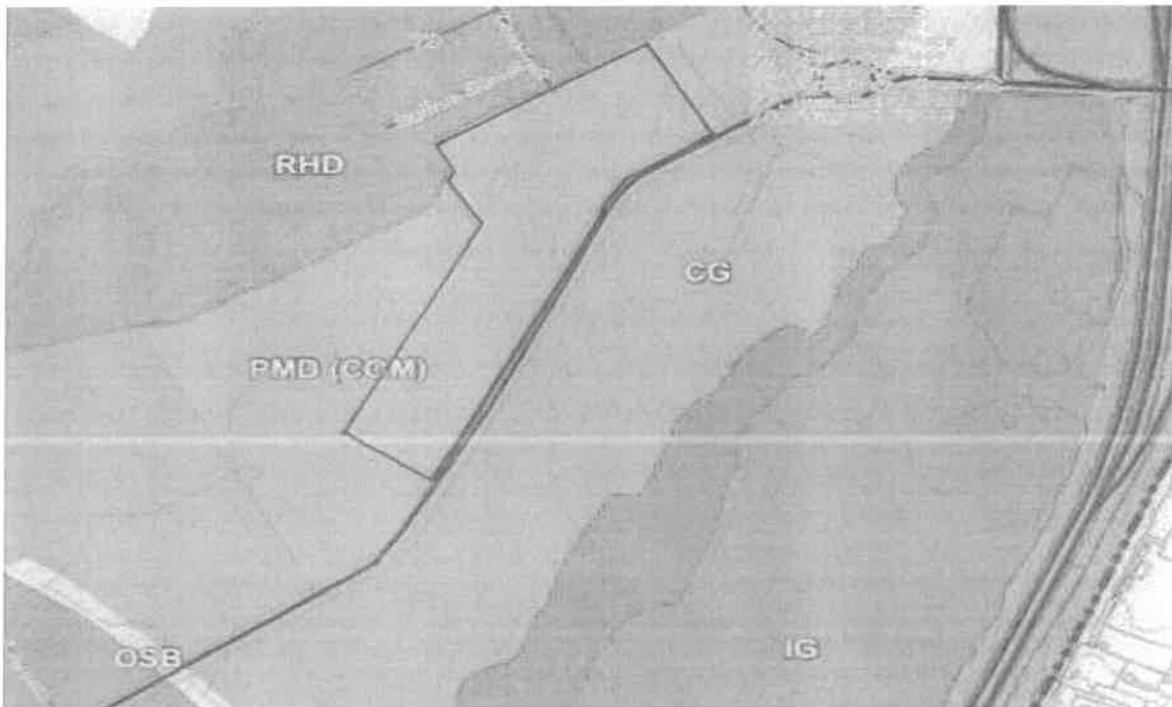
Privacy Notice: Comments and included personal information submitted to the Town of Paradise in response to posted planning notices is administered under Part III of the Access to Information and Protection of Privacy Act, 2015, and are used only for their designated purposes. If you have any questions about the collection, use or disclosure of your personal information, please contact the Town by calling 709-782-1400.

APPENDIX H

MARKET RIDGE COMMERCIAL/RESIDENTIAL DEVELOPMENT PLAN

Background

Karwood Estates Inc. ('KEI'), as property owner, wishes to develop property for residential and commercial purposes in the Commercial Centre area of the Town of Paradise generally along Kenmount Road west of Karwood Drive. The property is bounded on the south by Kenmount Road, on the southwest by vacant land, to the north on both sides of Silver Birch Crescent extension and to the east by undeveloped vacant property in the ownership of Irving Oil.



Location on Zoning Map

The Proposal

KEI wishes to develop the 4.24 hectares (10.2 acres) property as a mix of residential housing forms and commercial buildings primarily situated along Kenmount Road. The residential component consists of approximately 106 residential units comprised of 88 apartment units in 7 buildings and 18 row dwellings in 6 buildings on 1.793 hectares of land. The commercial component consists of 4 commercial lots: an existing 2 storey office/commercial building on a commercial lot and three new commercial building lots on 2.1 hectares of land. This development proposal will include road extensions, a pedestrian pathway and associated open space areas amounting to 920 m² (9,899.2 square feet) and amenity space. The pedestrian pathways and open space areas will be connected to the residential area to the north to create an integrated, accessible and pedestrian friendly pedestrian and open space network

within the larger Karwood Market area and KEI land holdings.

Silver Birch Crescent will be extended south approximately 150 m and intersect with Street A and Street A will be constructed approximately 160 m to connect with the existing access connection to Kenmount Road.

A traffic study was previously conducted by EXP in 2016 on behalf of KEI on the basis of the plans that were in effect at the time. The existing traffic study will be updated upon the approval of this amendment to reflect the changes in the land use concept proposed in this amendment as part of the development approval process.

The development will be fully serviced and connected to municipal water and sewer services. The majority of the site can be accommodated below the 180 m contour servicing limit. For those portions of the site that are beyond the 180 m contour, a solution will be provided as a means to ensure adequate water pressure, as approved by the Town until such time as a permanent solution is constructed by the Town. All public infrastructure, including roads, sidewalks, pedestrian pathway and water and sewer services will be developed or constructed in accordance with the design standards of the Town of Paradise.



Proposed Concept Plan

KEI will own the residential units and the units will be available as rental units. The commercial lots will be in the ownership of KEI but will be made available for purchase to other interested commercial developers.

Compliance with the Town of Paradise Municipal Plan

The proposal is consistent with the growth strategy for this area of Paradise of which it is a part which states:

Create a focus for the community in the area between Topsail Road, McNamara Drive, Kenmount Road and Karwood Drive as the centre for retail, recreation, civic use and housing. This area is the focus for jobs and growth, supported by higher density housing, recreational amenities and public institutions. The Town will continue to make investment in amenities in this area to create a central community focus or “hub”

It is also consistent with Encouraging Mixed Use Development policy 8.4.1.3. of the Municipal Plan which states:

3. Planned Mixed-Use Development Zones shall also be applied in the Community Centre land use designation to an area along the north side of Kenmount Road to the intersection with Karwood Drive. Within this area, high density forms of housing such as townhouses and apartment buildings are expected, as well as commercial, retail, service, institutional and office uses as stand-alone or mixed-use, multi-storey buildings. In multi-storey, mixed-use buildings, commercial, retail and services shall be located at the ground floor level. The sites shall be designed with a priority on walkability with well-designed and integrated public spaces, and connectivity to surrounding neighbourhoods. Development will be permitted in accordance with an approved development plan.

The concept plan is brought forward to be the approved development plan pursuant to policy 8.4.1.3.

Compliance with the Town of Paradise Development Regulations

The subject property is zoned as Planned Mixed Development (Commercial) (PMDC). According to Section 2 of the PMDC use zone titled ‘Permitted Uses’:

Any Land, Building or structure may be used for the following purposes in this Zone in accordance with a development plan approved by Council:

- *Office or Commercial Use*
- *Public Use*
- *Residential Use*
- *Uses set out in the approved development plan*

The proposal for a mix of residential and commercial uses of the subject property as outlined in the development plan is in accordance with the permitted uses of the PMDC use zone and the development plan which is submitted for approval form a part of the appendix and text amendment.

The PMDC Use Zone does not have specific development standards for development thus the zone provides flexibility in development. KEI will develop the residential units in accordance with the development standards for row dwellings and apartment buildings as outlined in the Residential High Density (RHD) Use Zone as per the attached table:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling	Multi-unit
Minimum Lot Area (m ²)	300	188 per d. u.	140 per d. u.	90 per d u
Minimum Frontage (m)	10.0	7.5 per d.u.	5.5 per d. u.	25.0
Minimum Building Line Setback (m)	6.0	6.0	6.0	6.0
Maximum Building Line Setback (m)	15.0	15.0	15.0	15.0
Minimum Side Yard (m)	1.2	1.2	2.4 (on end unit)	6.0
Minimum Flanking Road Side Yard (m)	7.6	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0	8.0
Maximum Lot Coverage	50%	45%	55%	55%
Maximum Height (m) (2023-06-02)	9.0	9.0	10.0	17.0
Landscaping (Minimum) Front Yard	40%	20%	40%	

Immediately adjacent to the west and south of the subject property is an existing office building. The land to the west of the office building along Kenmount Road is also in the ownership of KEI and will continue to be zoned PMDC. This area will be developed into three (3) commercial buildings in accordance with the development standards of the Commercial General (CG) Use Zone as per the attached table:

Standard	All Uses
Minimum Building Line Setback (m)	10.0
Minimum Side Yard (m)	5.0 and 2.4
Minimum Rear Yard (m)	10.0
Minimum Flanking Road Side Yard (m)	10.0
Maximum Height (m)	17.0 Greater than 17.0 at the discretion of Council

Engineering Plans

Upon the approval of the Amendment and development plan that forms a part of the amendment, detailed engineering plans including a grading plan will be prepared for the review and approval of the Town as part of the development approval process.

Conclusion

In the opinion of the undersigned, Appendix H: Market Ridge Commercial/Residential Development Plan supports the changes required to amend the Development Regulations to accommodate the commercial/residential development as proposed by KEI. The proposal once approved will be in compliance with the Paradise Municipal Plan polices and the development requirements, standards and conditions of the Paradise Development Regulations. This proposal will be a positive addition to the Town and the extension of the development area along Kenmount Road will contribute to the continued economic prosperity and environmental quality of the community.

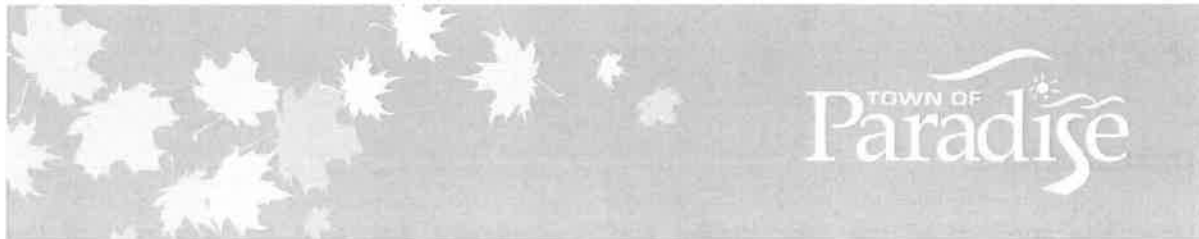
This report was prepared for the party herein. The material and information in this document reflects the opinion and best judgement of the author, based on the information provided and available at the time.

Respectfully submitted,

Stephen B. Jenczyk

Stephen B. Jewczyk, FCIP
Urban and Regional Planner





Canada Games

We're pleased to announce that the Town of Paradise is a Community Partner of the 2025 Canada Games and the host location for two sports, beach volleyball and box lacrosse. We're excited to hold the games and can't wait for the games to begin!



Planning Notices

Public Review - Paradise Development Regulations Amendment No. 18, 2023

The public is invited to view a copy of the proposed Paradise Development Regulations Amendment No. 18, 2023. The Town is in receipt of an amendment application to add additional text to the Planned Mixed Development (Commercial) Use Zone table. The proposed addition is an Appendix which is required to accommodate a proposed development plan. The Appendix includes a description of the proposal, its compliance with planning policies, and zoning and includes associated maps and plans. The development plan proposes a mix of housing forms including approximately 72 apartment units and three row dwellings.

This Public Notice is advertised in accordance with the Urban and Rural Planning Act, 2000. The proposed amendment will be available for the public to review on the Town's website at www.paradise.ca/planningnotices and at the Town Hall until Monday, October 30, 2023. The public may provide comments or concerns to the Town, in writing, before Council considers adoption of the proposed amendment.

Please submit comments or concerns in writing by 4:30 p.m., Monday, October 30, 2023, to the attention of:

Marjan Fadaei, Planner
T: 709.782.1400 E: planning@paradise.ca



Pumpkin Carving Event

Looking to sharpen your pumpkin carving skills? Well, you can do just that on Saturday, October 21 from 2:00 p.m. to 4:00 p.m. at the Paradise Double Ice Complex. Each group will receive one pumpkin and carving supplies, all you need to do is bring your creativity!

Registration is required and is available on the Town's website. To register, visit the Town's website. Admission is \$8.00 per group (up to 6 members per group).

For more information, visit www.paradise.ca/events



Budget Talks 2024

There's still time to participate in our Budget Talks 2024 public engagement. We're preparing the Town of Paradise 2024 Budget and we want to hear from you! There are several ways you can send us your input and suggestions:

- Complete the Budget Talks 2024 online survey before October 16 and share your input: www.paradise.ca/BudgetTalks
- Email us at engagement@paradise.ca

For more information, visit www.paradise.ca/budgettalks



October Council Meetings

Residents are advised that the Public Council Meeting for October will take place on Tuesday, October 24 at 6:00 p.m. Council meetings are webcast and available online for public viewing at: www.paradise.ca/councilmeetings



We're Hiring!

Recreation Worker, Part-time, Permanent

Competition #: TOP-500-016 Closing Date: October 24, 2023

The Recreation Worker is responsible for the provision of all recreation, leisure and sports programs within the Department of Recreation and Community Services in order to provide opportunities to encourage and promote a healthy lifestyle for all community residents.

Accounting Clerk, Full-time, Permanent

Competition #: TOP-200-002 Closing Date: October 19, 2023

Reporting to the Manager/Supervisor, this position is accountable for the provision of data control and accounting support within the Corporate Services Department. Duties of this position include: maintaining the accuracy and completeness of both financial and assessment records by ensuring all transactions are recorded in a timely and efficient manner.

St. John's Regional Fire Department (SJRFD) - Temporary Firefighters

The St. John's Regional Fire Department (SJRFD) anticipates posting a job competition in mid-November 2023, through various media outlets. The number of Temporary Firefighters to be hired will be determined prior to the interview process.

For more information on any of the positions above, visit www.paradise.ca/careers



Procurement Opportunity

Solicitation #	Commodity/Service	Closing Date & Time
TOP-23-24	Supply and Delivery of One (1) Portable Asphalt Recycling Machine	2:00 p.m. (NDT), October 17, 2023
TOP-23-26	Supply and Delivery of Clothing and Protective Equipment	2:00 p.m. (NDT), October 20, 2023

The Town of Paradise requests proposals for the above noted services and/or commodities. For more information or to obtain documents online, please visit the Town's bids&tenders™ webpage at <https://paradise.bidsandtenders.ca>. Watermarked documents can be previewed prior to registering for the opportunity. Documents are not provided in any other manner.

In order to participate in this procurement, Proponents must have a bidding system vendor account and be registered as a Plan Taker for this opportunity. This will enable Proponents to download the solicitation document and receive notifications.

For additional information, please contact the Procurement Specialist at bids@paradise.ca.



Remembrance Day Ceremony

Each year the Town of Paradise hosts a Remembrance Day Ceremony to remember fallen soldiers. The 2023 ceremony will take place on Saturday, November 11, at the Town Hall War Memorial. This year, we will begin the ceremony at 10:45 a.m. with a ceremonial parade. If you would like to participate in the parade, we ask you to arrive at 10:30 a.m.

If you wish to lay a commemorative wreath, contact Pat Silver by November 3 via email, psilver@paradise.ca, or by calling 709.782.3570.

For more information, visit www.paradise.ca/events



Halloween Safety Tips

This Halloween, make sure you keep your ghouls and goblins safe and sound. Remember when trick-or-treating:

- Wear something reflective
- Always check treats before consumption
- Wear make-up instead of a mask
- Be sure to carry a flashlight
- Look both ways before you cross the street

Have a spooktacular time and happy Halloween!



Call for Christmas Parade Entries

It's that time of year again! Our annual Christmas Parade is coming to Town, and we'd love to have you! We're looking for entries, that include, but are not limited to:

- Local Businesses
- Individuals
- Mascots
- Schools
- Community Groups
- Sporting Groups
- Dance Groups
- Drumlines

The parade starts on Sunday, December 3 at 1:00 p.m. at Paradise Elementary and will continue onto Topsail Road and finish at the Paradise Double Ice Complex at 3:00 p.m. There is no cost to join and we have 40 spaces available.

For more information or to register, visit: www.paradise.ca/ChristmasParadeEntries



Pumpkin Stroll

Join us for an evening of Halloween magic as you stroll through Peter Barry Duff Memorial Park. Jack-O-Lanterns will light your way as you sip on free hot chocolate and enjoy live music. Pumpkins will be lit by our staff, and we welcome participants to bring their own to display. All pumpkins will be donated to Lester's Farm Chalet for animal consumption.

Make it a Green Goal by bringing your reusable mug for free hot chocolate.

For more information, visit www.paradise.ca/events

Planning Notice

Paradise Development Regulations Amendment No. 18, 2023

The public is invited to view a copy of the proposed Paradise Development Regulations Amendment No. 18, 2023. The Town is in receipt of an amendment application to add additional text to the Planned Mixed Development (Commercial) (PMD) Use Zone. The proposed addition is an Appendix titled "Appendix H. Market Ridge Commercial/Residential Development Plan" to the Development Regulations. The Appendix includes a description of the proposal, its compliance with planning policies and zoning and includes associated maps and plans.

The development plan proposes a mix of residential housing forms and commercial buildings primarily situated along Kenmount Road. The residential component consists of approximately 106 residential units comprised of 88 apartment units in 7 buildings and 18 row dwellings in 6 buildings on 1.793 hectares of land. The commercial component consists of 4 commercial lots: an existing 2-storey office/commercial building on a commercial lot and three new commercial building lots on 2.1 hectares of land.

This Public Notice is advertised in accordance with the Urban and Rural Planning Act, 2000. The proposed amendment will be available for the public to review on the Town's website at www.paradise.ca/planningnotices and at the Town Hall until Monday, November 13, 2023. The public may provide comments or concerns to the Town, in writing, before Council considers adoption of the proposed amendment.

Please submit comments or concerns in writing by 4:30 p.m., Monday, November 13, 2023, to the attention of:

Marjan Fadaei, Planner
T: 709.782.1400 E: planning@paradise.ca



Job Opportunity

Lead the wave of innovation as Chief Executive Officer (CEO) of Advantage St. John's: Harnessing potential for Economic Growth in Canada's historic coastal hub. Join us on the edge of adventure and propel our global impact in renewable energy, ocean technology, and economic expansion.

Advantage St. John's will be the arms-length, not for profit, regional economic development agency, serving the municipalities of the City of St. John's and Towns of Paradise and Conception Bay South. The agency will be primarily externally focused in its efforts and be entrusted to develop investment and business development initiatives, programs, projects, and associated marketing plans. These activities will be developed in alignment with a strategic plan and the advancement of the work of the agency.

For more information, visit www.paradise.ca/careers



Holidaze Call For Vendors

It's that time of year again! We're kicking off the holidays with our 5th annual Holidaze Christmas Market. Enjoy your favourite local businesses on November 18 and 19 from 12:00 - 5:00 p.m. as you shop around for your special someone, friends, and family. Pick from various products, including arts and crafts, desserts and foods, homemade goodies and more. We even have some awesome door prizes up for grabs!

Passes will be available at the Paradise Double Ice Complex Reception on November 18 and 19. We are only accepting debit and credit. Passes are:

- \$5 per person
- Ages 2 and under will be free

For more information, visit www.paradise.ca/callforvendors



Bonfire Night

On November 5, from 6:00 p.m. to 7:30 p.m. grab your friends and family for a night of roasting marshmallows and wieners, sipping hot chocolate, and enjoying live entertainment by the Salt Beef Junkies. There will be six roasting fires in Paradise Park for groups to enjoy.

Please bring your own reusable mug for free hot chocolate and we encourage attendees to bring a non-perishable food item to help support the CBS/Paradise Community Food Bank.

For more information, visit www.paradise.ca/events



**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2023
(MARKET RIDGE COMMERCIAL/RESIDENTIAL AMENDMENT)**

OCTOBER 2023

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2023

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. 18, 2023.

Adopted by the Town Council of Paradise on the 5 day of December 2023.

Signed and sealed this 5 day of December, 2023.

Mayor:

D. Bell

(Council Seal)

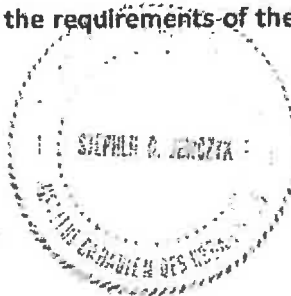
Clerk:

Therese

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Paradise Development Regulations Amendment No. 18, 2023 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk
Stephen B. Jewczyk, FCIP



Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____

TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 18, 2023

Purpose

The Town of Paradise Development Regulations 2016 came into legal effect on April 27, 2018. The Development Regulations outlines the use, development standards and conditions of land in use zones and the Town is divided into land use zones which are illustrated on the Land Use Zoning Map.

This report was prepared to explain the proposed changes and to serve as a basis for consideration by the general public before it is adopted Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

The Development Proposal

The proponent of this amendment, Karwood Estates Inc. ('KEI'), wishes to proceed with the development of a mix of residential housing forms and commercial buildings primarily situated along Kenmount Road. The residential component consists of approximately 106 residential units comprised of 88 apartment units in 7 buildings and 18 row dwellings in 6 buildings on 1.793 hectares of land. The commercial component consists of 4 commercial lots: an existing 2 storey office/commercial building on a commercial lot and three new commercial building lots on 2.1 hectares of land. This development proposal will include road extensions, a pedestrian pathway and open space development. The total area to be developed is 4.24 hectares (10.2 acres) of land ('the subject property').

The Town of Paradise Municipal Plan 2016

The subject property is situated within the Community Centre designation of the 2016 Town of Paradise Municipal Plan. It is the intent of this designation that the area will continue to evolve as the focus of civic, recreational, residential and commercial use in the community. The proposal is consistent with the Planned Mixed-Use Development Zones of this designation which encourages high density forms of housing such as townhouses and apartment buildings as well as commercial, retail, service, institutional and office uses as stand-alone or mixed-use, multi-storey buildings. Therefore no municipal plan amendment is required to accommodate this proposal.

The Proposed Amendment to the Town of Paradise Development Regulations 2016

The subject property is zoned as Planned Mixed Development (Commercial) (PMDC) in the Town of Paradise Development Regulations 2016.

According to Section 9.20.2 of the PMDC use zone titled 'Permitted Uses':

Any Land, Building or structure may be used for the following purposes in this Zone in accordance with a development plan approved by Council:

- *Office or Commercial Use*
- *Public Use*
- *Residential Use*
- *Uses set out in the approved development plan*

The proposal is a permitted use within the PMDC zone. A Development Plan has been prepared for the approval of Council. In order to accommodate this proposed development, an amendment is required to the text of the Planned Mixed Development (Commercial) (PMD) which includes a Development Plan approved by Council.

The amendment to the text of the Planned Mixed Development (Commercial) (PMD) use zone would consist of adding an Appendix titled "Appendix H: Market Ridge Commercial/Residential Development Plan" to the Development Regulations. The appendix as part of the text amendment would include a description of the proposal, its compliance with planning policies and zoning and associated maps and plans.

Public Consultation

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on October 27, 2023 advertising this amendment and published a notice on the Town's website. The amendment documents were available on the Town's website and at the Town Hall for the public to review until November 13, 2023. The Town accepted comments and/or concerns on the proposed changes in writing until 4:30pm, Monday November 13, 2023.

No written response was received with respect to the public notice.

Town of Paradise Development Regulations Amendment No. 18, 2023

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

1. The text of the Planned Mixed Development (Commercial) (PMD) is amended by adding additional text to Section 9.20 Planned Mixed Development (Commercial) (PMD). The additional text introduces a new section, Section 12, as follows

12. List of Approved Development Plans

The following is a list of approved development plans, the details of which can be found in the appendix section.

Appendix H: Market Ridge Commercial/Residential Development Plan

A copy of the Appendix H is attached and is to be referred to with respect to this amendment.

No map amendment to the Development Regulations is required to accommodate the text amendment.



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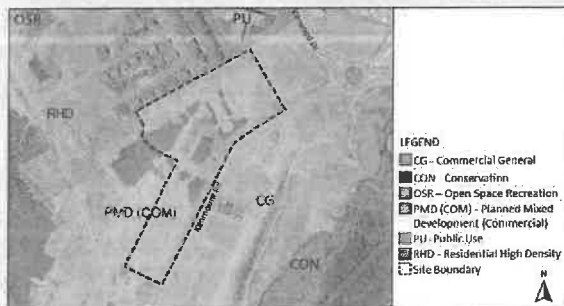


BUSINESS & ECONOMIC
DEVELOPMENT

Public Review - Paradise Development Regulations Amendment No. 18, 2023

The public is invited to view a copy of the proposed Paradise Development Regulations Amendment No. 18, 2023. The Town is in receipt of an amendment application to add additional text to the Planned Mixed Development (Commercial) (PMD(C)) Use Zone. The proposed addition is an Appendix titled **Appendix H: Market Ridge Commercial/Residential Development Plan** to the Development Regulations. The Appendix includes a description of the proposal, its compliance with planning policies and zoning and includes associated maps and plans.

The development plan proposes a mix of residential housing forms and commercial buildings primarily situated along Kenmount Road. The residential component consists of approximately 106 residential units comprised of 88 apartment units in 7 buildings and 18 row dwellings in 6 buildings on 1.793 hectares of land. The commercial component consists of 4 commercial lots: an existing 2-storey office/commercial building on a commercial lot and three new commercial building lots on 2.1 hectares of land.



This Public Notice is advertised in accordance with the Urban and Rural Planning Act, 2000. The proposed amendment will be available for the public to review at the Town Hall until Monday November 13, 2023. The public may provide comments or concerns to the Town, in writing, before Council considers adoption of the proposed amendment.

Please submit comments or concerns in writing by 4:30 p.m., Monday, November 13, 2023, to the attention of:

Marjan Fadaei, Planner

T: 709.782.1400

email



Engagement Menu

LEGEND

- CDB - Commercial General
- CGM - Conventions
- CGM - Green Space Increase
- PMD (CGM) - Planned Mixed Development (Planned Use)
- PMD - Planned Use
- PMD - Residential at High Density
- - - City Boundary

Margan Fadaei, Planner
T: 709.782.7400
email



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Planning Notice:

 Public Review - Paradise Development Regulations Amendment No. 18, 2023

Comments due: Monday, November 13, 2023

 paradise.ca/planningnotices



1.1K



