

FEB 18 2020

COR/2020/00360

Ms. Lindsay Church  
Planner III  
Town of Paradise  
28 McNamara Place  
Paradise, NL A1L 0A6

Dear Ms. Church:

**PARADISE**  
**Development Regulations Amendment No. 2, 2019**

I am pleased to inform you that the **Town of Paradise Development Regulations Amendment No. 2, 2019**, as adopted by Council on the **4<sup>th</sup> of February, 2019**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email ([queensprinter@gov.nl.ca](mailto:queensprinter@gov.nl.ca)), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



**MARY OLEY**  
Director of Local Governance and Land Use Planning



**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2019**

**JANUARY 2020**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2019**

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. 2, 2019.

Adopted by the Town Council of Paradise on the 4 day of February, 2020.

Signed and sealed this 5 day of February, 2020.

Mayor: 

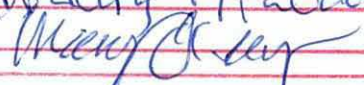
(Council Seal)



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*.

<b>Development Regulations/Amendment</b>	
<b>REGISTERED</b>	
Number	<u>3655 - 2020 - 004</u>
Date	<u>February 17, 2020</u>
Signature	<u></u>



**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2019**

**Background**

The Town received a request to add 'Child Care' as a permitted use to the Commercial General zone. The request is to facilitate a new child daycare use at 55 Karwood Avenue. The subject building currently houses a similar daycare use.

55 Karwood Avenue is currently zoned "Commercial General" which does not allow Child Care uses. A review of adjacent uses and the previous zoning indicated that Child Care uses were omitted in error during the 2016 Municipal Plan review. The purpose of Development Regulations Amendment No. 2, 2019 is to rectify this error by adding 'Child Care' to the permitted uses in the "Commercial General" zone.

**Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on December 23<sup>rd</sup>, 2019 and January 2<sup>nd</sup>, 2020 advertising Development Regulation Amendment No. 2, 2019. The amendment documents were available at the Paradise Town Hall during regular business hours and on the Town's website for the public to review. The Town accepted comments and/or concerns on the proposed changes in writing until 4:00pm, Monday, January 6<sup>th</sup>, 2020. No comments or objections were received.

**Town of Paradise Development Regulations Amendment No. 2, 2019**

The Paradise Development Regulations 2016 are amended by adding 'Child Care' to the permitted uses in the Commercial General Use Zone Table as shown on the attached excerpt of the Paradise Development Regulations 2016.

## 9.21 Commercial General (CG)

### 1. Purpose

To recognize existing commercial sites and facilitate the Development of new commercial and retail services.

### 2. Permitted Uses

- Child Care
- Civic and Cultural
- Convenience Store
- Funeral Home
- General Assembly
- General Services
- Health and Fitness Facility
- Hotels
- Indoor Assembly
- Indoor Market
- Multi-Unit Residential (above first floor Commercial)
- Office
- Personal, Professional, Medical Service
- Place of Worship
- Restaurant
- Retail Store
- Shopping Centre
- Take-Out Food Service
- Theatre
- Veterinary Clinic

### 3. Discretionary Uses

- Automotive Sales and Service
- General Garages
- Light Industry
- Lounge
- Outdoor Market
- Service Station
- Taxi Stand
- Telecommunications Towers

### 4. Zone Standards

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