

**TOWN OF PARADISE**

**DEVELOPMENT REGULATIONS, 2016**

**AMENDMENT No. 09, 2021**

**September, 2021**



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT  
AMENDMENT No. 09, 2021  
TOWN OF PARADISE  
DEVELOPMENT REGULATIONS, 2016

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Paradise adopts the Amendment No. 09, 2021 to the Paradise Development Regulations.

Adopted by the Town Council of Paradise on the 7th day of September, 2021.

Signed and sealed this 21 day of September.

Mayor:



Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No.9,2021 to the Town of Paradise Development Regulations, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.



Anna Myers  
Member of Canadian Institute of Planners

Development Regulations/Amendment

**REGISTERED**

Number 3655-2021-008

Date Nov. 29, 2021

Signature Anna Myers



*Chicago*

*DR*

**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS AMENDMENT No. 09, 2021**

**BACKGROUND**

The Town Council received an application to rezone an area of 6.5 hectares of land on St. Thomas Road from 'Residential Subdivision Area' to 'Residential Low Density' and from 'Residential Medium Density' to 'Residential Low Density' in order to accommodate residential development for single family detached housing. The layout in the Concept Plan meets the requirements of the Residential Low-Density Zone.

Pearl Investments Incorporated is proposing the development of a residential subdivision located off of St. Thomas Line consisting of 67 lots for single family detached housing and an open space area.

As per the Town of Paradise Development Regulations, 2016 requirements, a Land Use Assessment Report (attached) was prepared which addressed the land use information requirements of the Town of Paradise. This report was accepted by Council.



## **PUBLIC CONSULTATION**

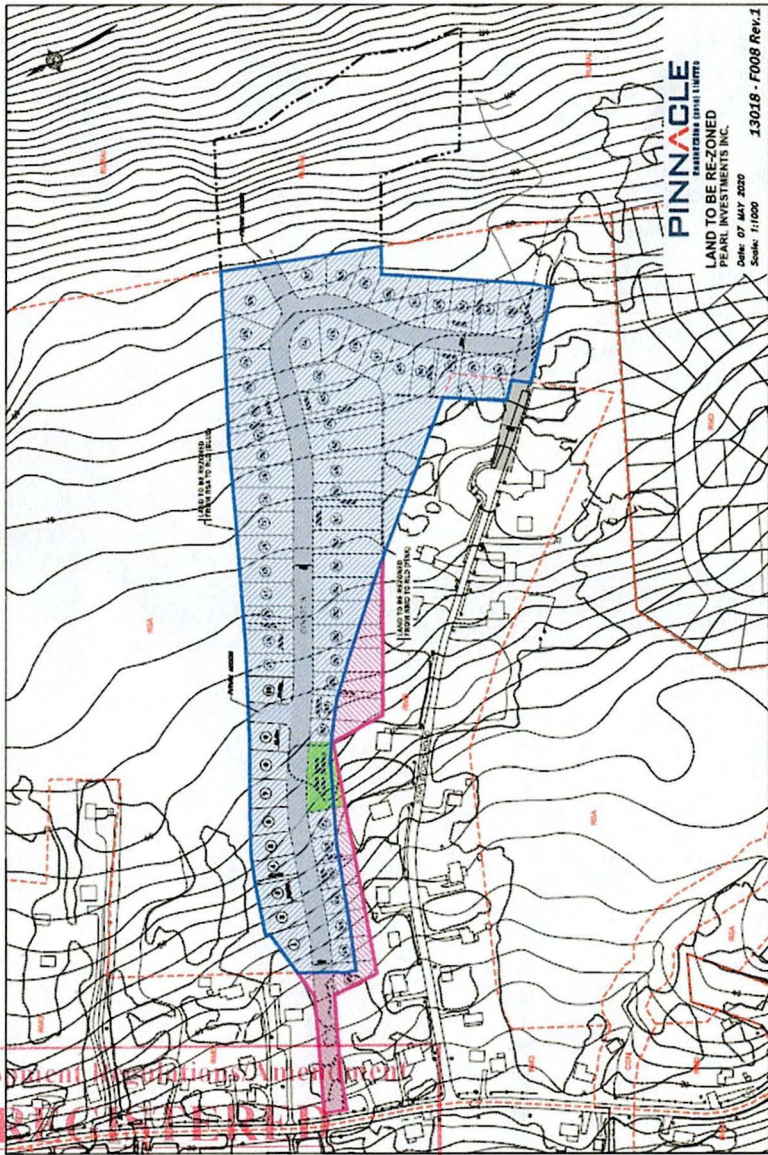
During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline News on July 14, 2021 advertising Development Regulation Amendment No. 09, 2021. The amendment documents were available at the Paradise Town Hall and on the Town's website for the public to review from July 14, 2021 to July 28, 2021. The Town accepted comments and/or concerns on the proposed changes in writing until 4:30pm, July 28, 2021. One comment was received from a resident in proximity to the subject site and is included in the appendix to this report for viewing.

## **DEVELOPMENT REGULATIONS AMENDMENT No. 09, 2021.**

The Paradise Developments 2016 is amended by rezoning an area of land from "Residential Subdivision Area (RSA)" to "Residential Low Density (RLD)" and from "Residential Medium Density (RMD)" to "Residential Low Density (RLD)" as shown on the attached excerpt of the Paradise Land Use Zoning Map.










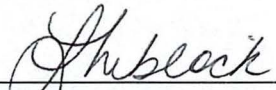
Development Regulations Amendment  
**Number** 3655-2021-008  
**Date** Nov. 29, 2021  
**Signature** [Signature]

**Town of Paradise**  
 Development Regulations  
 Land Use Zoning Map  
 Amendment No. x, 2021

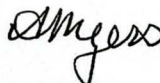
-  From Residential Subdivision Area to Residential Low Density
-  From Residential Medium Density' to ' Residential Low Density


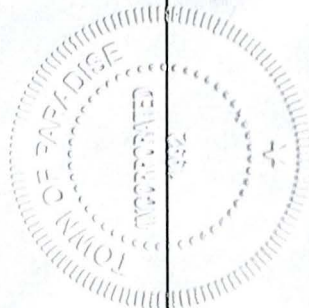
Dated at Paradise  
 This 4<sup>th</sup> day of November, 2021

  
**Dan Bobbett, Mayor**

  
**Chief Admin. Officer Lisa Niblock**

I CERTIFY THAT THIS DEVELOPMENT REGULATIONS AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000.

  
 Anna Myers, MCIP



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