



**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2022**

**FEBRUARY 2022**



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2022**

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. 12, 2022.

Adopted by the Town Council of Paradise on the 19<sup>th</sup> day of April, 2022.

Signed and sealed this 29<sup>th</sup> day of April, 2022.

Mayor:

DocuSigned by:  
  
D015441A8037469...

(Council Seal)



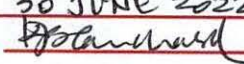
Clerk:

  
7AE4AF35EB2E4FD...

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Paradise Development Regulations Amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>3655-2022-011</u>
Date	<u>30 JUNE 2022</u>
Signature	<u></u>



## **TOWN OF PARADISE**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 12, 2022**

#### **Background**

This amendment includes changes to four (4) sections of the 2016 Development Regulations:

1. Section 2 Definitions
2. Section 5.4 Agriculture (Urban)
3. Section 9.11 Residential Medium Density Use Zone Standards
4. Appendix D: Development Limits, Existing Streets

#### **1. Section 2 Definitions**

##### **a. Dwelling (Semi-detached)**

The image accompanying the definition of “Dwelling (Semi-detached)” is causing misinterpretation because the image does not show lot lines but requires the dwelling units be on separate Lots. The image will be updated.

##### **b. Dwelling (Multiple Unit)**

The image accompanying the definition of “Dwelling (Multiple Unit)” is causing misinterpretation because the image shows Lot lines but does not require each Dwelling unit be on separate Lots. The image will be removed.

##### **c. Dwelling (Subsidiary Apartment)**

The image accompanying the definition of “Dwelling (Subsidiary Apartment)” is causing misinterpretation. The image will be removed.

##### **d. Yard (Flanking)**

The definition refers to the “main wall” of the Main Building, which is causing conflicting interpretations. The definition will be updated to refer to the “nearest wall” of the Main Building.

#### **2. Section 5.4 Agriculture (Urban)**

Subsection f. Beehives outlines the standards required if one wishes to have a beehive on their property. Urban Agriculture is listed as Permitted in almost every Residential use zone: RLD, RMD, RHD, RR, RRC, and RM. According to subsection 5.4.f only one beehive is permitted in the Rear Yard and it must be located at least 13 metres from any property boundary. It has come to the Town’s attention that this 13 metre setback is so restrictive it inevitably prohibits anyone from having a beehive because that standard is nearly impossible to meet due to standard Lot sizes in residential areas. A resident has requested



this standard be changed. Based on a review of other municipal standards, a decrease in the setback is proposed.

**3. Section 9.11 Residential Medium Density Use Zone**

The Residential Medium Density (RMD) use zone table does not have standards for unserviced development. This is problematic because there are unserviced streets in some RMD zones. To provide clear requirements, the unserviced development standards for single unserviced dwellings found in the Residential Low Density Use Zone Table be applied to the RMD zone.

**4. Appendix D: Development Limits, Existing Streets**

Appendix D of the 2016 Development Regulations, entitled 'Development Limits, Existing Streets', is intended to include all streets located within the Residential Watershed (RWS) zone which are subject to the Watershed Agreement between the Town of Paradise and the City of St. John's. It was recently identified that Appendix D does not include all the streets in the RWS zone that are listed in the Watershed Agreement. Specifically, Clarke's Hillview and Southview Drive are omitted from Appendix D. This amendment will update Appendix D to include those two streets.

The proposed changes to the 2016 Paradise Development Regulations do not require an amendment to the 2016 Paradise Municipal Plan or the St. John's Urban Region Regional Plan.

**Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on March 10, 2022, March 17, 2022, and March 24, 2022. A notice was also posted on the Town's website advertising Development Regulation Amendment No. 12, 2022 from March 9, 2022 until March 25, 2022. The amendment documents were available on the Town's website for the public to review during that same time. The Town accepted submissions on the proposed change in writing until 4:30pm, March 25, 2022. The Town did not receive any submissions.





## Town of Paradise Development Regulations Amendment No. 12, 2022

The 2016 Paradise Development Regulations are amended as follows:

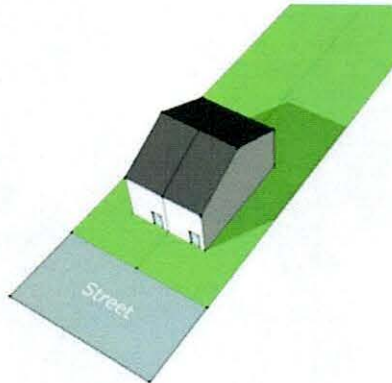
### 1. Section 2 Definitions

#### a. Dwelling (Semi-detached)

The image accompanying the definition of “Dwelling (Semi-detached)” is as follows:



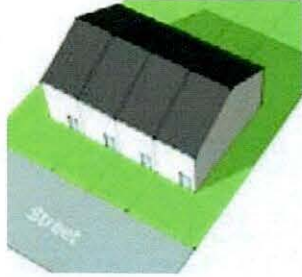
The image will be replaced with:





**b. Dwelling (Multiple Unit)**

The definition of "Dwelling (Multiple Unit)" states:



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

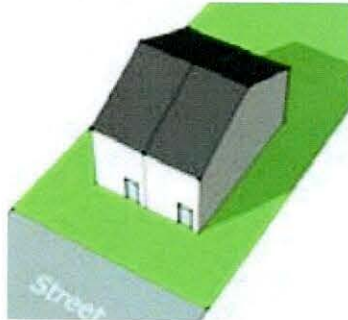
The picture will be removed and the definition of "Dwelling (Multiple Unit)" will be replaced with:

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



**c. Dwelling (Subsidiary Apartment)**

The definition of "Dwelling (Subsidiary Apartment)" states:



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

The picture will be removed and the definition of "Dwelling (Subsidiary Apartment)" will be replaced with:

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

**d. Yard (Flanking)**

The definition of "Yard (Flanking)" states:

**YARD (FLANKING)** means the Side Yard of a Corner Lot extending from the Front Yard to the Rear Yard between the flanking Lot Line and the nearest main wall of any Main Building or structure on the Lot.

The definition of "Yard (Flanking)" will be replaced with:

**YARD (FLANKING)** means the Side Yard of a Corner Lot extending from the Front Yard to the Rear Yard between the flanking Lot Line and the nearest ~~main~~-wall of any Main Building or structure on the Lot.



**2. Section 5.4 Agriculture (Urban)**

a. Section 5.4.f.iii states

“The beehive is kept in the Rear Yard of the subject property, a minimum of 13 m from any property boundary;”

Section 5.4.f.iii is replaced with:

“The beehive is kept in the Rear Yard of the subject property, a minimum of 3.75 m from any property boundary;”





### 3. Section 9.11 Residential Medium Density Use Zone

Section 9.11.5 Zone Standards states:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	450	270 per d u	180 per d u
Minimum Frontage (m)	15.25	9.0 per d u	6.0 per d u
Minimum Building Line Setback (m)	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0 on end unit
Minimum Flanking Street Side Yard (m)	7.6	7.6	7.6
Minimum Rear Yard (m)	8.0	8.0	8.0
Maximum Lot Coverage	45%	45%	55%
Maximum Height (m)	8.0	8.0	8.0
Landscaping (Minimum) Front Yard	50%	33%	33%

Section 9.11.5 is replaced with:

Standard	Single Dwelling	Semi-detached Dwelling	Row Dwelling
Minimum Lot Area (m <sup>2</sup> )	450	270 per d u	180 per d u
Minimum Frontage (m)	15.25	9.0 per d u	6.0 per d u
Minimum Building Line Setback (m)	7.6	7.6	7.6
Maximum Building Line Setback (m)	15.0	15.0	15.0
Minimum Side Yard (m)	1.2/2.4	2.4	3.0 on end unit
Minimum Flanking Street Side Yard (m)	7.6	7.6	7.6



Minimum Rear Yard (m)	8.0	8.0	8.0
Maximum Lot Coverage	45%	45%	55%
Maximum Height (m)	8.0	8.0	8.0
Landscaping (Minimum) Front Yard	50%	33%	33%

<i>Standard</i>	<i>Single Dwelling (Unserviced)</i>
<i>Minimum Lot Area (m<sup>2</sup>)</i>	<i>1,860 (infill)</i>
<i>Minimum Frontage (m)</i>	<i>30.5 (infill)</i>
<i>Minimum Building Line Setback (m)</i>	<i>7.6</i>
<i>Maximum Building Line Setback (m)</i>	<i>30.0</i>
<i>Minimum Side Yard (m)</i>	<i>1.2/3.0</i>
<i>Minimum Flanking Street Side Yard (m)</i>	<i>7.6</i>
<i>Minimum Rear Yard (m)</i>	<i>9.0</i>
<i>Maximum Lot Coverage</i>	
<i>Maximum Height (m)</i>	<i>8.0</i>
<i>Landscaping (Minimum) Front Yard</i>	<i>50%</i>



#### 4. Appendix D: Development Limits, Existing Streets

Appendix D: Development Limits, Existing Streets states:

Venton Place  
Janals Road  
Woodville Road  
Kipawa Drive  
Husseys Road

Appendix D: Development Limits, Existing Streets is replaced with:

Venton Place  
Janals Road  
Woodville Road  
Kipawa Drive  
Husseys Road  
**Clarke's Hillview**  
**Southview Drive**

