



**TOWN OF PARADISE  
MUNICIPAL PLAN 2016**

**MUNICIPAL PLAN AMENDMENT No. 2, 2020**

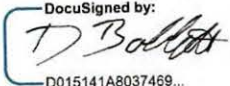
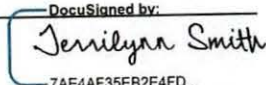
**OCTOBER 2020**

**RESOLUTION TO ADOPT  
TOWN OF PARADISE  
MUNICIPAL PLAN AMENDMENT No. 2, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise adopts the Town of Paradise Municipal Plan Amendment No.2, 2020.

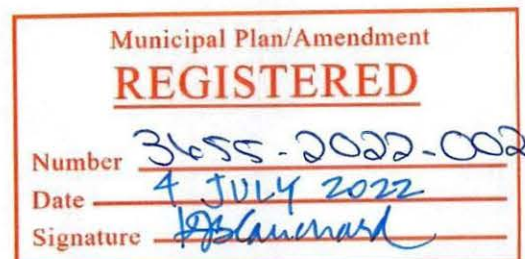
Adopted by the Town Council of Paradise on the 15<sup>th</sup> day of February, 2022.

Signed and sealed this 16 day of February, 2022.

Mayor:  (Council Seal)  
Clerk: 

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

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



***URBAN AND RURAL PLANNING ACT, 2000***  
**RESOLUTION TO APPROVE**  
**TOWN OF PARADISE**  
**MUNICIPAL PLAN AMENDMENT No. 2, 2020**

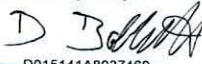
Under the authority of Section 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise

- a) Adopted the Paradise Municipal Plan Amendment No. 2, 2020 on February 15<sup>th</sup>, 2022.
- b) Gave notice of the adoption of the Paradise Municipal Plan Amendment No. 2, 2020 by advertisement in The Shoreline newspaper on February 24<sup>th</sup>, 2022, March 3<sup>rd</sup>, 2022, March 10, 2022, March 17<sup>th</sup>, 2022, and March 24<sup>th</sup>, 2022. The advertisement was also posted on the Town's website, and Facebook and Twitter platforms.
- c) Gave the public 30-days to provide written submissions between February 24<sup>th</sup>, 2022 and March 28<sup>th</sup>, 2022, in accordance with the Covid-19 Circular to Municipalities and Planning Consultants issued by the Deputy Minister of the Department of Municipal Affairs and Environment. One (1) submission was received, which was considered and reflected in the Commissioner's report to Council.

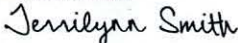
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise approves the Paradise Municipal Plan No. 2, 2020 as adopted.

Signed and sealed this 25<sup>th</sup> day of May, 2022.

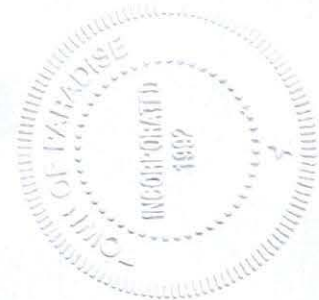
Mayor:

DocuSigned by:  
  
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Clerk:

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(Council Seal)





## **TOWN OF PARADISE MUNICIPAL PLAN AMENDMENT No. 2, 2020**

### **Introduction**

The Paradise Municipal Plan came into legal effect on April 27, 2018. At that time, Council anticipated an extension to Kenmount Road and designated the lands around that extension as Commercial, with the purpose of enabling commercial and light industrial uses to expand into that area.

The Paradise Municipal Plan currently only allows unserviced residential development in specific areas and under certain conditions within its planning area boundary. There are no provisions in the Municipal Plan that allow unserviced commercial and industrial development.

The Town is facing industrial and commercial development pressure in areas that are not yet serviced by municipal water or sewer. In response to this development pressure, Council wishes to amend the Municipal Plan in order to accommodate future unserviced development in the Commercial land use designation and Commercial/Light Industrial land use zones located southwest of McNamara Drive and Bremigens Boulevard. This report was prepared to explain the proposed changes, and to serve as a basis for consideration by the general public before the amendment is adopted and approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration.

### **Background**

As directed by the Planning and Protective Services Committee, research was conducted to aid in the development of an amendment that would allow temporary unserviced commercial and industrial development within the Town of Paradise.

The Department of Environment and Climate Change, Water Resources Management Division (WRMD), was consulted during the preparation of this amendment. According to the WRMD, a non-domestic well permit from WRMD is required for unserviced industrial development. The WRMD recommended a minimum lot size of one (1) acre as that size is better for groundwater recharge. This information is incorporated into the amendment.

Town of Paradise staff from the Planning and Protect Services as well as engineering staff from the Infrastructure and Public Works Department were engaged to help draft this amendment.

## **Assessment**

Allowing temporary unserviced commercial and light industrial development to proceed in the Commercial land use designation is generally consistent with the intent, goals, and objectives of the Municipal Plan, which encourages the expansion of the commercial and industrial land base, particularly along Kenmount Road extension.

From an economic development perspective, the proposed change will enable development to proceed in an area that otherwise would have been stalled due to the lack of municipal services.

A corresponding amendment to the Paradise Development Regulations is required to provide zone specific conditions for unserviced development in the Commercial/Light Industrial land use zone.

## **St. John's Urban Region Regional Plan**

The subject area is primarily designated Urban Development in the St. John's Urban Region Regional Plan. The Urban Development Designation of the Regional Plan provides the Town with the flexibility to determine and manage land use in accordance with its Municipal Plan. In this case, the Regional Plan enables the Town to amend the Municipal to allow unserviced development within the Commercial land use designation.

A small portion of the subject area is designated Restricted Development in the St. John's Urban Region Regional Plan. This strip of Restricted Development used to coincide with the old Open Space Buffer zone that was in place under the 2004 Paradise Municipal Plan and Development Regulations. When the Town reviewed its Municipal Plan and Development Regulations in 2016, the Open Space Buffer zone was replaced with a Comprehensive Development Area zone. It is thought that this strip of Restricted Development was unintentionally missed during the 2016 Plan review. To correct this error and enable this amendment, a map amendment to the St. John's Urban Region Regional Plan is required to change the Restricted Development designation to Urban Development.

## **Public Consultation**

In considering this amendment to the Paradise Municipal Plan to allow temporary unserviced commercial and light industrial development in the Commercial land use designation, notice of the proposed amendment was published in The Shoreline newspaper on October 14, 2021, as well as posted on the Town's website from October 14, 2021 to October 28, 2021. The



amendment was available for review at the Town Hall during regular business hours and was available on the Town's website. No comments were received.

## **Amendment**

The Paradise Municipal Plan shall be amended as follows:

Add a new Municipal Plan policy in Section 8.6, Commercial, under Policies, as number 4.

4. Development in the Commercial land use designation must connect to municipal water and sewer services. Temporary on-site services may be approved for new development located in the Commercial/Light Industrial land use zones located southwest of McNamara Drive and Bremigens Boulevard if municipal services are not yet available. Proposed unserviced development must meet the conditions set out in the Development Regulations.