

**TOWN OF PARADISE  
MUNICIPAL PLAN 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 15,  
2023**

**(Picco Ridge Phase 3 Amendment)**

**May 2023**

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT  
PARADISE DEVELOPMENT REGULATION AMENDMENT

No. 15, 2023

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise hereby adopts Amendment No. 15, 2023 to the Paradise Development Regulations.

Adopted by the Town Council of Paradise on the 20 day of June 2023.

Signed and sealed this 20 day of June, 2023.

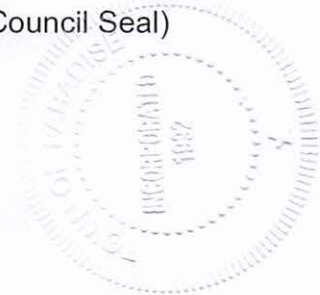
Mayor

D Bobbett  
Dan Bobbett

(Council Seal)

Town Clerk

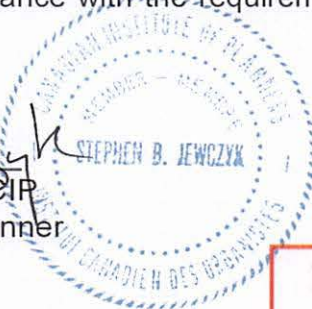
Smith  
Terrilynn Smith



Canadian Institute of Planners Certification

I certify that Amendment No. 15, 2023 to the Paradise Development Regulations has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk  
Stephen B. Jewczyk, FCIP  
Urban and Regional Planner



Development Regulations/Amendment

**REGISTERED**

Number 3655-2023-015

Date 6 JULY 2023

Signature [Signature]

UNITED STATES DEPARTMENT OF JUSTICE

FEDERAL BUREAU OF INVESTIGATION

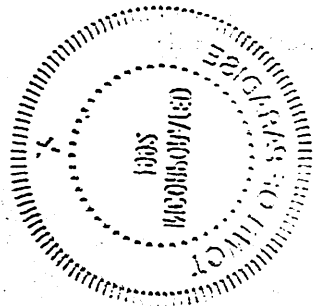
WASHINGTON, D. C. 20535

MEMORANDUM

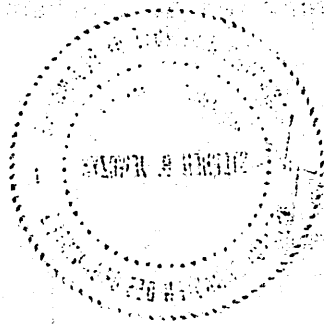
TO : SAC, [illegible]

FROM : [illegible]

SUBJECT: [illegible]



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**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS AMENDMENT NO. 15, 2023**

**PURPOSE**

The Town of Paradise Development Regulations 2016 came into legal effect on April 6, 2018. The Development Regulations outlines the use of land in the use zones and the Town is divided into use zones which are illustrated on the Land Use Zoning Map.

The Town Council is in receipt of a request from Octagon Development Corporation ('ODC'), to rezone property to accommodate a proposed residential subdivision application consisting of single detached and semi-detached dwellings with open space on property referred to as Picco Ridge Phase 3.

The subject property is primarily zoned as '**Comprehensive Development Area (CDA)**' Land Use Zone in the Town of Paradise Development Regulations 2016. A small portion of the development area in the south east corner is zoned as '**Residential Medium Density (RMD)**'. The '**CDA**' zone does not permit development to proceed until such time as a development plan acceptable to the Town is received and such plan is consistent with the Concept Plan prepared for the area and approved by Council. The property owner has submitted a development plan consistent with the Concept Plan and is requesting that the property be rezoned to accommodate the development proposal.

**THE SUBJECT PROPERTY**

The Picco Ridge Phase 3 property has an area of 11.38 hectares (28.12 acres).

The majority of the subject property slopes towards the north with a smaller eastern portion of the site sloping towards the east. The site is situated generally between the 160 to 180 m contour elevations.

There is a wetland and water course in the western portion of the property and the immediate surrounding area of these water features is primarily forested. The eastern portion of the property has been disturbed in anticipation of future and ongoing urban development. The property is in private ownership.

It is the desire of the property owner to develop this property for residential purposes as an extension of the ongoing urban development and density pattern in this area of Paradise.

## **ST. JOHN'S URBAN REGION REGIONAL PLAN 1976**

The St. John's Urban Region Regional Plan has the area of the proposed amendment area designated as Urban Development. The Urban Development designation accommodates a range of urban uses including residential and open space uses. No amendment to the Regional Plan is required.

## **TOWN OF PARADISE MUNICIPAL PLAN 2016**

The subject property is primarily situated within the '**Comprehensive Development Area**' designation. A small portion of the development area in the south east corner is designated as '**Residential**'.

The '**Comprehensive Development Area (CDA)**' as outlined in the Paradise Municipal Plan has further detailed land uses and road network as illustrated in Appendix C: Picco Ridge Preliminary Development Concept of the Paradise Municipal Plan. Within the Picco Ridge Phase 3 development boundaries, the area has been identified as a continuation of the residential medium density, open space recreation and conservation pattern for the general area. The development plan for the Picco Ridge Phase 3 subdivision proposal by ODC is in accordance with the intent of the CDA preliminary development concept plan. No amendment to the Municipal Plan is required to accommodate this proposal.

## **TOWN OF PARADISE DEVELOPMENT REGULATIONS 2016**

The portion of the property under consideration is zoned as '**Comprehensive Development Area (CDA)**' and '**Residential Medium Density (RMD)**' in the Town of Paradise Development Regulations. To accommodate the subdivision development application of the property owner within the development limits of the proposal, the property requires to be rezoned to **Residential Medium Density (RMD), Open Space Recreation (OSR) and Conservation (CON)**.

No amendment to the text of the Development Regulations is required.

After due consideration, the Town Council now wishes to consider amending the land use zones of the subject property from '**Comprehensive Development Area (CDA)**' to '**Residential Medium Density (RMD)**', '**Open Space Recreation (OSR)**' and '**Conservation (CON)**' and from '**Residential Medium Density (RMD)**' to '**Open Space Recreation (OSR)**' .

## **PUBLIC CONSULTATION**

In accordance with section 14 of the *Urban and Rural Planning Act, 2000*, Council undertook the following public notification and consultation initiatives so that individuals

and groups could provide input to the proposed Development Regulations Amendment to the Land Use Zoning Map. The Town Council:

1. Published a notice in The Shoreline News on February 17<sup>th</sup>, and 23<sup>rd</sup>, 2023 advertising the proposed amendment seeking comments or representations from the public;
2. Placed the proposed rezoning amendment on its website, social media platforms and on display at the Town Council Office from February 17<sup>th</sup> to March 3, 2023 for the public to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment; and,
3. Set the 3<sup>rd</sup> day of March, 2023 at 4:30pm as the deadline for the submission of written comments to the Town.

The Town Council determined that this consultation opportunity was reflective of the size, structure and complexity of planning issues under consideration and provided reasonable opportunity for interested persons, businesses and community groups to comment on the proposed amendment.

The Town received three responses to the notice; two (2) inquiries and one objection.

The objection was concerned with the proposed open space park area and trail adjacent to 13 Madison Place. In summation, the respondent is opposed to the park for the following reasons:

- Questions usefulness of park space,
- Given size of park, it will be a hangout creating neighbourhood disturbances,
- Trail will create a short cut across 13 Madison Place property, and,
- Blasting will be required for proposed trail.

In summary, the respondent made the following recommendations:

- That the park and trail is unnecessary,
- Trees in phase 3 be cleared to coincide with construction phases,
- Don't allow low density housing, and,
- Phase 2 Picco Ridge be completed prior to commencement of phase 3.

Copies of the public notice and submissions are attached as Appendix 1.

After receiving feedback from the Council, the zoning request and subdivision plan has been modified to accommodate the requested change to the open space area.

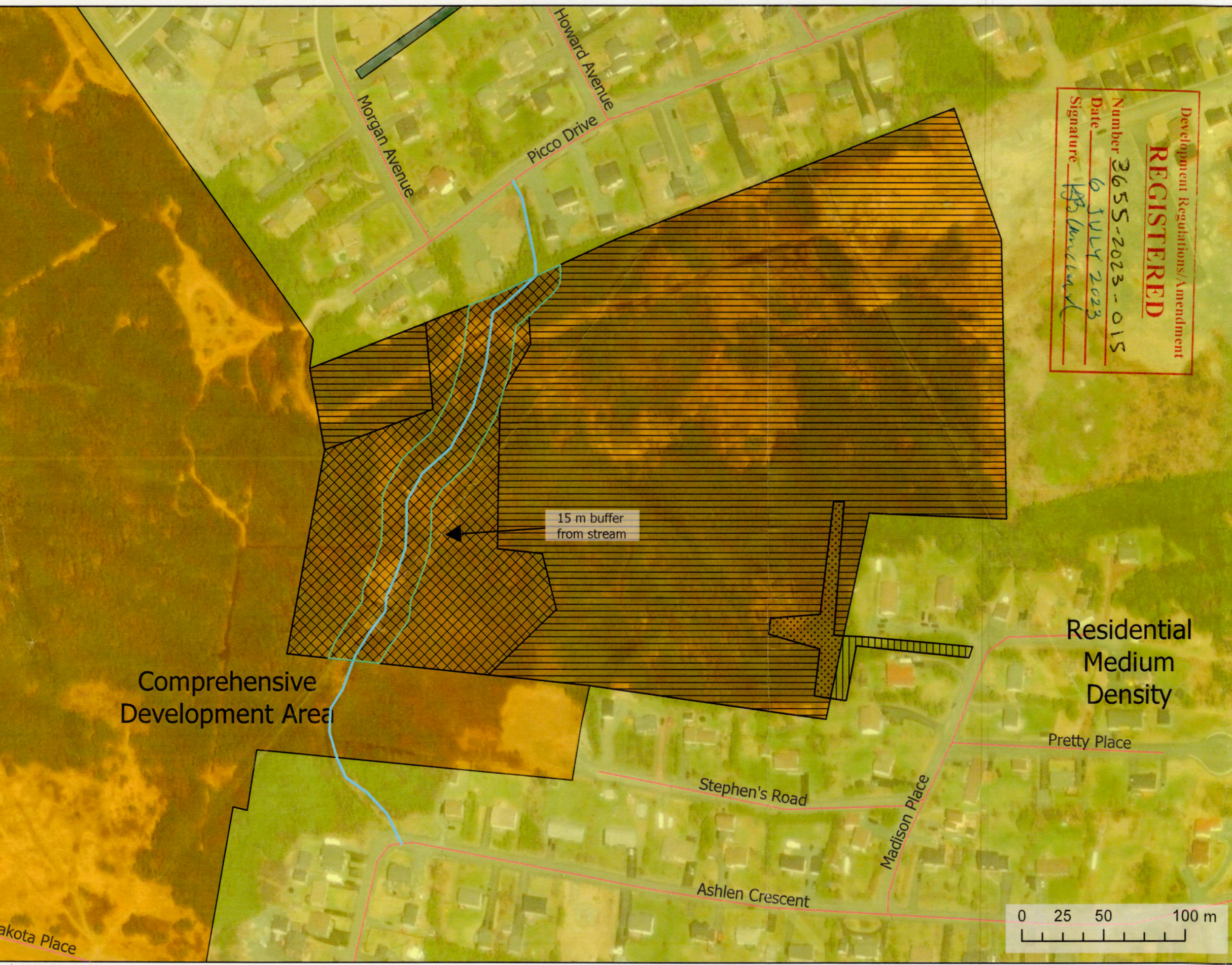
## **DEVELOPMENT REGULATIONS AMENDMENT NO. 15, 2023**

The Town of Paradise Development Regulations 2016 shall be amended as follows:

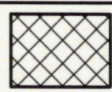
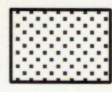
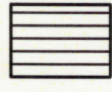

1. Rezone property referred to as Picco Ridge Phase 3 from **'Comprehensive Development Area (CDA)'** to **'Residential Medium Density (RMD)'**, **'Open Space Recreation (OSR)'** and **'Conservation (CON)'** and from **'Residential Medium Density (RMD)'** to **'Open Space Recreation (OSR)'** as illustrated on the attached portion of the Town of Paradise Land Use Zoning Map.

No amendment to the text of the Development Regulations is proposed.





Development Regulations/Amendment  
**REGISTERED**  
 Number 2655-2023-015  
 Date 6 JULY 2023  
 Signature [Signature]

<b>Town of Paradise</b>	
<b>Development Regulations 2016 Land Use Zoning Map Amendment 15, 2023</b>	
	From: Comprehensive Development Area To: Conservation
	From: Comprehensive Development Area To: Open Space Recreation
	From: Comprehensive Development Area To: Residential Medium Density
	From: Residential Medium Density To: Open Space Recreation

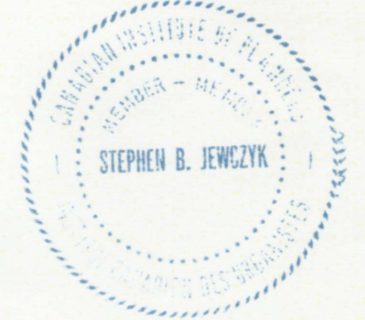
Dated at Paradise, Newfoundland and Labrador

This 20, Day of June, 2023

[Signature]  
Dan Bobbett, Mayor

[Signature]  
Terrilynn Smith, Town Clerk

I certify that this Development Regulations amendment for the Town of Paradise has been prepared in accordance with the requirements of the Urban and Rural Planning Act 2000:



[Signature]  
Stephen Jewczyk, MCIP