



**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2022**

**AUGUST 2022**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2022**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Paradise Town Council adopts the Town of Paradise Development Regulations Amendment No. 13, 2022.

Adopted by the Town Council of Paradise on the 20<sup>th</sup> day of September, 2022.

Signed and sealed this 21<sup>st</sup> day of September, 2022.

Mayor:

D. Bollard

(Council Seal)

Clerk:

Shel



**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

**REGISTERED**

Number 3655 - 2022 - 012

Date OCTOBER 5, 2022

Signature [Signature]

**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 13, 2022**

**Background**

The Town received an application for a seasonal beer garden and tap room at 9 Maverick Place, which is located in the Industrial General (IG) zone. The proposed beer garden would be an extension of the existing brewery on site and would consist of a tap wagon for the sale of alcohol, a food truck for the sale of food, an outdoor seating area and outdoor games area. The application is also for a tap room located within the existing building where the brewery currently operates.

The sale of food and alcohol is not permitted in the IG zone. This amendment proposes to add “Restaurant” and “Lounge” to the list of discretionary uses in the IG zone.

**2016 Paradise Municipal Plan**

This amendment is consistent with Municipal Plan Policy 5.2.3 which states that Industrial Lands provide for a range of industrial, commercial and office uses. The proposed beer garden and tap room would be considered commercial uses.

This amendment is also consistent with Municipal Plan Policy 8.7.2 which states that a range of non-industrial uses may be considered as set out in the Development Regulations. Policy 8.7.2 states:

*Council shall establish in the Development Regulations an Industrial General Land Use Zone to accommodate general and light industry, service station and transportation uses. A range of non-industrial uses considered acceptable to areas zoned for industrial use may also be considered as set out in the Development Regulations.*

The use of the word “may” in Municipal Plan Policy 8.7.2 indicates that non-industrial uses must be listed as Discretionary in the Development Regulations.

The proposed changes to the 2016 Paradise Development Regulations do not require an amendment to the 2016 Paradise Municipal Plan.

### **St. John's Urban Region Regional Plan, 1976**

The St. John's Urban Region Regional Plan designates industrial zones within the Town of Paradise as Regional Industrial. The Regional Plan policies pertaining to Regional Industrial land allow commercial uses that service or benefit the industrial area provided they do not prevent the development of the area for industrial purposes. The proposed beer garden and tap room are expected to service the area in a compatible way and are not intended to prevent future industrial development to occur in the area. Therefore, an amendment to the St. John's Urban Region Regional Plan is not required.

### **Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on August 12, 2022 and August 19, 2022. A notice was also posted on the Town's website advertising Development Regulation Amendment No. 13, 2022 from August 12, 2022 until August 26, 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 amendment in writing until 4:00 pm, August 26, 2022. Two submissions, in support, were received.

## Town of Paradise Development Regulations Amendment No. 13, 2022

The 2016 Paradise Development Regulations is amended as follows:

9.25 Industrial General (IG), subsection 3. Discretionary Uses states:

### **3. Discretionary Uses**

- Commercial Greenhouse and Hydroponics
- Convenience Store
- General Assembly
- Hazardous Industry
- Outdoor Market
- Scrap Yard
- Retail Store
- Take-Out Food Service
- Health and Fitness Facility
- Telecommunications Towers

9.25 Industrial General (IG), subsection 3. Discretionary Uses is replaced with:

### **3. Discretionary Uses**

- Commercial Greenhouse and Hydroponics
- Convenience Store
- General Assembly
- Hazardous Industry
- Health and Fitness Facility
- **Lounge**
- Outdoor market
- **Restaurant**
- Retail Store
- Scrap Yard
- Take-Out Food Service
- Telecommunications Towers