



**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**

DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2020

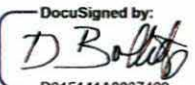
MAY 2020

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 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 Development Regulations Amendment No. 5, 2020.

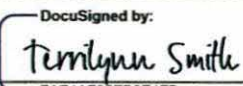
Adopted by the Town Council of Paradise on the 7th day of July, 2020.

Signed and sealed this 8 day of July , 2020.

Mayor: _____
DocuSigned by:

D015141A8037469...

(Council Seal)



Clerk: _____
DocuSigned by:

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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 3655-2020-005
Date July 29, 2020
Signature 

TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2020

Background

This amendment is in response to a residential subdivision application received along Three Island Pond Road and Stokes Road within the Rural Residential (RR) Zone. The application comprised of three (3) single dwelling Lots that front Three Island Pond Road and two (2) single dwelling Lots that front Stokes Road.

The proposed frontage of the two (2) Lots along Stokes Road is 35 metres. Generally, the required minimum frontage in the RR zone is 45 metres. A minimum frontage of 35 metres is allowed for certain streets listed in the RR zone, including: "Three Island Pond Road, Topsail Pond Road (north of Buckingham Drive, Buckingham Drive (east of Topsail Pond Road), Shalloway Place, Angel's Road, Dawe's Road, Vanellen Place, and Hansen Place." Since Stokes Road is not listed, the required minimum frontage for Stokes Road is 45 metres.

In the last two (2) iterations of the Town's Development Regulations as well as the 2016 Paradise Development Regulations, unserviced residential lots with a minimum frontage of 35 metres were permitted along streets that existed within the RR zone prior to the amalgamation of the St. John's Regional Metropolitan Board and the Town of Paradise.

Since Stokes Road existed prior to amalgamation, it is thought that Stokes Road should be included in the list of streets in the RR zone allowing a minimum frontage of 35 metres.

This amendment adds Stokes Road to the list of streets that are permitted to have a minimum frontage of 35 metres for single dwellings in the RR zone.

Public Consultation

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on May 27, 2020 advertising Development Regulations Amendment No. 5, 2020. The amendment documents were available on the Town's website for the public to review from May 27, 2020 to June 5, 2020. The Town accepted comments and/or concerns on the proposed change in writing until 4:30pm, June 5, 2020. No comments were received.

Town of Paradise Development Regulations Amendment No. 5, 2020

The Paradise Development Regulations 2016 is amended by adding "Stokes Road" to the list of Streets named in Section 9.14.4 of the Paradise Development Regulations enabling a minimum Frontage of 35 metres for Single Dwellings located on Stokes Road in the Rural Residential zone.

Section 9.14.4 of the Paradise Development Regulations states:

Standard	Single Dwelling
Minimum Lot Area (m ²)	4050
Minimum Frontage (m)	45.0 35.0 For Three Island Pond Road, Topsail Pond Road (north of Buckingham Drive, Buckingham Drive (east of Topsail Pond Road), Shalloway Place, Angel's Road, Dawe's Road, Vanellen Place, and Hansen Place.
Building Line Setback (m)	7.6 to 45 conform generally with the Setback distances of dwellings on adjoining Lots.
Building Line Setback Greater than 45 (m)	Discretion of Council
Minimum Side Yard (m)	1.2/2.4
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	8.0

Section 9.14.4 of the Paradise Development Regulations is replaced with:

Standard	Single Dwelling
Minimum Lot Area (m ²)	4050
Minimum Frontage (m)	45.0 35.0 For Stokes Road , Three Island Pond Road, Topsail Pond Road (north of Buckingham Drive, Buckingham Drive (east of Topsail Pond Road), Shalloway Place, Angel's Road, Dawe's Road, Vanellen Place, and Hansen Place.
Building Line Setback (m)	7.6 to 45 conform generally with the Setback distances of dwellings on adjoining Lots.
Building Line Setback Greater than 45 (m)	Discretion of Council
Minimum Side Yard (m)	1.2/2.4
Minimum Flanking Road Side Yard (m)	7.6
Minimum Rear Yard (m)	9.0
Maximum Height (m)	8.0