

**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020**

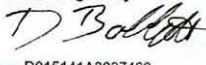
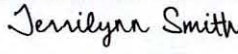
**OCTOBER 2020**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 8, 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. 8, 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:	DocuSigned by:  D015141A8037469... DocuSigned by:	(Council Seal)
Clerk:	DocuSigned by:  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*.



<b>Development Regulations/Amendment</b>	
<b>REGISTERED</b>	
Number	3655-2022-011
Date	4 JULY 2022
Signature	

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO APPROVE**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 8, 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 Development Regulations Amendment No. 8, 2020 on February 15<sup>th</sup>, 2022.
- b) Gave notice of the adoption of the Paradise Development Regulations Amendment No. 8, 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 Development Regulations No. 8, 2020 as adopted.

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

Mayor: \_\_\_\_\_  
Clerk: \_\_\_\_\_

DocuSigned by:  
  
D015141A8037469...  
DocuSigned by:  
Jerrilyn Smith  
7AE4AF35EB2E4FD...

(Council Seal)



# TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2020

## Purpose

The purpose of this amendment is to allow temporary unserved commercial and industrial development in the Commercial/Light Industrial land use zones located southwest of McNamara Drive and Bremigens Boulevard, until municipal services become available. See Figure 1 below.



Figure 1

This report was prepared to explain the proposed changes and to serve as a basis for consideration by the general public before it is adopted and approved by Council and submitted to the Minister of Municipal and Provincial Affairs for registration. This amendment implements Municipal Plan Amendment No. 2, 2020.

## **Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on October 14, 2021 advertising this amendment and published a notice on the Town's website. The amendment documents were available on the Town's website and at the Town Hall for the public to review from October 14, 2021 to October 28, 2021. The Town accepted comments and/or concerns on the proposed changes in writing until 4:00pm, October 28, 2021. No comments were received.

## **Town of Paradise Development Regulations Amendment No. 8, 2020**

The 2016 Paradise Development Regulations is amended as follows:

- Replace Section 4.17, subsection 3

3. Where Development is on the basis of water supply wells (either in unserviced infill areas or in a Rural Residential or Conservation Subdivision) an assessment of groundwater quantity and quality may be required in accordance with the Provincial Department of Municipal Affairs and Environment Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells, 2009.

With:

3. Where Development is on the basis of water supply wells an assessment of groundwater quantity and quality may be required in accordance with the *Groundwater Supply Assessment and Reporting Guidelines for Subdivisions Serviced by Individual Private Wells, 2009*, prepared by the Provincial Water Resources Management Division.

- Add the following as Condition 7 to the Commercial Light Industrial (C/LI) Use Zone Table:

### **7. Water and Sewer Services**

#### **a. Municipal Services**

On streets serviced with municipal water and sewer services, Development must connect to these services.

#### **b. On-Site Services**

Applications for Development in areas not yet accessible to municipal water or sewer services and include the extension to an Existing Street or new Street(s) may be approved for on-site services, subject to the following conditions:

- i. Site is located southwest of McNamara Drive and Bremigens Boulevard;
- ii. On-site services must comply with Section 4.17 of the Development Regulations;
- iii. Development must be designed to be connected to municipal services to the satisfaction of the Town Engineer and Council;
- iv. Approval of unserved industrial or commercial development will be subject to the issuance of a permit from the Water Resources Management Division (WRMD) for a non-domestic well pursuant to Section 58 of the *Water Resources Act, 2002*;
- v. Minimum Lot size of one (1) acre is required;
- vi. Once a connection to municipal water or sewer services is possible, the connection must be completed within one (1) year.

**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976  
AMENDMENT No. 7, 2020**

**McNamara Drive/Bremigens Boulevard, Paradise**

January 2022

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 7, 2020**

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs:

- a) adopted the St. John's Urban Region Regional Plan Amendment No. 2, 2020 on the 19<sup>th</sup> day of January, 2020;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 7, 2020 by advertisement inserted on the 24<sup>th</sup> day of February, 2022, the 3<sup>rd</sup>, 11<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup> of March, 2022 in *The Shoreline* newspaper; and
- c) set the 28<sup>th</sup> day of March, 2022 for the submission of objections and representations. A physical hearing was not held due to the COVID-19 public health restrictions. The Commissioner accepted written representations from the public in accordance with the Department of Municipal and Provincial Affairs COVID protocol representing public hearings.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 7, 2020, as adopted on the 19th day of January, 2022.

*Roelance*

Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador

this 29 day of June, 2022.

*Valerie Glyn*

Witness



SSURP v/Amendment	
<b>REGISTERED</b>	
Number	<u>SSUR - 2022-057</u>
Date	<u>June 29/22</u>
Signature	<u>Roelance</u>



**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 7, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 7, 2020.

Signed and sealed at St. John's, Newfoundland and Labrador this 19<sup>th</sup> day of

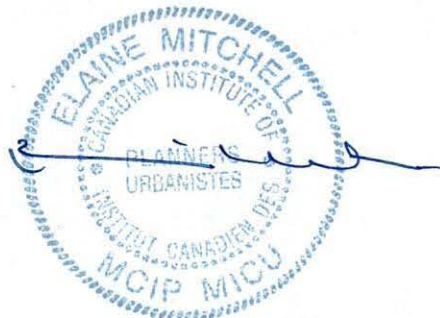
January, 2022.



Minister of Municipal and Provincial Affairs

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 7, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



**ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976**  
**AMENDMENT 7, 2020**

**BACKGROUND**

The Town Council of Paradise (the "Town") is proposing an amendment to its Municipal Plan and Development Regulations. The **Urban and Rural Planning Act, 2000** (the "Act") sets out the process for amending a Plan and Development Regulations.

The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must be consistent with the Regional Plan.

The Town is proposing Municipal Plan Amendment No. 2, 2020 and Development Regulations Amendment No. 8, 2020. In general terms, these amend the text of the Town's Municipal Plan and Development Regulations to allow unserviced commercial and light industrial development in the Commercial future land use designation and Commercial/Light Industrial zone.

When the Department of Municipal and Provincial Affairs reviewed the amendments to the Town's Municipal Plan and Development Regulations, it determined that there was an inconsistency with the SJURRP. An area within the Town's Commercial future land use designation and Commercial/Light Industrial zone does not conform to the SJURRP map. To correct this inconsistency and enable the Town's amendments, an amendment to the SJURRP map is required to change designation of land southwest of McNamara Drive and Bremigens Boulevard from 'Restricted Development' to 'Urban Development'.

This Regional Plan amendment shall be processed simultaneously with the amendments to the Paradise Municipal Plan and Development Regulations proposed by the Town.

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

According to F. Non-Urban Development (c) Restricted Development of the Regional Plan, land in the 'Restricted Development' designation are intended for the preservation and conservation of the natural environment. Permitted uses are agriculture, outdoor recreation, nurseries, forestry and conservation. Land in the 'Restricted Development' designation shall be managed to complement adjacent uses and to protect those uses from hazard.

The following policy allows for redesignation provided that any existing hazards are identified and that the impact of any hazards and proposals to mitigate those hazards are considered.

*An application for the redesignation or restricted development lands for other purposes may be given due consideration after taking into account:*

- a) *the existing environmental and/or physical hazards.*
- b) *the potential impacts of these hazards.*
- c) *the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.*

In this case, the 'Restricted Development' designation resulted from an error that occurred because of the Town's 2016 update to its future land use and zoning map.

According to SJURRP Policy E. Urban Development (c) The Local Centres, Paradise is identified as a local centre and that land within such centres shall be used in accordance with the policies of the relevant municipal plan.

## **E. URBAN DEVELOPMENT**

### **(c) The Local Centres**

#### *Policy:*

*The detailed development of the local centres designated on the Regional Plan Map shall be according to the policies in Local Area or Municipal Plans that might be prepared from time to time. Such plans shall conform to the following guidelines:*

- i) *The local centres shall be able to develop to the fullest extent possible within the areas shown on the Regional Plan Map, consistent with the constraints set out in Objective No. 11...*
- iii) *Commercial uses shall be limited to those of a local nature but may include both retail and highway commercial functions, where such uses are deemed to be desirable. Industrial activities shall generally be limited to those of a specialized local nature such as the fishing industry. Other small scale industries providing local employment to a small number of persons may also be considered appropriate.*
- vi) *Two levels of service may be provided in the local centres depending upon local conditions; an area within which water and sewer and full municipal services would eventually be installed would form the heart of each such local centre. Outside of this would be an additional area of somewhat lower density development within which a lesser standard of services would be*

*required. The Regional Plan Map indicates the wide limit as the 'local centre; boundary.*

Land surrounding the subject site is designated 'Urban Development' and the 'Regional Industry' designation applies to land along Kenmount Road, McNamara Drive and Bremigens Boulevard. The Town's amendment propose to allow unserviced commercial and light industrial development where services are not yet available.

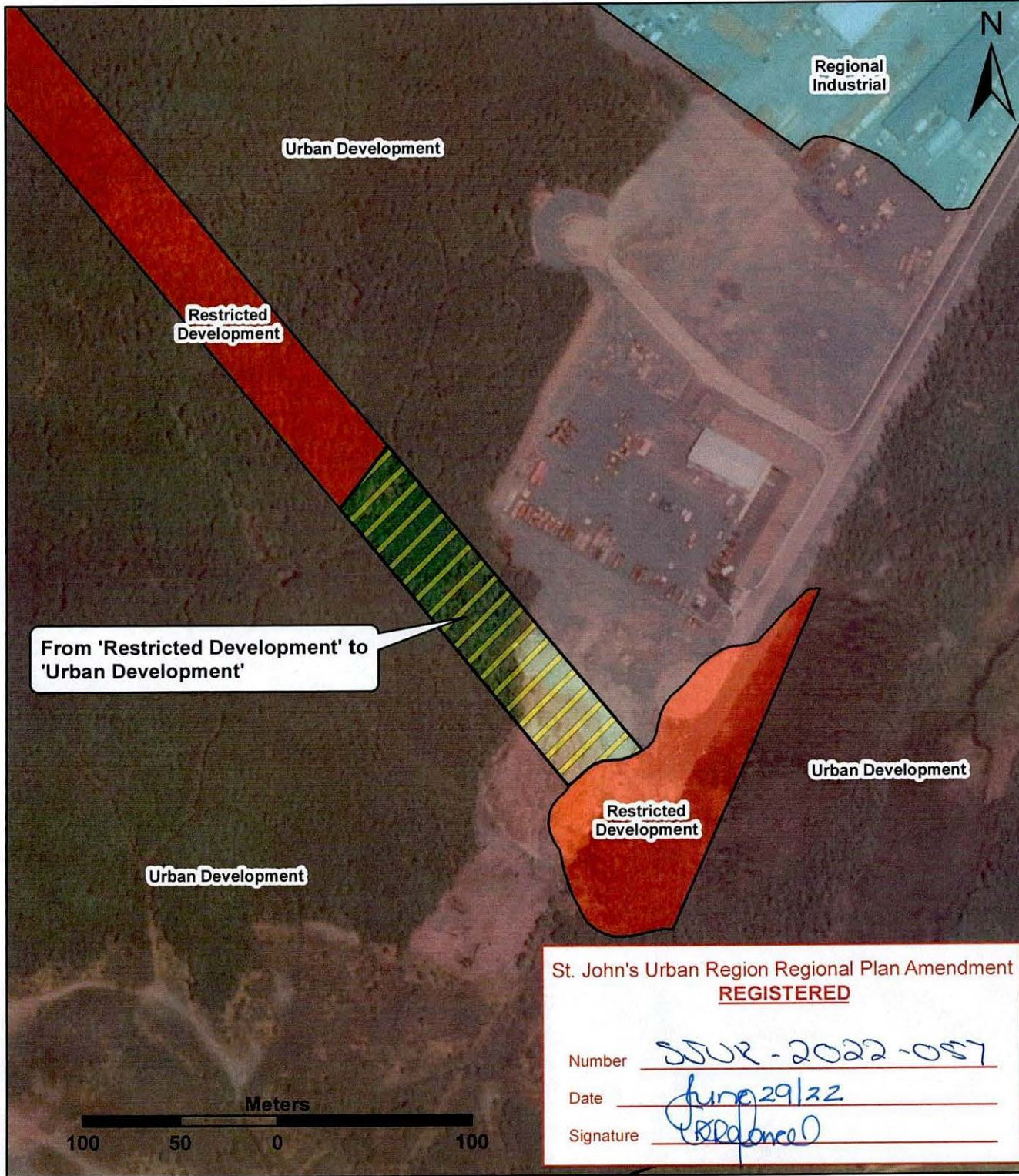
## **PUBLIC CONSULTATION**

The Town arranged publication of notices soliciting comments on the proposed SJURRP Amendment No. 7, 2020 in the Shoreline News on October 14, 2021. The Town posted information on its website regarding the proposed amendments inviting comments or objections. The Town did not receive any written submissions.

The Town also wrote to the other municipalities that are subject to the St. John's Urban Region Regional Plan regarding its proposed amendment. Seven municipalities responded: Portugal Cove-St. Philips, Logy Bay-Middle Cove-Outer Cove, Mount Pearl, St. John's, Torbay, Conception Bay South and Bay Bulls. None of these municipalities identified an objection to the St. John's Urban Region Regional Plan Amendment No. 7, 2020.

## **St. John's Region Regional Plan, 1976 Amendment No. 7, 2020**

The proposed St. John's Urban Region Regional Plan Amendment No, 7, 2020 would re-designate a parcel of land located southwest of McNamara Drive and Bremigens Boulevard, in the Town of Paradise, from 'Restricted Development' to 'Urban Development, as shown on the attached map.




**St. John's Urban Region  
Regional Plan Amendment No. 7, 2020  
Paradise**

-  From 'Restricted Development' to 'Urban Development'
-  Urban Development
-  Regional Industrial
-  Restricted Development
-  Rural



Signed this 29 day of June, 20 22



Minister of Municipal and Provincial Affairs

St. John's Urban Region Regional Plan Amendment  
**REGISTERED**

Number SSUR-2022-057

Date June 29/22

Signature Rodence

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 7, 2020 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.

MCIP: 