

August 19, 2020

Ms. Lindsay Church
Planner
Planning and Protective Services
Town of Paradise
28 McNamara
Paradise, NL A1L 0A6

Dear Ms. Church:

**PARADISE
Development Regulations Amendment No. 6, 2020**

I am pleased to inform you that the **Town of Paradise Development Regulations No. 6, 2020**, as adopted by Council on the **21st day of July, 2020**, has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



MARY OLEY

Director
Local Governance and Land Use Planning Division



**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**



DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2020

JUNE 2020

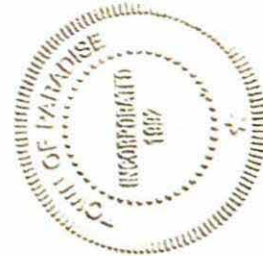
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2020

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. 6, 2020.

Adopted by the Town Council of Paradise on the 21st day of July, 2020.

Signed and sealed this 23 day of July, 2020.

Mayor:  (Council Seal)
Clerk: 



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	<u>3655-2020-006</u>
Date	<u>17 AUG 2020</u>
Signature	<u></u>

TOWN OF PARADISE

DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2020

Background

The Town received a request to amend the Residential Medium Density (RMD) zone in order to accommodate a single-detached dwelling with a building line setback of 53.73 metres. The maximum building line setback in the RMD zone for single-detached dwellings is 15 metres.

The subject property is located at 41 Topsail Pond Road and is considered a 'flag lot' due to the shape; the buildable portion of the property lies at the end of a long driveway. In this case, the majority of the land sits behind an existing dwelling with full frontage along Topsail Pond Road.

This amendment does not require a Municipal Plan amendment as a text amendment to the Development Regulations will allow the proposed development.

Topsail Pond area is an older more established part of Paradise. Topsail Pond Road exhibits a more organic development pattern compared to modern residential subdivisions. Building line setbacks vary from one side of the street to the other, and even from house to house on the same side of the street. While the proposed development is a departure from the existing standards, the proposed building line setback may not be entirely out of place compared to the neighbouring setbacks that exist along Topsail Pond Road.

Public Consultation

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on June 11, 2020 advertising Development Regulation Amendment No. 6, 2020. The amendment documents were available on the Town's website for the public to review from June 11, 2020 to June 22, 2020. The Town accepted comments and/or concerns on the proposed change in writing until 4:30pm, June 22, 2020. No comments were received.

Town of Paradise Development Regulations Amendment No. 6, 2020

Section 9.11.7, Lot Exceptions, states:

The following standards shall apply to Lots for Single-detached Dwellings located at the civic addresses listed below:

Civic Address	Standard	
1-39, 2-24 Jane Heights 3-11, 4-12 Priscilla Place 3-17, 4-16 Ashley Place 3-13, 4-16 Jillian Place 11-53, 4-36 Christine Crescent 3-43 Dungarvan Street 3-19, 4-20 Newcastle Place	Minimum Lot Area (m ²)	336
	Minimum Frontage (m)	12.0
	Minimum Building Line Setback (m)	6.0
	Maximum Building Line Setback (m)	15.0
	Minimum Side Yard (m)	3.0 and 0.0
	Minimum Flanking Yard (m)	7.6m
	Minimum Rear Yard (m)	6.0
	Maximum Lot Coverage	33%
	Maximum Building Height (m)	8.0

Section 9.11.7, Lot Exceptions, is amended by adding the following to the bottom of the table:

Civic Address	Standard	
41 Topsail Pond Road	Section 9.11.5, Zone Standards, for a Single Dwelling applies, except for the Maximum Building Line Setback.	
	Maximum Building Line Setback (m)	55