

TOWN OF PARADISE

DEVELOPMENT REGULATIONS 2016

DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2024

(81-85 KARWOOD DRIVE AMENDMENT)

MARCH 2024

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2024

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. 24, 2024.

Adopted by the Town Council of Paradise on the 15th day of October, 2024.

Signed and sealed this 15th day of October, 2024.

Mayor:

D. Bobbott

(Council Seal)

Dan Bobbott

Clerk:

Terrilynn Smith

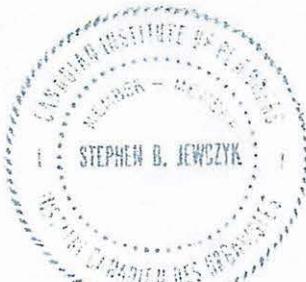
Terrilynn Smith



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Paradise Development Regulations Amendment No. 24, 2024 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Stephen B. Jewczyk
Stephen B. Jewczyk, FCIIP



Development Regulations/Amendment
REGISTERED

Number 3655-0106-2024

Date 20 DEC 2024

Signature K. Blanchard

TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2024

Purpose

The Town of Paradise Development Regulations 2016 came into legal effect on April 27, 2018. The text of the Development Regulations outlines the use, development standards and the conditions relating to development within the land use zones. The accompanying Land Use Zoning Map illustrates the land use zones within the Town.

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 submitted to the Department of Municipal and Provincial Affairs for registration.

The Development Proposal

The property owner of 81-85 Karwood Drive and proponent of this amendment, the Calvary Baptist Church Inc. #32368, have applied to the Newfoundland and Labrador Housing Corporation under its affordable housing program for the purpose of developing the site for affordable seniors' housing. The subject property needs to be rezoned from a commercial to a residential zone in order to accommodate this application and proposal,.

The applicant is proposing to develop the site to accommodate 4 stacked townhouse buildings which would house 40 dwelling units. Access into the site's parking lot would be from the existing access on Karwood Drive. The property has a frontage of 116 m (380.6 feet) and a lot area of 8445 m² (90,904 sq. ft.). The applicant also wishes to have in place a zoning which would consider a Place of Worship use if the affordable housing application does not proceed.

The applicant is requesting that the property be rezoned from 'Commercial General (CG)' to 'Residential Medium Density (RMD)' to accommodate both the seniors' housing proposal and the place of worship.

St. John's Urban Region Regional Plan 1976

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

Town Of Paradise Municipal Plan 2016

The property under consideration for the rezoning is designated as 'Community Centre' in the Town of Paradise Municipal Plan. It is the intent of this designation that the area will continue to evolve as the focus of civic, recreational, residential and commercial use in the community. The residential or alternatively a place of worship use is consistent with this designation which encourages high density forms of housing such as townhouses and apartment buildings as well as institutional uses such as a place of worship. Therefore no municipal plan amendment is required to accommodate this proposal.

Town of Paradise Development Regulations 2016

The area which is the subject of this amendment is zoned as 'Commercial General (CG)'. This zoning does not permit stacked town housing as envisioned by the property owner. The GC zone does permit a Place of Worship as a permitted use.

The proponent wishes to amend the zoning of this property to 'Residential Medium Density (RMD)' which if approved would then allow Council to consider a seniors' development consisting of 4 stacked townhouse buildings accommodating 40 dwelling units.

The development would be in the form of a Cluster Development which is defined in the Development Regulations as "*two or more Buildings that are comprised of Single-Detached Dwellings, Semi-Detached Dwellings, Row Dwellings, or Apartment Buildings, and any combination thereof on one Lot*". A Cluster Development is a discretionary use within the RMD use zone. A Place of Worship is also a discretionary use in the RMD use zone.

The proponent is requesting that the Cluster Development and Place of Worship uses which are discretionary in the RMD use zone be processed concurrently with the rezoning amendment to expedite the review process. .

Public Consultation

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on _____, 2024 advertising this amendment and published a notice on the Town's website. A notice of the proposed amendment was distributed to property owners within 200 m of the subject property. At the same time, the amendment documents were available on the Town's website and at the Town Hall for the public to review from _____, 2024 to _____, 2024. The Town accepted comments and/or concerns on the proposed changes in writing until 4:30pm, _____, 2024. **No comments/the following comments were received.**

Town of Paradise Development Regulations Amendment No. 24, 2024

The 2016 Paradise Development Regulations is amended as follows:

1. In the Land Use Zoning Map, rezone property situated at 81-85 Karwood Drive from 'Commercial General (CG)' to 'Residential Medium Density (RMD)'.

The rezoning is illustrated on the attached portion of the Town of Paradise Land Use Zoning Map.

No text changes are proposed as part of this amendment.



Dan Bobbett, Mayor

Shill

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.

Stephen B. Jewczyk, FCIP