

## **TOWN OF PARADISE DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2024**

**APRIL 2024**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 26, 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. 26, 2024.

Adopted by the Town Council of Paradise on the 5<sup>th</sup> day of November, 2024.

Signed and sealed this 5<sup>th</sup> day of November, 2024.

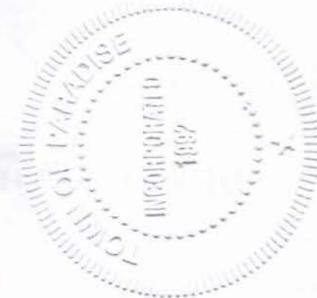
Mayor:

D. Bobbitt

(Council Seal)

Clerk:

J. Shnell



**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 REGISTERED</b>	
Number	3655-0107-2024
Date	30 DEC 2024
Signature	<u>John Chamberlain</u>

## **TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 26, 2024**

### **Background**

This amendment proposes changes to the 2016 Paradise Development Regulations concerning permitted uses in the Residential Mini Home (RMH) zone. In the Paradise Development Regulations, Mini Home is defined as follows:

**“MODULAR/MINI HOME** means a transportable factory-built Single-detached Dwelling Unit:

- a) which complies with space standards substantially equal to those laid down in the current edition of the National Building Code of Canada and is in accordance with the construction standards laid down by the Canadian Standards Association and all other applicable provincial and municipal codes; and
- b) which is designed to be transported to a modular home Lot, and subsequently supported on its own foundation; and
- c) connected to piped water, piped sewer, and utilities in order to be suitable for year round occupancy.”

The issue emerged when a resident applied to amend the regulations to include a subsidiary apartment on their property at RMH zone. The property, a two-story building on a concrete foundation, is well-suited for such an addition. However, subsidiary apartments are currently prohibited in the RMH zone. This request brought attention to a broader concern about whether this restriction is still appropriate.

The current standard categorizing subsidiary apartments as prohibited use in the RMH zone is viewed as outdated, failing to reflect current housing trends and the community's evolving needs. As demand for affordable and flexible housing options grows, the inclusion of subsidiary apartments has become more essential. Allowing these apartments in the RMH zone would address the community's housing needs by providing additional living space for extended families or generating rental income for homeowners. This change could contribute to creating more diverse and resilient neighborhoods.

Moreover, permitting subsidiary apartments in the RMH zone would align its standards with those of the Residential Medium Density (RMD) and Residential High Density (RHD) zones, promoting consistency and fairness across different residential zones, since the RMH zone is intended to provide high-density housing options. It would also enhance land use efficiency, and support the Town's broader goals of sustainable development.

In summary, permitting subsidiary apartments in the RMH zone is in line with current housing trends, meets the evolving needs of residents, and ensures consistency in the Town's development regulations.

## **2016 Paradise Municipal Plan**

The proposed amendment to the 2016 Paradise Development Regulations is consistent with the strategic goals identified in the Municipal Plan, which aim to enhance affordable housing availability by offering a variety of housing forms and tenure options. The proposed amendment does not require an amendment to the 2016 Paradise Municipal Plan.

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

The proposed changes to the 2016 Paradise Development Regulations do not require an amendment to the 2016 Paradise Municipal Plan or the St. John's Urban Region Regional Plan.

## **Public Consultation**

During the preparation of this amendment, the Town of Paradise published a public notice in The Shoreline newspaper on September 30 and October 7, 2024. A notice was also posted on the Town's website advertising Development Regulation Amendment No. 26, 2024, from September 30 until October 15. The notice was also published on the Town's social media page and sent through Voyent (the Town's email alert system) on September 30. The amendment document was available on the Town's website for public review from September 30 to October 15. The Town accepted written submissions on the proposed amendment from September 30 until 4:30 pm on October 15, 2024. The Town received no written submissions.

## **Town of Paradise Development Regulations Amendment No. 26, 2024**

The text of 2016 Paradise Development Regulations is amended as follows:

Section 9.19 will be amendment from

### **2. Permitted Uses**

- Family Child Care
- Home Office
- Single-detached Dwelling
- Mini Home (Single Dwelling)

To

### **2. Permitted Uses**

- Family Child Care
- Home Office
- Single-detached Dwelling
- Mini Home (Single Dwelling)
- Subsidiary Apartment

And from

### **4. Prohibited Uses**

- Subsidiary Apartment

To

### **4. Prohibited Uses**

- ~~Subsidiary Apartment~~

The entire Section 9.19.4 that categorises the subsidiary apartment as prohibited use will be removed.