

**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**

DEVELOPMENT REGULATIONS AMENDMENT No. 30, 2025

RE-ZONING: 1641-7 TOPSAIL ROAD

COMMERCIAL GENERAL (CG) TO PLANNED MIXED DEVELOPMENT COMMERCIAL (PMDC)

**Prepared by
Town of Paradise**



AUGUST, 2025

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 30, 2025

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. 30, 2025.

Adopted by the Town Council of Paradise on the 2ND day of SEPT, 2025.


Signed and sealed this 2ND day of SEPT, 2025.

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>3655-0110-2025</u>
Date	<u>September 4, 2025</u>
Signature	<u></u>

TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 30, 2025

Background

Paradise Development Regulations Amendment No. 30, 2025, has been prepared in response to an application by the property owner of 1641 Topsail Road, who has requested Council's consideration to amend the zoning of 1641-7 Topsail Road ("Parcel B" as illustrated on the survey) from Commercial General (CG) to Planned Mixed Development Commercial (PMDC), in support of a development plan.

The purpose of the zoning adjustment from CG to PMDC is to align the zoning of two adjacent sites, enabling the integration of flexible development standards supporting comprehensive development, and to facilitate a planned public road access. The subject site at 1641-7 Topsail Road ALRE commercial retail plaza would be re-zoned from CG to align with the PMDC zoning of the neighbouring Octagon Pond Development area to the west. The overall concept plan for the area, including the strategic road network improvement to create an access and road connectivity at this site is established in the Paradise Development Regulations, Appendix G.

The purpose of the zoning change is to allow for flexible and integrated development standards; it is not to accommodate a different land use. The proposed development plan would accommodate a commercial retail store, which is a permitted use in the current CG zone, as it would also be in the proposed PMDC zone, and has been a consistent component of concept plans dating back many years. The proposed development plan for a retail store would service and support the Planned Mixed Development Commercial area, consistent with the intent of the Municipal Plan and Development Regulations.

2016 Paradise Municipal Plan

The proposed amendment to the 2016 Paradise Development Regulations is consistent with the strategic goals and policies outlined in the Municipal Plan. The proposed stand-alone Development Regulation Amendment would be in keeping with the "Community Centre" future land use designation which allows for both Commercial General (CG) and Planned Mixed Development Commercial (PMDC) land use zones. 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

In the Town's view, public consultation undertaken for this amendment was suitable to accommodate the size, structure and complexity of the matter under consideration for the proposed amendment.


During the preparation of this amendment, the Town of Paradise published a public notice in The Shoreline newspaper on August 14 and 24, 2025. A notice was also posted on the Town's website advertising Development Regulation Amendment No. 30, 2025, from August 11 until August 28, 2025. The notice was also posted on the Town's website, social media page, and Paradise Double Ice Complex public information board, from August 11 to 28, 2025. During the notice period, the amendment document was available for public review. The Town accepted written submissions on the proposed amendment from until 4:00 pm on August 28, 2025. The Town received and considered a written submission and an inquiry, looking for more information about the proposed development.

Town of Paradise Development Regulations Amendment No. 30, 2025

The Paradise Development Regulations shall be amended with a map amendment and minor text amendments, as follows:


- 1) The text of 2016 Paradise Development Regulations is amended as follows:**
 - a) Update the list in the use zone table, Section 9.20 Planned Mixed Development (Commercial) (PMD), subsection 12, List of Approved Development Plans
 - b) Add an Appendix: "Appendix I: Development Plan 1641-7 Topsail Road"
- 2) The Land Use Zoning map is amended as shown on the attached plan.**

Town of Paradise
Development Regulations
Amendment No. 30, 2025
Land Use Zoning Map

 Rezoning from Commercial
General (CG) to Planned Mixed
Development Commercial (PMD)



Signed this 2ND day of SEPT., 2025


Mayor


Town 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.


MCIP: 

Development Regulations/Amendment
REGISTERED

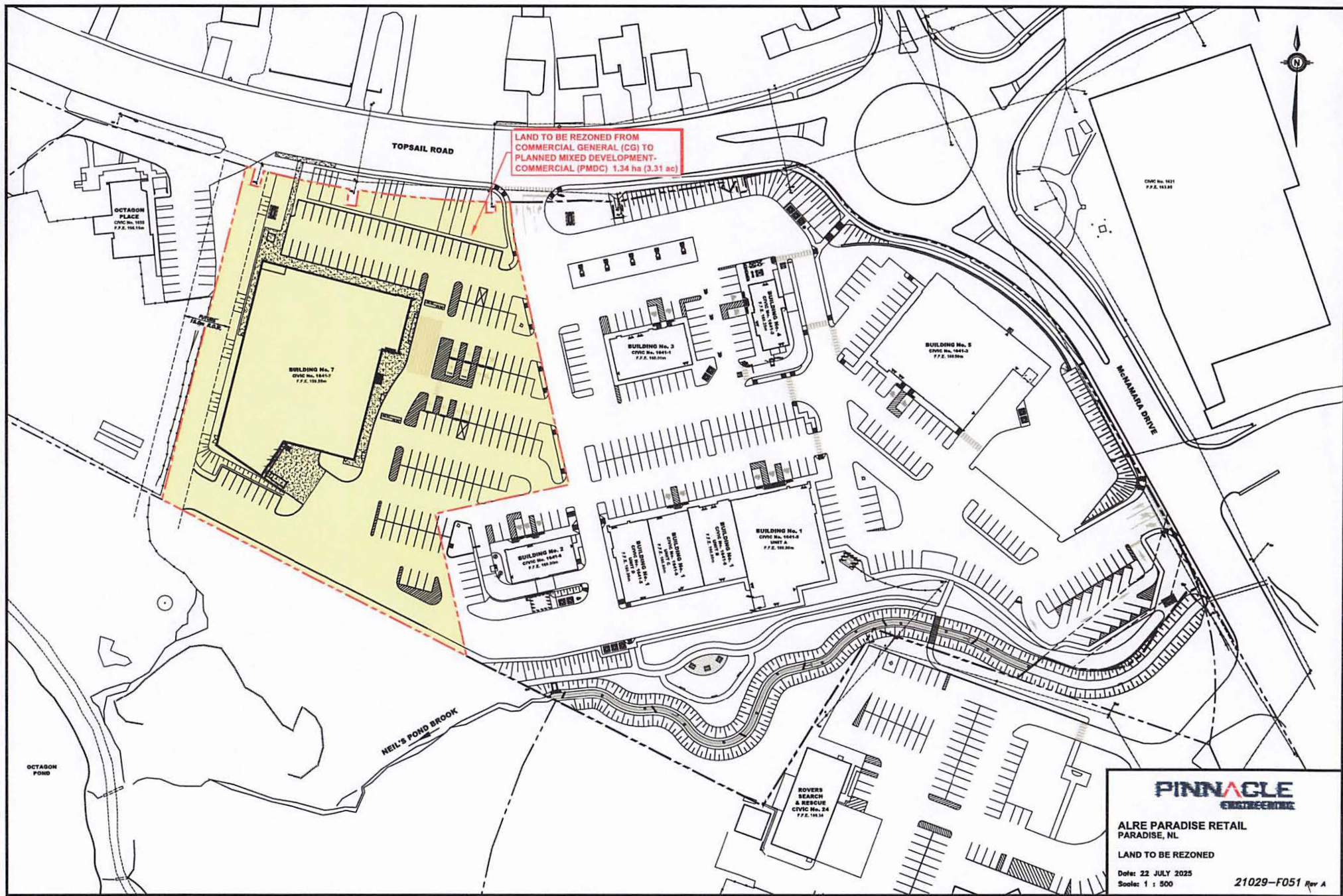
Number 3655-0110-2025

Date September 4, 2025

Signature Sam Bolt

**APPENDIX I:
Development Plan
Civic 1641-7 Topsail Rd**

TOWN OF PARADISE DEVELOPMENT REGULATIONS



PINNACLE
ENGINEERING

ALRE PARADISE RETAIL
PARADISE, NL

LAND TO BE REZONED

Date: 22 JULY 2025
Scale: 1 : 500

21029-F051 Rev A