



**TOWN OF PARADISE
MUNICIPAL PLAN 2016**

MUNICIPAL PLAN AMENDMENT No. 5, 2025

COMMERCIAL MAINSTREET (CM) - RESIDENTIAL USE PROVISIONS

APRIL 2025

**RESOLUTION TO ADOPT
TOWN OF PARADISE
MUNICIPAL PLAN AMENDMENT No. 5, 2025**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of the town of Paradise adopts the Town of Paradise Municipal Plan Amendment No.5, 2025.

Adopted by the Town Council of Paradise on the 22nd day of JULY, 2025.

Signed and sealed this 22nd day of JULY, 2025.

Mayor:



(Council Seal)

Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Paradise Municipal Plan Amendment No. 5, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Municipal Plan/Amendment	
REGISTERED	
Number	<u>3655 - 0111 - 2025</u>
Date	<u>October 3, 2025</u>
Signature	<u></u>

RECEIVED

1965

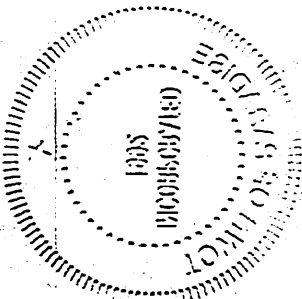
OFFICE OF THE ATTORNEY GENERAL

TO THE HONORABLE THE ATTORNEY GENERAL
FROM THE HONORABLE THE ATTORNEY GENERAL

RE: [illegible]

DATE: [illegible]

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FOR THE HONORABLE THE ATTORNEY GENERAL

BY: [illegible]

1965

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
TOWN OF PARADISE
MUNICIPAL PLAN AMENDMENT No. 5, 2025

Under the authority of Section 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise

1. Adopted the Paradise Development Regulations Amendment No. 27, 2025 on the 22nd day of July, 2025.
2. Gave notice of the adoption of the Town of Paradise Development Regulations Amendment No. 27, 2025, by way of: posted for the public in the planning notices on the Town's website, social media, and Voyant alert system; posted in conspicuous places in local grocery stores in Paradise; and published in a locally circulating newspaper (The Shoreline on the 4th day September, 2025).
3. Set the 10th day of September at 7:00 p.m. at the Paradise Double Ice Complex in the Town of Paradise for the holding of a public hearing to consider objections and submissions.

Now, under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Paradise approves the Paradise Municipal Plan Amendment No. 5, 2025 as adopted.

Signed and sealed this 16th day of SEPTEMBER 2025.

Mayor:

K Street

(Council Seal)

Clerk:

Thill



TOWN OF PARADISE

MUNICIPAL PLAN AMENDMENT No. 5, 2025

Introduction

This amendment addresses two key objectives within the Commercial Main Street (CM) zone: increasing the number of residential units and maximizing the use of existing infrastructure. This approach will help meet the growing demand for housing while preserving the CM zone's commercial character.

Background

The proposed amendment to the Municipal Plan will enable add two additional uses to the CM land use zone.

1. Residential dwelling unit(s) above/below Ground-floor Commercial Spaces in Commercial Main Street Zone

The CM zone is designed to promote a vibrant, walkable streetscape with commercial spaces on the ground floor to enhance the pedestrian experience along Topsail Road from the east boundary to MacNamara Drive. Currently, residential uses are permitted only in multi-unit configurations above commercial spaces, as well as for existing single-detached dwellings. Apartment buildings and cluster developments are also discretionary uses.

This amendment proposes allowing residential dwelling unit(s) both above and below ground-floor commercial spaces. This change will maintain the original intent of the zone—to preserve a commercial streetscape—while facilitating the creation of more residential units by utilizing existing buildings.

The benefits of this change include:

- Offering the Town flexibility to adapt to evolving housing needs while preserving the integrity of the commercial area.
- Allowing property owners to live above or below their ground-floor commercial spaces will reduce operating costs and foster small business growth.
- By promoting mixed-use developments, this amendment will transform underutilized properties into dynamic, active spaces that balance both commercial and residential functions.

2. Subsidiary Apartment in Commercial Main Street Zone

The second part of the amendment aims to maximize the use of existing housing supply to create more residential units in light of the current housing shortage. This proactive change offers a more adaptable and sustainable land-use policy for Paradise.

The benefits of this change include:

- Expanding the range of available housing, particularly offering more affordable units to address the housing affordability issue.
- This amendment will help legalize existing subsidiary apartments in this zone, bringing them into compliance with current regulations.

Assessment

Allowing dwelling(s) above or below main floor commercial use is generally consistent with the intent, goals, and objectives of the Municipal Plan, which encourages increased access to affordable housing through provisions of diverse housing forms and tenure types. It also upholds the intent of the CM zone by maintaining commercial uses on the ground floor.

A corresponding amendment to the Paradise Development Regulations is required to translate these policies into actionable regulations.

St. John's Urban Region Regional Plan

The subject area is designated Urban Development in the St. John's Urban Region Regional Plan (SJURRP). The Urban Development Designation of the SJURRP provides the Town with the flexibility to determine and manage land use in accordance with its Municipal Plan. No amendment to SJURRP is required.

Public Consultation

In considering this amendment to the Paradise Municipal Plan, two notices of the proposed amendment were published in The Shoreline newspaper on the May 15, and May 22, 2025. It was also posted on the Town's social media and website from May 15 to May 30, 2025. The notices were also posted in conspicuous locations in the town, including the Information Board at Double Ice Complex, and local grocery stores. During the notice period, the amendment was available for review at the Town Hall during regular business hours and was available on the Town's website. The deadline to submit feedback was May 30th, 2025, and no objections were received.

Amendment

The Paradise Municipal Plan shall be amended from

8.6.1 Residential Use in Commercial Zones

1. Multi-unit residential use will be appropriate in commercial and main street zones where it is located above a ground level commercial use. Residential uses may also be

considered in the form of stand-alone, multi-unit residential buildings as part of a proposed mixed-use residential/commercial development. Multi-unit residential developments shall provide amenity space and landscaping as part of the overall site design.

To

8.6.1 Residential Use in Commercial Zones

1. Multi-unit residential use will be appropriate in commercial and main street zones where it is located above a ground level commercial use. Residential uses may also be considered in the form of stand-alone, multi-unit residential buildings as part of a proposed mixed-use residential/commercial development. Multi-unit residential developments shall provide amenity space and landscaping as part of the overall site design.
2. *Dwelling units located below and/or above ground floor commercial/office use may be considered in Commercial Main Street zone.*
3. *Subsidiary Apartment may be permitted in Commercial Main Street zone where it is located in an existing residential dwelling.*