



**TOWN OF PARADISE
DEVELOPMENT REGULATIONS 2016**

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2022

JANUARY 2022

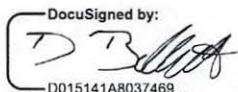
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF PARADISE
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2022

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. 11, 2022.

Adopted by the Town Council of Paradise on the 15th day of March, 2022.

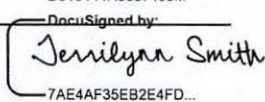
Signed and sealed this 23rd day of March, 2022.

Mayor:

DocuSigned by:

D015141A8037469...

(Council Seal)

Clerk:

DocuSigned by:

Jerrilynn Smith
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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	3655-2022-010
Date	13 APRIL 2022
Signature	

TOWN OF PARADISE

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2022

Background

The Town received an application to operate a Group Home as a home-based business in the Rural Residential (RR) zone. The 2016 Paradise Development Regulations do not allow Group Homes in the RR zone. This sparked research and discussion on how the Town regulates Group Homes and similar uses. It was determined that the 2016 Paradise Development Regulations only allow Family and Group Homes in the Residential Low Density zone. This was a large departure from the 2004 Paradise Development Regulations, which allowed Family and Group Homes in almost every residential zone.

Development Regulations of other Newfoundland municipalities including the City of Mount Pearl, the Town of Conception Bay South (CBS), the Town of Portugal Cove-St. Philip's (PC-SP), the Town of Torbay, and the City of Corner brook were reviewed.

Based on those finding, the Town of Paradise decided to make changes to its 2016 Paradise Development Regulations to allow for more leniency and discretion in considering Family and Group Care Centres.

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 notice in The Shoreline newspaper on February 10, 2022 and February 17, 2022 and on the Town's website advertising Development Regulation Amendment No. 11, 2022. The amendment documents were available on the Town's website for the public to review from February 10, 2022 to February 25, 2022. The Town accepted comments and/or concerns on the proposed change in writing until 4:30pm, February 25, 2022. The Town did not receive any comments or objections.

Town of Paradise Development Regulations Amendment No. 11, 2022

This amendment makes changes to the following sections of the 2016 Paradise Development Regulations:

- **Section 2: Definitions**
- **Section 5: Specific Use Regulations**
- **Section 9: Use Zones**
- **Appendix B: Classifications of Uses and Buildings**

Section 2: Definitions

The definition of "Family and Group Care Centre" is *added* to Section 2, Definitions of the Development Regulations, after the definition of "Established Grade".

"Family and Group Care Centre" is defined as follows:

"FAMILY AND GROUP CARE CENTRE means a dwelling accommodating up to but no more than four (4) persons exclusive of staff in a home-like setting. Subject to the size limitation, this definition includes, but is not limited to, the facilities called "Group Homes" and "Foster Homes" but shall not include "Halfway House"."

Section 5: Specific Use Regulations

Section "5.18 Family and Group Care Centre" is *added* after Section 5.17 Veterinary Clinics and Dog Grooming. Section 5.18 Family and Group Care Centre states:

"Section 5.18 Family and Group Care Centre

A family group care centre use is permitted in any dwelling or apartment that is adequate in size to accommodate the number of persons living in the group, inclusive of staff, provided that, in the opinion of Council, the use of the dwelling does not materially differ from, nor adversely affect, the amenities of the adjacent residences, or the neighbourhood in which it is located. Council may require special access and safety features to be provided for the occupants before occupancy is permitted."

Section 9: Use Zones

"Family and Group Care Centre" is *added* to the list of Permitted Uses in the following zones:

- 9.10 Residential Low Density (RLD)
- 9.11 Residential Medium Density (RMD)
- 9.12 Residential High Density (RHD)
- 9.13 Residential Watershed (RSW)
- 9.14 Rural Residential (RR)
- 9.15 Rural Residential Conservation (RRC)
- 9.18 Residential Mixed (RM)

"Family and Group Care Centre" is *added* to the list of Discretionary Uses in the following zone:

- 9.19 Residential Mini Home (RMH)

Section 9.10 Residential Low Density is amended from:

9.10 Residential Low Density (RLD)

1. Purpose

To recognize the low density pattern of Development along older Streets in Paradise characterized by larger Lots and Building Setbacks.

2. Permitted Uses

The following Uses shall, subject to the requirements of these Regulations, be permitted:

- Family Child Care
- Home Office
- Single Dwellings
- Urban Agriculture

to

9.10 Residential Low Density (RLD)

1. Purpose

To recognize the low density pattern of Development along older Streets in Paradise characterized by larger Lots and Building Setbacks.

2. Permitted Uses

The following Uses shall, subject to the requirements of these Regulations, be permitted:

- Family Child Care
- ***Family and Group Care Centre***
- Home Office
- Single Dwellings
- Urban Agriculture

Section 9.11 Residential Medium Density is amended from:

9.11 Residential Medium Density (RMD)

1. Purpose

To recognize existing neighbourhoods of predominantly Single-detached Dwellings and to accommodate additional forms of housing in new, infill Subdivisions including Single and Semi-detached Dwellings as well as small, multi-unit dwellings.

2. Permitted Uses

The following Uses shall, subject to the requirements of these Regulations, be permitted:

- Assisted Living Residential Complex
- Duplex Dwellings
- Family Child Care
- Home Office
- Single-detached Dwelling
- Semi-detached Dwelling
- Subsidiary Apartment
- Urban Agriculture

to

9.11 Residential Medium Density (RMD)

1. Purpose

To recognize existing neighbourhoods of predominantly Single-detached Dwellings and to accommodate additional forms of housing in new, infill Subdivisions including Single and Semi-detached Dwellings as well as small, multi-unit dwellings.

2. Permitted Uses

The following Uses shall, subject to the requirements of these Regulations, be permitted:

- Assisted Living Residential Complex
- Duplex Dwellings
- Family Child Care
- **Family and Group Care Centre**
- Home Office
- Single-detached Dwelling
- Semi-detached Dwelling
- Subsidiary Apartment
- Urban Agriculture

Section 9.12 Residential High Density is amended from:

9.12 Residential High Density (RHD)

1. Purpose

To recognize existing and proposed high density developments characterized by multi-unit residential buildings, Duplexes, Semi-detached, and Row Dwellings.

2. Permitted Uses

The following Uses shall, subject to the requirements of these Regulations, be permitted:

- Apartment Buildings
- Assisted Living Residential Complex
- Family Child Care
- Home Office
- Row Dwelling
- Semi-detached Dwelling
- Single-detached Dwelling
- Subsidiary Apartment
- Urban Agriculture

to

9.12 Residential High Density (RHD)

1. Purpose

To recognize existing and proposed high density developments characterized by multi-unit residential buildings, Duplexes, Semi-detached, and Row Dwellings.

2. Permitted Uses

The following Uses shall, subject to the requirements of these Regulations, be permitted:

- Apartment Buildings
- Assisted Living Residential Complex
- Family Child Care
- **Family and Group Care Centre**
- Home Office
- Row Dwelling
- Semi-detached Dwelling
- Single-detached Dwelling
- Subsidiary Apartment
- Urban Agriculture

Section 9.13 Residential Watershed is amended from:

9.13 Residential Watershed (RWS)

1. Purpose

To accommodate limited new serviced residential development in the Broad Cove River Watershed.

2. Permitted Uses

- Home Office
- Single-detached Dwelling
- Subsidiary Apartment

to

9.13 Residential Watershed (RWS)

1. Purpose

To accommodate limited new serviced residential development in the Broad Cove River Watershed.

2. Permitted Uses

- ***Family and Group Care Centre***
- Home Office
- Single-detached Dwelling
- Subsidiary Apartment

Section 9.14 Rural Residential is amended from:

9.14 Rural Residential (RR)

1. Purpose

To provide opportunities for low-density, rural residential development where piped services are not planned.

2. Permitted Uses

- Home Office
- Family Child Care
- Single-detached Dwelling
- Urban Agriculture

to

9.14 Rural Residential (RR)

1. Purpose

To provide opportunities for low-density, rural residential development where piped services are not planned.

2. Permitted Uses

- Home Office
- Family Child Care
- ***Family and Group Care Centre***
- Single-detached Dwelling
- Urban Agriculture

Section 9.15 Rural Residential Conservation is amended from:

9.15 Rural Residential Conservation (RRC)

1. Purpose

Intended for residential developments consistent with principles of conservation design to preserve open spaces, natural and scenic features.

2. Permitted Uses

- Family Child Care
- Home Office
- Single-detached Dwelling
- Urban Agriculture

to

9.15 Rural Residential Conservation (RRC)

1. Purpose

Intended for residential developments consistent with principles of conservation design to preserve open spaces, natural and scenic features.

2. Permitted Uses

- Family Child Care
- ***Family and Group Care Centre***
- Home Office
- Single-detached Dwelling
- Urban Agriculture

Section 9.18 Residential Mixed is amended from:

9.18 Residential Mixed (RM)

1. Purpose

To recognize areas along Topsail and Paradise Roads where there is a mix of residential and commercial Uses.

2. Permitted Uses

- Duplex Dwelling
- Family Child Care
- Home Office
- Semi-detached Dwelling
- Single-detached Dwelling
- Subsidiary Apartment
- Urban Agriculture

to

9.18 Residential Mixed (RM)

1. Purpose

To recognize areas along Topsail and Paradise Roads where there is a mix of residential and commercial Uses.

2. Permitted Uses

- Duplex Dwelling
- Family Child Care
- ***Family and Group Care Centre***
- Home Office
- Semi-detached Dwelling
- Single-detached Dwelling
- Subsidiary Apartment
- Urban Agriculture

Section 9.19 Residential Mini Home is amended from:

9.19 Residential Mini Home (RMH)

1. Purpose

To recognize the existing mobile home parks in Paradise and provide for change as buildings are converted or replaced with new construction or Mini Homes.

2. Permitted Uses

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

3. Discretionary Uses

- Home-Based Business
- Telecommunications Towers
- Two-Unit Dwellings

to

9.19 Residential Mini Home (RMH)

1. Purpose

To recognize the existing mobile home parks in Paradise and provide for change as buildings are converted or replaced with new construction or Mini Homes.

2. Permitted Uses

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

3. Discretionary Uses

- ***Family and Group Care Centre***
- Home-Based Business
- Telecommunications Towers
- Two-Unit Dwellings

APPENDIX B: Classification of Uses and Buildings

"Family and Group Homes" is *removed* from the list of examples for the Single Dwelling Use Class.

"Family and Group Care Centre" is *added* to the list of examples for the following Use Classes:

- Single Dwelling
- Double Dwelling
- Row Dwelling
- Apartment Building

Appendix B: Classification of Uses and Buildings, Section 3. Residential Uses, is amended from:

Division	Use Class	Examples
Residential Dwelling Uses	Single Dwelling	Family and Group Homes Single-detached Dwelling
	Double Dwelling	Duplex Dwelling Semi-detached Dwelling
	Row Dwelling	Row House Town House
	Apartment Building	Apartment Building Multi-Unit Dwellings (3 plus Units)
	Collective Residential	Assisted Living Residential Complex Nurses and Hospital Residences University and College Halls of Residence

to

Division	Use Class	Examples
Residential Dwelling Uses	Single Dwelling	Family and Group Care Centre Single-detached Dwelling
	Double Dwelling	Duplex Dwelling Family and Group Care Centre Semi-detached Dwelling
	Row Dwelling	Family and Group Care Centre Row House Town House
	Apartment Building	Apartment Building Family and Group Care Centre Multi-Unit Dwellings (3 plus Units)
	Collective Residential	Assisted Living Residential Complex Nurses and Hospital Residences University and College Halls of Residence

