



November 22, 2018

Ms. Kimberley Blanchard  
Senior Planner  
Local Governance and Land Use Planning Division  
Department of Municipal Affairs and Environment  
P.O. Box 8700  
St. John's, NL A1B 4J6

Dear Ms. Blanchard:

**RE: Paradise Development Regulations Amendment No. 2, 2018**

The Town of Paradise Development Regulations Amendment No. 2, 2018 is submitted to your office for registration. Please find enclosed the following documents associated with this amendment:

- an affidavit (no objections);
- two (2) copies of Development Regulations Amendment No. 2, 2018; and
- a copy of the newspaper ads published in The Shoreline News.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "L. Church".

Lindsay Church, MCIP  
Planner  
Planning and Protective Services

Attachments



## **PUBLIC CONSULTATION**

### **Development Regulations Amendment No. 2, 2018**

The general public is invited to view a copy of the proposed Town of Paradise Development Regulations Amendment No. 2, 2018.

The amendment proposes to rezone lands located east of Ravenwood Crescent and south of Alma Avenue from "Open Space Recreation (OSR)" and "Public Use (PU)" to "Residential Medium Density (RMD)". This amendment will accommodate Phase 2 of the Neil's Pond residential subdivision.

This Public Consultation Notice is advertised in accordance with the *Urban and Rural Planning Act, 2000*. The proposed amendment will be available for the public to review on the Town's website at [www.paradise.ca](http://www.paradise.ca) or at the Town Hall, from Wednesday, October 17<sup>th</sup>, 2018 to Wednesday, October 31<sup>st</sup>, 2018. Copies of the proposed amendment will also be available for the public to obtain at the Paradise Town Hall, 28 McNamara Drive, during normal hours of operation.

The public may provide any comments or concerns on the proposed amendment to the Town, in writing, before Council considers adoption of the proposed amendment. The deadline for written comments is 4:30 pm, Wednesday, October 31<sup>st</sup>, 2018.

More information may be obtained by contacting:

**Lindsay Church, MCIP  
Planner  
Tel: 782-1536  
Fax: 782-3601  
[lchurch@paradise.ca](mailto:lchurch@paradise.ca)**



## Home owners urged to scrutinize property assessments

Important to compare your home's value to neighbouring houses

Dear Editor,  
Property assessments are generally updated on a three-year cycle, with property values assessed as of a specific base date. The new assessments taxpayers recently received are based on a January 1, 2017 base date and will determine how much property tax you will pay for the 2019, 2020 and 2021 tax years. If you feel your assessment is not fair and equitable, you may appeal your assessment to a Review Commissioner who is appointed by the Town, and who is supposed to act as a neutral arbiter, independently and at arms length from the Assessment Agency.

When deciding whether you should appeal your assessment, you should consider two things; (1)

the market value of your property and (2) whether your assessment is uniform with other properties that have been assessed in the municipality. Even if your assessment roughly approximates market value, you may be entitled to a reduction in your assessment if it is too high relative to the assessments of other properties. This is because the uniformity principle is the only mechanism which ensures the tax burden is fairly and equitably shared among taxpayers. If you can show that your assessment is unjustifiably higher than the assessments of similar properties, the uniformity principle will actually override, and serve to reduce your assessment, even if that means reducing the assessment to less than market value.

A recent Supreme Court decision has confirmed that where a taxpayer reasonably demonstrates that their assessment is not uniform with the lower assessments of similar properties, the Review Commissioner must deal with this evidence as presented and must adjust your assessment to achieve uniformity with those other lower-assessed properties. If not, you would be over-taxed relative to those other properties and would be paying more than your fair share of tax. The court also concluded that it is not sufficient for the Assessment Agency to simply refer to other properties that may be assessed similar to yours, as this approach ignores and fails to address the underlying lack of uniformity that you have demonstrated.

All residential property assessments are public information and can be found on the Municipal Assessment Agency website. There, you can look up the assessment of any property in the municipality for comparison to check to see if assessments have been done uniformly. The results of previous assessment appeals are also publicly available on the Agency's website. Everyone should be encouraged to scrutinize your assessment to ensure it makes sense relative to other assessments. If you feel your assessment is out of line with those of other similar properties, you should consider appealing your assessment, as you could be entitled to a reduction in your assessment.

Paul Fitzpatrick  
Topsail

Queen Elizabeth High School Army cadet Jacob Smith of Seal Cove maintains an alert pose in the colour party during the dedication of the Tommy Ricketts Memorial Peace Park in Kelligrews on Sunday.

**Eastern Showers & Glass**  
Custom Glass Showers,  
Glass Railing & Mirrors  
**330-2376**



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More information may be obtained by contacting:

Lindsay Church, MCIP  
Planner  
Tel: 782-1536  
Fax: 782-3601  
[ldchurch@paradise.ca](mailto:ldchurch@paradise.ca)

### NOTICE OF VARIANCE APPLICATION

#### Civic # 20 Jonesberry Crescent

The Town of Paradise has received an application for the construction of an accessory building to provide a new maximum height of 4.4m. The maximum height for an accessory building on lots less than 1860m<sup>2</sup> is 4.0m. In order to permit the proposed 4.4m height, a 10% variance approval is required. The Urban and Rural Planning Act permits Council to consider a variance to the Regulations up to a maximum of 10%.

This Notice is advertised in accordance with Section 3.8 of the Town of Paradise Development Regulations, 2016. Any person who wishes to comment on the proposed development is asked to contact the Town of Paradise in writing by 4:00 p.m., Friday, October 26, 2018. Please submit all correspondence to:

Jason L Slade  
Development Technician  
Planning & Protective Services  
Telephone: (709) 782-1400  
Facsimile: (709) 782-3603  
[planningnotices@paradise.ca](mailto:planningnotices@paradise.ca)

28 McNAMARA DRIVE,  
PARADISE, NL, A1L 0A6  
TEL: (709) 782-1400 website: [www.paradise.ca](http://www.paradise.ca)



### INVITATION TO TENDER

Tender #	Commodity/Service	Closing Time & Date
TOP-18-18	Supply & Delivery of Cutting Edges	2:00pm (NDT), October 25, 2018
TOP-18-19	Karwood Roundabout Modifications	12:00pm (NDT), October 25, 2018
TOP-18-20	Topsail Road Storm Sewer Cleanout	12:00pm (NDT), October 25, 2018

The Town of Paradise is calling tenders for the above commodities/services. Tender packages are available at the Town Hall reception desk, 28 McNamara Drive, Paradise, between the hours of 8:30am and 4:30pm Monday to Friday or by e-mail at [epiercey@paradise.ca](mailto:epiercey@paradise.ca). Please call the Procurement Officer at 782-3552 for additional information.

Tenders are to be submitted on forms provided and contained in sealed envelopes, addressed to the Procurement Officer and clearly marked with the bidder's name and tender name/number as listed above. Submissions must be delivered to the reception desk at 28 McNamara Drive, Paradise, NL, A1L 0A6 no later than the closing time and date specified above. A public opening of bids will take place immediately after tender close. The lowest or any tender not necessarily accepted.

### Human Resources Officer

Corporate Services Department  
Full-Time, Permanent

The Town of Paradise, one of the fastest growing Municipalities in Newfoundland and Labrador with the potential for significant growth in residential and commercial/industrial development, is seeking a Human Resources Officer.

Reporting to the Manager of Human Resources, this position will provide expertise and support in all areas of Human Resource Management including: recruitment and selection, performance management, labour relations, disability management and staff training and development.

#### Qualifications

- Undergraduate Degree in Human Resource Management or a similar Degree program with a minimum of five (5) years directly related experience
- A Certified Human Resource Professional designation would be considered a definite asset.
- Experience in working in a unionized and municipal environment would be an asset.
- Strong problem solving and conflict resolution skills are required.
- Excellent written and oral communication skills are required. Experience in conducting training and presentations would be considered an asset.
- Proven experience in policy interpretation, development and implementation.
- Proven computer skills in MS Office; Word, Excel, and PowerPoint.

The Town of Paradise provides competitive pay with an exceptional benefits package. If this opportunity interests you, please submit your resume to:

Human Resources  
28 McNamara Drive  
Paradise, NL A1L 0A6  
F: 782-2643  
E: [careers@paradise.ca](mailto:careers@paradise.ca)

Competition closes: October 29, 2018

28 McNAMARA DRIVE,  
PARADISE, NL, A1L 0A6  
TEL: (709) 782-1400 website: [www.paradise.ca](http://www.paradise.ca)



## Lot of hunting pressure concentrated on Zone 33

### CABIN COUNTRY

I want to extend birthday greetings to my oldest brother Pat who turned 68 on the 21st of October.

Remember that I wrote about a bull moose Jim and I had seen out on the pole line? Well Randy Butt came across the head and hocks of a moose on the pole line and it was a bull because you could see where the antlers had been cut out. So somebody had some good luck in getting a moose. Was it the same bull we had seen? I'd guess it was.

The cottage areas of Deer Park, Brigus Junction, Middle Gull Pond, Mahers and Goose Pond, are all in moose management area (MMA) 33. In addition, the moose reduction zone (MRZ) along the TCH also overlaps this area. So there is a tremendous amount of hunting pressure on moose on the south side of the highway from Salmonier Line to Markland Road.

I recently saw some statistics that showed the hunter success rates last year in both MMA 33 and the Avalon MRZ were less than 50 percent. It seems that the moose numbers are down.

Last week I spent the afternoon moose hunting with a



By Darrin McGrath

neighbour. He has an either sex license for the MRZ. We parked on one of the Nalcor Roads overlooking a valley with a couple of small ponds, some marshes and stands of timber. It was a beautiful scene, the blue ponds surrounded by marshes, and bathed in splashes of red, yellow and gold.

It was a cool, clear afternoon with very light winds. It reminded me of a similar evening thirty years ago when Pat and I, along with our brother-in-law John, knocked down a big bull that weighed 125 pounds a quarter.

On this recent outing, we did some calling, hoping to draw in a rutting bull. However, as dusk began to close we never saw a moose.

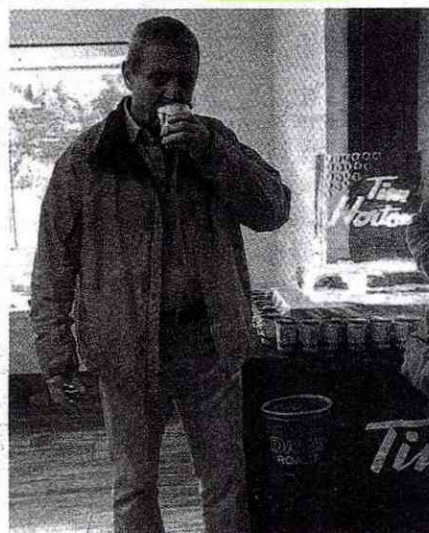
An aspect of moose hunting that is sometimes overlooked is the cost to the hunter. We all know how expensive gasoline is. If somebody is hunting the MRZ and doing any amount of driving the gas bill soon adds up. Even if you are hunting from an ATV, you still need gas. The longer you hunt, the more gas you need and the more expensive the moose meat becomes.

Years ago my brothers and I

hunted places such as Millertown and the Upper Salmon hydro project and gas wasn't a factor. We'd each put in ten bucks and drive a long time on it.

Today, if the hunter success rates are an indicator that the moose herd is very low in MMA 33, then before you even start hunting your chances of closing your tags is diminished. If driving a vehicle of any sort is part of your hunt, then get your gas card ready.

One way some people deal with the costs of moose hunting is to apply for a "party license" and buddy up. Other people may form a group of four hunters who share the hunting costs including gasoline and butchering. And, with four hunters in the group, some-one usually gets one license per year. In this way the group always has some moose each winter, that's if the license is filled. But with moose numbers down there's no guarantee of getting a moose.



**KEEPING HIS WORD**—The Town of Holyrood's chief administrative officer Gary Corbett kept his promise to try his first ever cup of coffee when Tim Horton's held a grand opening for its Holyrood location last week. Corbett had made the pledge during negotiations to bring the national coffee shop and restaurant chain to town.

## More charges for Avondale man

Additional charges have been laid against Jesse Lewis of Avondale after a series of incidents that occurred on Oct. 18. RCMP officers from Holyrood, Ferryland, Bay Roberts,

Police Dog Services and the Emergency Response Team joined forces with the RNC on a five-hour man hunt for Lewis last Wednesday. RCMP in Holyrood initially

received a call for service from a local resident of Conception Harbour at around 8:00 a.m. reporting her vehicle had been stolen. Its alleged that this was the start of a series of incidents that Lewis was involved in during that day. He was arrested by members of the RCMP at approximately 1:30 p.m. at a residence in Conception Harbour.

Earlier this week, police laid additional charges of armed robbery, forcible confinement, uttering threats and seven charges of failing to remain at the scene of an accident. Lewis, who has been in custody since last week, appeared in court and the matter has been set over until November 8. He remains in custody.

The police are asking that anyone with information regarding the incidents to contact the Holyrood detachment at 229-3892.

*'People just can't afford it,' says Buckle*

Continued from page 1

of them are actually scared. They're scared of what could happen if their light bills go up. You're talking medications and general living expenses and if their light bills are impacted in a negative way it will have an adverse impact on them, not only seniors but single mothers trying to raise children, families with mortgages. It's going to have an impact on the province as a whole."

Deputy Mayor Curtis Buckle, who participated in the meeting by teleconference, agreed with much of what Goobie had to say. "At the end of the day, people just can't afford it," Buckle said. "People are hurting and this is going to make them hurt even harder."

## TOWN OF Paradise

### PUBLIC CONSULTATION

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Planner  
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Fax: 782-3601  
[lchurch@paradise.ca](mailto:lchurch@paradise.ca)

## NOTICE OF DISCRETIONARY USE APPLICATION

### Home Based Business – Personal Health Services 30 Holland Place

The Town of Paradise has received an application for approval to offer Home Based Personal health service at the above-noted property. The business is considered as a Discretionary Use in the Residential High Density (RHD) Use Zone, as per the Town of Paradise Development Regulations, 2016.

This Notice of Discretionary Use is advertised in accordance with Sections 3.6 and 9.5 of the Town of Paradise Development Regulations, 2016. Any person who wishes to comment on the proposed development is asked to contact the Town of Paradise in writing by 4:00 p.m., Friday, November 2, 2018. Please submit all correspondence to:

Jason L. Slade  
Development Technician  
Department of Planning & Protective Services  
Telephone: (709) 782-1400  
Facsimile: (709) 782-3603  
[planningnotices@paradise.ca](mailto:planningnotices@paradise.ca)

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TEL: (709) 782-1400 website: [www.paradise.ca](http://www.paradise.ca)



IRISH LOOP POST

The Pearl

## Graphic Artist Wanted

The Shoreline, The Pearl News and Irish Loop Post are taking applications for a creative part-time graphic artist. The successful candidate must be adept at InDesign, Photoshop and Illustrator on a PC; work quickly and accurately designing print and website ads; have a good head for detail and be proficient at newspaper layout and updating content to our websites.

The successful applicant will also be expected to help work the counter and provide receptionist support. The hours are Mondays and Tuesdays 9 a.m. - 5 p.m. and Wednesdays to Fridays 9 a.m. - 12:30 p.m.

Salary based on experience, qualifications, and proficiency. Please e-mail a resume with at least two work or education-related character references to:

[editor@thebusinesspost.ca](mailto:editor@thebusinesspost.ca)

## Wonder Years Preschool & Daycare is now HIRING in the Holyrood Area

• We are looking for Full Time staff • 2 positions available  
You must have: Certificate of conduct, Vulnerable Sector Check, First Aid, Copy of Immunizations, Trainee Level, Level 1 or Level 2 AECCN Certification.

Please feel free to send along a resume

[@wonder.years2018@gmail.com](mailto:@wonder.years2018@gmail.com)

Or call 231-2373/2372

## Island View Guest Home and Oceanview Guest Home NOW HIRING

- Willing to train the right person
- Some credentials needed, willing to help the client get the credentials
- Training provided

Contact Kirk Butler 685-2385



**AFFIDAVIT**

**NEWFOUNDLAND  
CANADA  
TO WIT**

I, Terilyn Smith, hereby make the Oath and say that:

1. In accordance with Sections 24 and 35 (5) of the *Urban and Rural Planning Act, 2000*, the Paradise Town Council gave notice of the intent of the proposed Paradise Development Regulations Amendment No. 2, 2018 by advertisement inserted on the 17<sup>th</sup> day of October, 2018 and the 24<sup>th</sup> day of October, 2018 in The Shoreline News.
2. No written representations with respect to the Paradise Development Regulations Amendment No. 2, 2018 were received.
3. The Paradise Town Council adopted the Paradise Development Regulations Amendment No. 2, 2018 on the 20<sup>th</sup> day of November, 2018.
4. The attached Paradise Development Regulations Amendment No. 2, 2018 is a correct copy of the Paradise Development Regulations Amendment No. 2, 2018 adopted by the Paradise Town Council.

SWORN to at Paradise  
this 22 day of November, AD 2018  
before me

Angelina Richards  
Notary Public, Justice of the Peace,  
Commissioner of Oaths

Thiel  
Town Clerk

**ANGELINA RICHARDS**  
A Commissioner for Oaths in and for  
the Province of Newfoundland and Labrador.  
My commission expires on December 31, 2022.



**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018**

**OCTOBER 2018**

**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018**

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. 2, 2018.

Adopted by the Town Council of Paradise on the 20<sup>th</sup> day of November, 2018.

Signed and sealed this 22 day of November, 2018.

Mayor:



(Council Seal)

Clerk:





**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Paradise Development Regulations Amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



## **TOWN OF PARADISE**

### **DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018**

#### **Background**

In 2014, the Town of Paradise changed the zoning of a piece of property located south of Alma Avenue and east of Ravenwood Crescent from "Open Space Recreation (OSR)" to "Residential Medium Density (RMD)" to facilitate an extension of the Neil's Pond residential subdivision. After the 2016 Paradise Municipal Plan and Development Regulations came into legal effect on April 6, 2018, it was discovered that the aforementioned piece of property had erroneously been zoned "Open Space Recreation (OSR)" and "Public Use (PU)". The purpose of Development Regulations Amendment No. 2, 2018 is to correct this mapping error by rezoning the subject site from "Open Space Recreation (OSR)" and "Public Use (PU)" to "Residential Medium Density (RMD)" to accommodate Phase 2 of the Neil's Pond residential subdivision.

#### **Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on October 17<sup>th</sup>, 2018 and October 24<sup>th</sup>, 2018 advertising Development Regulation Amendment No. 2, 2018. The amendment documents were available at the Paradise Town Hall and on the Town's website for the public to review from October 17<sup>th</sup>, 2018 to October 31<sup>st</sup>, 2018, during regular business hours. The Town accepted comments and/or concerns on the proposed changes in writing until 4:30pm, Wednesday, October 31<sup>st</sup>, 2018. No comments were received.

#### **Town of Paradise Development Regulations Amendment No. 2, 2018**

The Paradise Development Regulations 2016 is amended by rezoning an area of land from "Open Space Recreation (OSR)" and "Public Use (PU)" to the "Residential Medium Density (RMD)" zone as shown on the attached excerpt of the Paradise Land Use Zoning Map.





**Paradise Development Regulations 2016  
Land Use Zoning Map**

**Amendment No. 2, 2018**



From "Public Use (PU)" to "Residential Medium Density (RMD)"



From "Open Space Recreation (OSR)" to "Residential Medium Density (RMD)"

Dated at Paradise, NL

This 22 day of November, 2018

Mayor

*D. Bollard*

Clerk

*J. H. H. H.*



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that this amendment was prepared in accordance with the requirements of the Urban and Rural Planning Act, 2000.