



**TOWN OF PARADISE  
DEVELOPMENT REGULATIONS 2016**

**DEVELOPMENT REGULATIONS AMENDMENT NO. 7, 2020**

**JULY 2020**

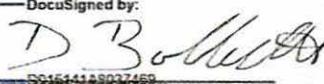
**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF PARADISE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2020**

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. 7, 2020.

Adopted by the Town Council of Paradise on the 18<sup>th</sup> day of August, 2020.

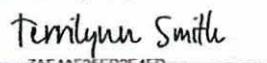
Signed and sealed this 19 day of August, 2020.

Mayor:

DocuSigned by:  
  
DocuSigned by:  
D615441A8037459

(Council Seal)

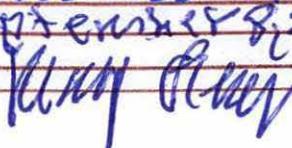
Clerk:

  
TamiLynn Smith  
F4E4AF35EB2E4FD

**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	
<b>REGISTERED</b>	
Number	3655-2020-007
Date	September 8, 2020
Signature	

## **TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT No. 7, 2020**

### **Background**

This amendment was triggered by an application for a Menu Board in the Commercial General (CG) zone. Section 7, Signage, of the 2016 Paradise Development Regulations does not allow Menu Board Signs in the CG zone, despite the existence of several fast-food restaurants with drive-throughs in the CG zone. Omitting Menu Board signs from the list of permitted signs in the CG zone was determined an oversight. Therefore, one of the proposed changes to Section 7 is to add Menu Board Sign to the CG zone as permitted.

A number of other 'house-keeping' changes to Section 7 were identified after consulting with staff of the Planning and Protective Services Department as well as engineering staff of the Infrastructure and Public Works Department.

Neither an amendment to the 2016 Paradise Municipal Plan nor the St. John's Urban Region Regional Plan is required in order to enable the proposed changes to Section 7 of the 2016 Paradise Development Regulations.

### **Public Consultation**

During the preparation of this amendment, the Town of Paradise published a notice in The Shoreline newspaper on July 15<sup>th</sup>, 2020 advertising Development Regulations Amendment No. 7, 2020. The amendment documents were available on the Town's website for the public to review from July 15<sup>th</sup>, 2020 to July 27<sup>th</sup>, 2020. The Town accepted comments and/or concerns on the proposed changes in writing until 4:00pm, July 27<sup>th</sup>, 2020. No comments were received.

### **Town of Paradise Development Regulations Amendment No. 7, 2020**

The 2016 Paradise Development Regulations is amended as follows:

- The definition of "Group Sign", as defined in Section 7.2, is amended from

"GROUP SIGN means a Sign that identifies the names and locations of tenants in a multi-tenant Building or in a Development made up of a group of Buildings"

to

"GROUP SIGN means a Ground Sign that identifies the names and locations of tenants in a multi-tenant Building or in a Development made up of a group of Buildings."

- Section 7.7 is amended from

“No advertisement shall be permitted, to be erected or displayed within, on or over any highway or Street Reservation.”

to

“No Sign shall be permitted, to be erected or displayed within, on or over any highway or Street Reservation.”

- Section 7.10 is amended from

“The following advertisements may be erected or displayed in the Planning Area without application to Council:”

to

“The following Signs may be erected or displayed in the Planning Area without application to Council:”

- Section 7.21.d is amended from

“If in the opinion of the Engineering Department the Sign is a hazard or unsafe to the public, the advertisement shall be removed immediately upon notice.”

to

“If in the opinion of the Engineering Department the Sign is a hazard or unsafe to the public, the Sign shall be removed immediately upon notice.”

- Section 7.25.g is amended from

"The Portable Sign permit shall be valid for a period of 90 from the date of issue by Council. Upon expiration of the sign permit, the Sign is to be removed or a new sign application submitted to Council and such permit may be renewed for further periods of 90 days upon application and approval."

to

"The Portable Sign permit shall be valid for a period of 365 days from the date of issue by Council. Upon expiration of the sign permit, the Sign is to be removed or a new sign application submitted to Council and such permit may be renewed for further periods of 90 days upon application and approval."

- Section 7.31 is amended from

Planned Mixed Development (Commercial) Commercial General Commercial Neighbourhood	Canopy Sign, Ground Sign, Marquee Sign, Portable Sign, Projecting Sign, Wall Sign	Changeable Message Sign
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to

Planned Mixed Development (Commercial) Commercial General Commercial Neighbourhood	Canopy Sign, Ground Sign, Marquee Sign, Portable Sign, Projecting Sign, Wall Sign, <b>Menu Board</b> .	Changeable Message Sign
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- Section 7.32, Engineering Design Requirements, is *added* after Section 7.31:

**"7.32 - Engineering Design Requirements**

Signs shall be designed, constructed and erected to withstand the ice load and wind load requirements as determined by Council.

The following types of signs will require plans that are signed and sealed by an Engineer:

- (a) Billboard Sign,
- (b) Changeable Message Sign,
- (c) Ground Signs greater than three metres (3 m) in height,
- (d) Portable Sign, and
- (e) Roof Sign."