TOWN OF PARADISE

DEVELOPMENT REGULATIONS 2016

DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2026

Re-zoning: High School

Residential High Density (RHA) and Open Space/Recreation (OSR) to Public Use (PU)

Prepared by

Town of Paradise

SEPTEMBER 2026

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

TOWN OF PARADISE

DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2026

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. 31, 2026.

Adopted by the Town Council of Paradise on the __ day of ___, 2026.

Signed and sealed this __ day of ___, 2026.

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.

KIMBERLEY J. BLANCHARD
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
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Development Regulations/Amendment
REGISTERED
Number _____
Date _____
Signature _____

TOWN OF PARADISE

DEVELOPMENT REGULATIONS AMENDMENT No. 31, 2026

Background

The Government of Newfoundland and Labrador intends to construct a new high school in the Town of Paradise. Currently, the Town does not have a high school, requiring local students to travel to neighbouring municipalities to access secondary education. The proposed high school is planned to accommodate 1,050 students in Grades 10 to 12 on approximately 5.176 hectares of land located northeast of the existing Paradise Intermediate School on Dianne Whalen Drive.

This land is currently zoned "Open Space/Recreation (OSR)" and "Residential High Density (RHD)" under the 2016 Town of Paradise Land Use Zoning Map. In accordance with the Town of Paradise Development Regulations, public schools are not permitted uses within the OSR zone and are identified as a Discretionary Use within the RHD zone.

The purpose of Development Regulations Amendment No. 31, 2026, is to rezone the subject land from **"Open Space/Recreation (OSR)"** and **"Residential High Density (RHD)"** to **"Public Use (PU),"** where educational use is a permitted use.

Proposed Location Analysis

Policy 4.6.1 of the 2016 Town of Paradise Municipal Plan directs the Town to work with the English School District to identify suitable sites for an intermediate and senior high school within the **Community Centre Area**. Policy 4.6.2 establishes criteria for site selection, including **accessibility**, opportunities to **increase physical activity and reduce vehicular trips**, **access to recreational facilities**, support for **economic development**, sufficient site area for **future expansion**, and the potential for **shared use** of sports, recreation, and other facilities. The proposed site supports these policies, as discussed below.

1. **Location within the Community Centre Area**

   The proposed high school site is located within the Community Centre Area, consistent with the policies of the Municipal Plan.

2. **Vehicular Accessibility**

   In terms of vehicular accessibility, the proposed development would result in two schools being located on a dead-end road with no existing connection to the broader road network, which could contribute to traffic and access issues. As part of the school construction, the Town requires a public road to be constructed in accordance with the Town's standards and connected to the existing municipal road network.

3. **Walkability and Reduced Vehicular Trips**

   The proposed site is located in an area supported by public transit and is in close proximity to residential areas designated for high- and medium-density development. These characteristics provide opportunities to support active transportation and reduce reliance on private vehicles.

4. **Recreational Facilities and Shared Use**

   The proposed site supports the policy objective of facilitating shared use of sports, recreation, and other facilities. It is located adjacent to the existing Paradise Intermediate School, Double Ice Complex, Paradise Park, and Dianne Whalen Soccer Complex, providing ample opportunities for the proposed high school to benefit from existing recreational facilities.

5. **Economic Development**

   The development of a new high school would contribute to local economic activity through construction and employment. In addition, the availability of educational facilities can help support the Town's attractiveness to families and contribute to population growth and the long-term development of the community.

6. **Site Size and Future Expansion**

   A high school requires a site of approximately 5 hectares to accommodate the school, associated infrastructure, and potential future expansion. Given the limited availability of vacant land within the Community Centre Area, the proposed site is considered appropriate to accommodate a development of this scale. While another potential area exists within the Community Centre Area, its development is uncertain due to a future roundabout, the alignment of which has not yet been confirmed.

7. **Servicing Considerations**

   Another consideration for the proposed site is its location above the 180-metre contour, which represents the current servicing limit for water pressure. This constraint will be addressed through an interim servicing solution, subject to the Town's approval, until a permanent solution is implemented through future municipal servicing infrastructure.

2016 Paradise Municipal Plan

The proposed amendment to enable the construction of a high school aligns with the intent of the 2016 Paradise Municipal Plan, as discussed above; therefore, no amendment to the Municipal Plan is required.

St. John’s Urban Region Regional Plan

The proposed amendment to the 2016 Paradise Development Regulations will require a corresponding amendment to the St. John’s Urban Region Regional Plan (SJURRP) to redesignate a portion of the subject land from “Public Open Space” to “Urban Development.”

The proposed land is not located within a provincial or national park or other protected area identified for permanent retention as public open space. In addition, the proposed portion of land for rezoning does not contain significant vegetation or natural features that would need protection. Moreover, following the redesignation to Urban Development, a substantial portion of the land will remain as Public Open Space.

As such, the proposed land use redesignation is not inconsistent with the intent of the SJURRP. The SJURRP amendment will involve a corresponding map amendment to redesignate the portion of the subject land from “**Public Open Space**” to “**Urban Development.”**

Public Consultation

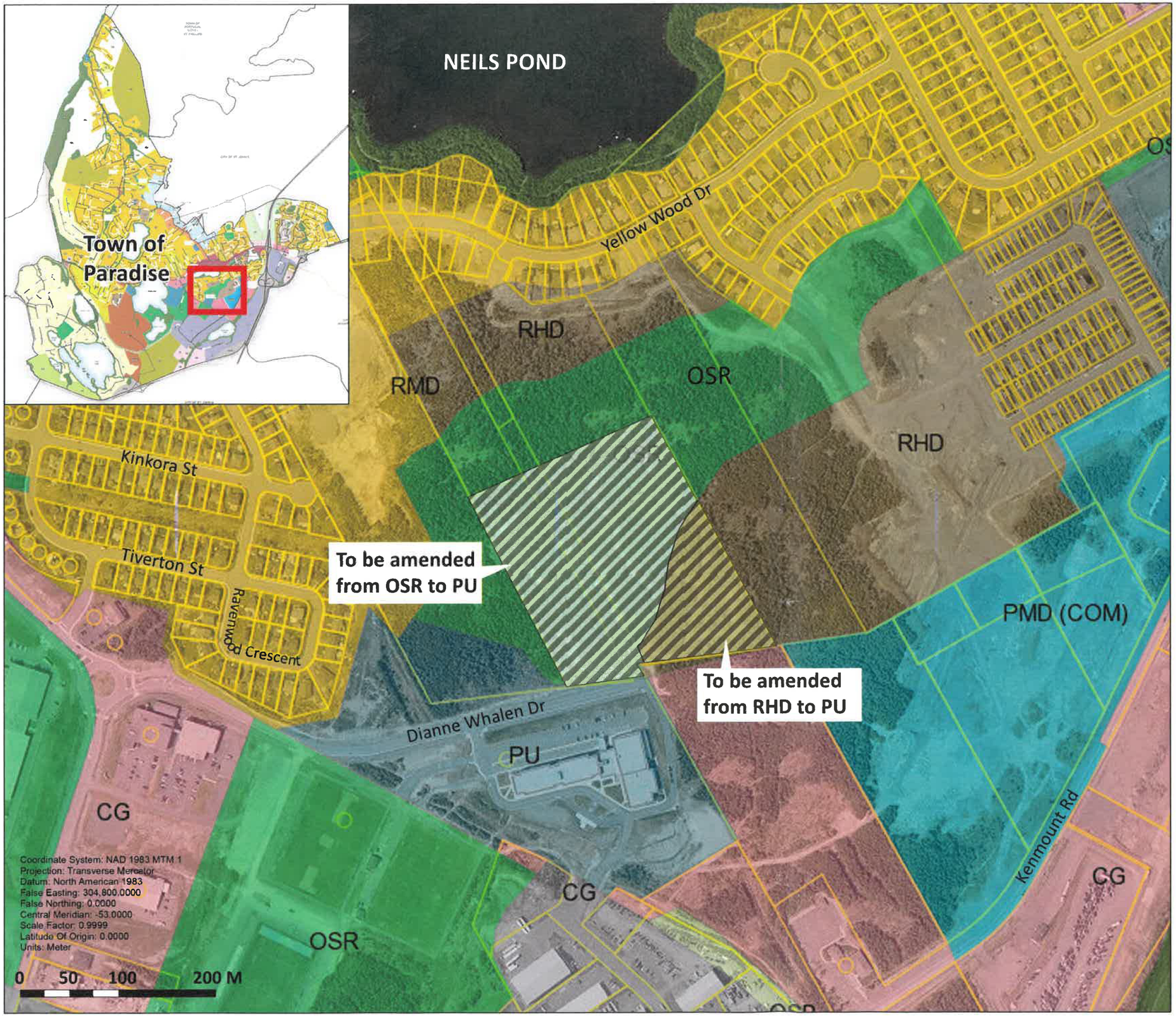
During the preparation of this amendment, the Town of Paradise published a public notice in The Shoreline newspaper on ___ __, and ___ ___, 2026. A notice was also posted on the Town's website advertising Development Regulation Amendment No. 31, 2026, from __ __ until __ __. The notice was also published on the Town's social media page and sent through Voyent (the Town's email alert system) on __ __. Additionally, the notice posted at several physical locations, including the Town Hall building, the Double Ice Complex information board from __ __ to __ __. The amendment document was available on the Town's website for public review from __ __ to __ __. The Town accepted written submissions on the proposed amendment from __ __ until 4:30 pm on __ __, 2025. The Town received __ written submissions.

Town of Paradise Development Regulations Amendment No. 31, 2026

The proposed amendment to the 2016 Town of Paradise Development Regulations will only change the Land Use Zoning Map, as follows:

- Rezoning a portion of the lands from **Open Space/Recreation (OSR)** to **Public Use (PU)**; and
- Rezoning a portion of the lands from **Residential High Density (RHD)** to **Public Use (PU)**.

The Paradise Land Use Zoning Map will be amended as shown in the following map.



Paradise Development Regulations 2016
Land Use Zoning Map
Amendment No. 31, 2026

Legend

- OSR- Open Space Recreation
- RHD - Residential High Density
- RMD - Residential Medium Density
- PU - Public Use
- PMD(COM) - Planned Mixed Development Commercial
- CG - Commercial General
- From "Open Sapce Recreation (OSR)" to "Public Use (PU)"
- From "Residential High Density (RHD)" to "Public Use (PU)"

N W E S

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Paradise Development Regulations Amendment No. 31, 2026 has been prepared in accordance with the requirements of the Urban and Rural Planning act, 2000.

KIMBERLEY S. BLANCHARD CANADIAN INSTITUTE OF PLANNERS INSTITUT CANADIEN DES URBANISTES PLANNERS URBANISTES MCIP MICU

MCIP _____

Date at Paradise

This Day of , 2026

Mayor _____

Clerk _____

Seal

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Signature _____