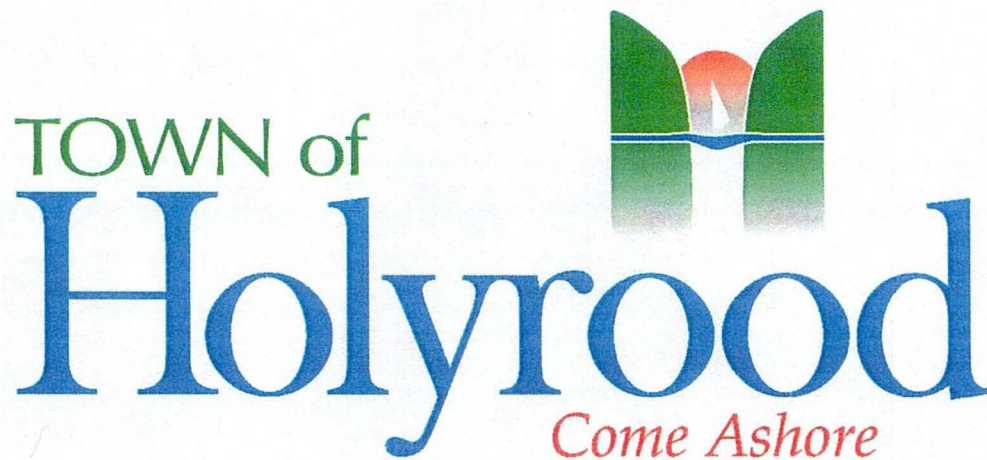


**TOWN OF HOLYROOD  
MUNICIPAL PLAN 2014 - 2024**



**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2021**

**AMENDMENT TO THE RURAL LAND USE ZONE TABLE,  
SCHEDULE "C"**

**JULY 2021**

**PLAN-TECH**



**ENVIRONMENT**




**URBAN AND RURAL PLANNING ACT, 2000**  
**RESOLUTION TO ADOPT**  
**TOWN OF HOLYROOD**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2021**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Holyrood adopts the Town of Holyrood Development Regulations Amendment No. 14, 2021.

Adopted by the Town Council of Holyrood on the 24<sup>th</sup> day of August, 2021.


Signed and sealed this 24 day of August, 2021.

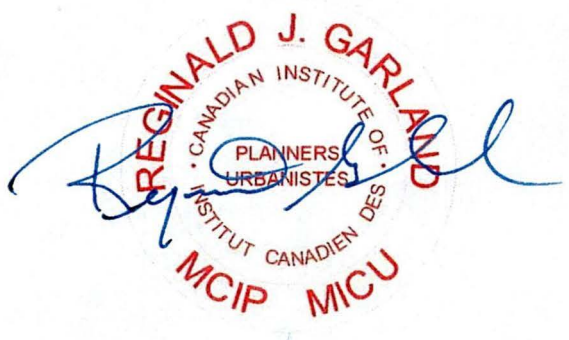
Mayor:  (Council Seal)

Clerk: 

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Holyrood Development Regulations Amendment No. 14, 2021, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

Development Regulations/Amendment  
**REGISTERED**  
Number 2320/2021/021  
Date October 8, 2021  
Signature 

  
REGINALD J. GARLAND  
CANADIAN INSTITUTE OF PLANNERS  
URBANISTES  
INSTITUT CANADIEN DES  
MCIP MICU





# TOWN OF HOLYROOD

## DEVELOPMENT REGULATIONS AMENDMENT No. 14, 2021

### BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. The Town has received a proposal to construct a warehouse in the Rural Land Use Zone. The warehouse will be used to store recreation equipment such as boats, recreational vehicles, snow machines, etc. A warehouse is considered as a general industry use under Schedule B, Classification of Uses of Land and Buildings.

Municipal Plan policy 3.2.10.5 states in part that a general industry use may be permitted at the discretion of Council, provided it will have no detrimental effect on adjacent uses or the rural and scenic environment.

The Rural Land Use Zone Table lists General Industry as a discretionary use. Condition 4(a) states that general industry uses may be permitted provided that:

*“The use is restricted to maintenance and repair of equipment, processing and storage related to agriculture or forestry uses”.*

The purpose of this amendment is to amend condition 4(a) to include recreational uses. The amended condition shall read as:

*“The use is restricted to maintenance and repair of equipment, processing and storage related to agriculture, forestry and recreational uses”.*

### PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Holyrood published a notice in *The Shoreline* newspaper on July 29, 2021, advertising the proposed amendment to consider comments, objections and representations from the public. The Town Council also placed the proposed amendment on display at the Town Council Office from on July 29, to August 12, 2021, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No written comments or objections were received.

### ST. JOHN'S URBAN REGION REGIONAL PLAN



The proposed Development Regulations Amendment No. 14, 2021 consists of text changes to 2014-2024 Development Regulations and conforms to the St. John's Urban Region Regional Plan. It is concluded that no Regional Plan Amendment is not required.

#### **AMENDMENT No. 14, 2021**

The Town of Holyrood Development Regulations are amended by:

**A) *Deleting*** Condition 4(a) of the Rural Land Use Zone Table as shown below:

4(a) The use is restricted to maintenance and repair of equipment, processing and storage related to agriculture or forestry uses.

And ***Replacing*** with:

**4(a) *The use is restricted to maintenance and repair of equipment, processing and storage related to agriculture, forestry and recreational uses.***



