

**TOWN OF FLATROCK
MUNICIPAL PLAN 2015 - 2025**



DEVELOPMENT REGULATIONS AMENDMENT No. 4, 2020

**Amendment to the Accessory Building Condition in the
Residential Medium Density (RMD); Residential Rural (RR)
and the Mixed Development (MD) Land Use Zone Tables,
Schedule C,**

MAY 2020

PLAN-TECH



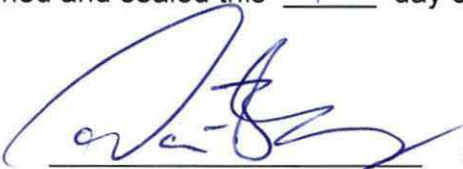
ENVIRONMENT

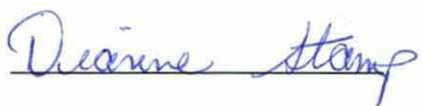
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF FLATROCK
DEVELOPMENT REGULATIONS AMENDMENT No.4, 2020**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Flatrock adopts the Town of Flatrock Development Regulations Amendment No.4, 2020.

Adopted by the Town Council of Flatrock on the 1 day of JUNE, 2020.

Signed and sealed this 4 day of JUNE, 2020.

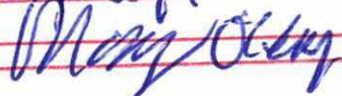
Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Flatrock Development Regulations Amendment No.4, 2020, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>1610-2020-026</u>
Date	<u>July 29, 2020</u>
Signature	



TOWN OF FLATROCK
DEVELOPMENT REGULATIONS AMENDMENT No.4, 2020

BACKGROUND

Council is proposing to amend its development Regulations. The Town has received inquiries as to the use of ISO sea/shipping/freight containers as accessory building. The present accessory building condition does not address ISO sea/shipping/freight containers for this type of use.

The purpose of this Amendment is amend the accessory building condition, as found in the **Residential Medium Density (RMD), Residential Rural (RR) and Mixed Development (MD)** Land Use Zone Tables, Schedule C to prohibit the use of ISO sea/shipping/freight containers as accessory building.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The Flatrock Development Regulations Amendment No.4, 2020, consists of text changes to the Flatrock Development Regulations. It is determined that an Amendment to the St. John's Urban Region Regional Plan is not required.

PUBLIC CONSULATION

DEVELOPMENT REGULATIONS AMENDMENT No.4, 2020

The Town of Flatrock Development Regulations are amended by:

- A) **Amending** the condition for "Accessory Buildings" as found in the **Residential Medium Density (RMD), Residential Rural (RR) and Mixed Development (MD)** Land Use Zone Tables, Schedule C, by **adding** the following condition as shown below:

Accessory Buildings (see also Regulation 38, Part II – General Development Standards)

Accessory Building Development Standards		
Lot Area	1,860m ² to 3,035m ²	larger than 3,035m ²
Max. Floor Area	112m ²	112m ²
Max. Accessory Buildings per Lot	1	2
Max. Height	6.0m	6.0m
Min. Side Yard & Rear Yard		1.5m
Min. Distance from Another Building		2.0m
Min. Distance from a Utility Easement		1.5m

- (a) An accessory building shall be prohibited from projecting in front of a building line or in the flanking sideyard of a corner lot.
- (b) Accessory buildings shall be located on the same lot as the residential dwelling and shall be clearly incidental and complementary to the main use of the residential dwelling in character, use, style and exterior finish, and shall be located so as to minimize any visual impacts on adjoining properties.
- (c) Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion, but not in the flanking sideyard of a corner lot.
- (d) Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- (e) A greenhouse, with an area of 12m² or less, shall be excluded in the overall calculation of a greenhouse as an accessory building.
- (f) ***School Buses, semi-trailers, ISO sea/shipping/freight containers or other vehicle body types shall be prohibited from use as an accessory building.***