

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



DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019

**Amendment to Schedules A, B, and the Open Space/Recreation Land
Use Zone Table, Schedule C**

NOVEMBER, 2019

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019**

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. 11, 2019.

Adopted by the Town Council of Holyrood on the 14th day of January, 2020.

Signed and sealed this 23 day of January, 2020.

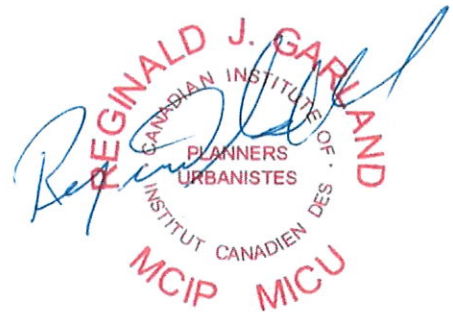
Deputy
Mayor: C. Sullivan (Council Seal)

Clerk: Ray Cott



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Holyrood Development Regulations Amendment No. 11, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF HOLYROOD

DEVELOPMENT REGULATIONS AMENDMENT No. 11, 2019

BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. The Town has received a proposal to operate a Microbrewery to be located on the festival grounds which forms part of the Holyrood Marina Complex. The brewery operation will have a 15 barrel brew house and will offer beer for consumption on site along with pub food in a restaurant setting. Access to the site will be from Byrne's Road.

The site is presently zoned as Open Space/Recreation (OS/R). Microbreweries are neither a permitted or discretionary use in the Open Space/Recreation (OS/R) Land Use Zone Table.

The purpose of this amendment is to add a definition for Brew Restaurant and Microbrewery to Schedule A, Definitions; add Microbrewery to the list of examples for catering for General Assembly Uses, as found in the Classification of Uses of Land and Buildings, Schedule B, add Microbrewery as a discretionary use; and removing brackets from Take-out food service in the Open Space/Recreation (OS/R) Land Use Zone Table, and add a new Condition 3, to the list of conditions to Open Space/Recreation (OS/R) Land Use Zone Table, Schedule C.

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 December 4, 2019, 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 December 4, to December 19, 2019, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. Two letters of concern were received and considered by Council at a regular meeting of January 14, 2020.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed Development Regulations Amendment No. 11, 2019, consists of text changes to 2014-2024 Holyrood Development Regulations and the Open Space/Recreation (OS/R) Land Use Zone Table, Schedule C. It is concluded that no Regional Plan Amendment is required.

AMENDMENT No. 11, 2019

The Town of Holyrood Development Regulations are amended by:

- A) Adding Brew Restaurant and Microbrewery** to Schedule A, Definitions, as shown below:

BREW RESTAURANT means a restaurant that offers a full service menu and has a microbrewery on the premises.

MICROBREWERY means a small capacity brewery that produces less than 5,000 hectolitres of beer per year.

- B) Adding Microbrewery** to the list of examples for catering for General Assembly Uses, as found in the Classification of Uses of Land and Buildings, Schedule B, as shown below, and:

A. GENERAL ASSEMBLY USES	2. General Assembly Uses	(g) catering	Restaurants Bars Lounges Microbrewery
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- C) Adding Microbrewery** as a discretionary use to the Open Space/Recreation (OS/R) Land Use Zone Table, Schedule C, as shown below; and

- D) Removing** brackets for take-out food service from the Open Space/Recreation (OS/R) Land Use Zone Table, Schedule C, as shown below:

USE ZONE TABLE

ZONE TITLE	OPEN SPACE/RECREATION (OC/R)
PERMITTED USE CLASSES - (see Regulation 89) Recreational open space and conservation.	
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Indoor assembly, outdoor assembly, cultural and civic, catering, take-out food service, antenna, and child care, microbrewery (See condition) .	

- E) Adding** the following condition 3, to the list of conditions as found in the Open Space/Recreation (OS/R) Land Use Zone Table, Schedule C, as shown below:

3. Development Standards – Microbrewery

The development standards for uses such as a microbrewery shall be determined by Council on a case-by-case basis and shall be similar to the standards for like uses in other zones.