

COR/2017/04462

Ms. Dianne Stamp
Town Clerk
Town of Flatrock
663 Wind Gap Road
Flatrock, NL A1K 1C7

Dear Ms. Stamp:

FLATROCK
Development Regulations Amendment No. 1, 2017

I am pleased to inform you that the **Town of Flatrock Development Regulations Amendment No. 1, 2017**, as adopted by Council on the **11th day of September, 2017** has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendment comes into effect on the date that this notice appears in the Gazette. The notice must also appear in a local newspaper.

The Newfoundland and Labrador Gazette is published every Friday. **Notices must be submitted a week in advance.** Council can submit the notice by email (queensprinter@gov.nl.ca), by fax (729-1900) or by mail (Queen's Printer, P.O. Box 8700, St. John's, and NL, A1B 4J6).

Council's registered copy of the Amendment is enclosed. As it is a legal document, it should be reserved in a safe place.

Yours truly,



EDDIE JOYCE, MHA
District of Humber-Bay of Islands
Minister

Encls.

**TOWN OF FLATROCK
MUNICIPAL PLAN 2017 - 2025**



DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

**Amend the Residential Rural Land Use Zone Table,
Add Condition to Schedule C**

AUGUST 2017

PLAN-TECH



ENVIRONMENT

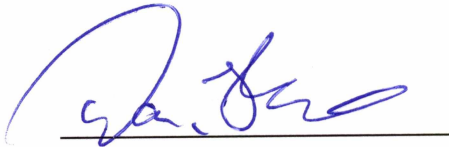
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF FLATROCK
DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017**

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. 1, 2017.

Adopted by the Town Council of Flatrock on the 11th day of September, 2017.

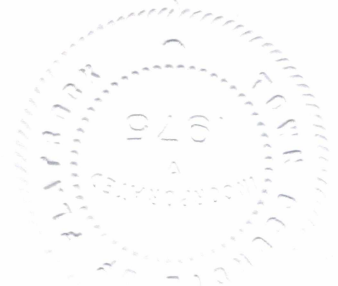
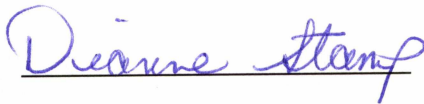
Signed and sealed this 25 day of September, 2017.

Mayor:



(Council Seal)

Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Flatrock Development Regulations Amendment No. 1, 2017, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>1610-2017-023</u>
Date	<u>Oct 26/17</u>
Signature	<u>Eddie Joyce</u>



TOWN OF FLATROCK

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

BACKGROUND

The Town of Flatrock proposes to amend its Development Regulations. The Town has received a proposal to develop three mature living residential units in a single contained building on Lot 1, Admiral's Grove Road. The lot has sufficient size and area to meet the standards of the Residential Rural (RR) Land Use Zone Table.

While the Development Regulations do not address mature living, specifically Schedule B, does not class multi-unit residential buildings, but do list row dwellings. The purpose of this amendment is to redefine row dwellings as multi-dwelling and add triplex dwelling as examples to section G, Residential Uses, Classification of Uses of Land and Buildings, Schedule B. The Amendment will add multi-dwellings as a discretionary use to the **Residential Rural (RR)** Land Use Zone Table. The amendment will also add a condition to the **Residential Rural (RR)** Land Use Zone Table, Schedule C, restricting multi-dwellings to Lot No. 1, Admirals Grove.

PUBLIC CONSULATION

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 Flatrock published a notice in *The Telegram* newspaper on August 26, 2017, 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 August 28 to September 1, 2017, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. The Town received letters of objection and letters of support for the proposed amendment which were considered by Council.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The Flatrock Development Regulations Amendment No. 1, 2017 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.

DEVELOPMENT REGULATIONS AMENDMENT No. 1, 2017

The Town of Flatrock Development Regulations are amended by:

- A) **Redefining** row dwelling to multi-dwelling and **adding** triplex dwellings as an example to section G, Residential Uses, Classification of Uses of Land and Buildings, Schedule B, as shown below:

GROUP	DIVISION	CLASS	EXAMPLES
C. RESIDENTIAL USES	1. Residential Dwelling Uses	(c) Row Multi-Dwelling	Row Houses Town Houses Triplex Dwelling Family & Group Homes

- B) **adding** multi-dwelling as a discretionary use to the **Residential Rural (RR)** Land Use Zone Table, Schedule C, as shown below:

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL RURAL (RR)
PERMITTED USES – see Regulation 90. Single dwelling, recreation open space.	
DISCRETIONARY USES – see Regulation 34 and 91. Multi-Dwelling , Boarding house residential (bed and breakfast only), convenience store, child care, medical and professional, personal service, office, home business, light industry (see condition); antenna.	

- C) **Adding** the following condition to the list of conditions as found in the **Residential Rural (RR)** Land Use Zone Table, Schedule C.

21. Multi-Dwellings

Multi-dwellings shall be restricted to Lot No. 1, Admirals Grove only.