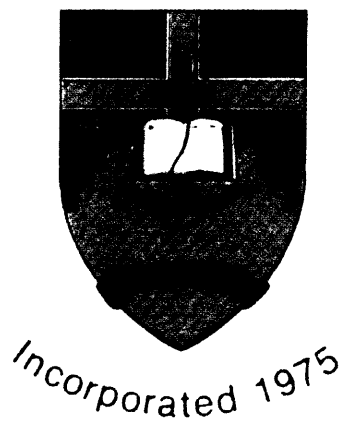


**TOWN OF FLATROCK  
MUNICIPAL PLAN 2017 - 2025**



**DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018**

**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**

**JULY 2018**

PLAN-TECH



ENVIRONMENT

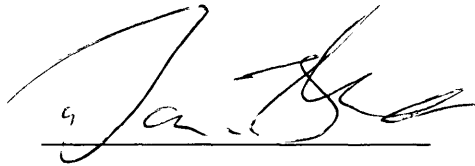
**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF FLATROCK  
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018**

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. 2, 2018.

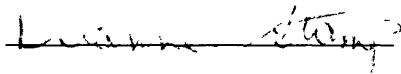
Adopted by the Town Council of Flatrock on the 6<sup>th</sup> day of August, 2018.

Signed and sealed this 6 day of August, 2018.

Mayor:

 (Council Seal)

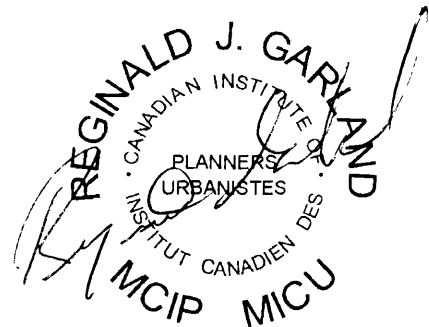
Clerk:



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Flatrock Development Regulations Amendment No. 2, 2018, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

1610-2018-024  
Sept. 25, 2018  
Hillary Collyer



# TOWN OF FLATROCK

## DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

### BACKGROUND

The Town of Flatrock proposes to amend its Development Regulations. The present Accessory Building Condition lists the maximum floor area at 85 m<sup>2</sup>. On lots of 3035m<sup>2</sup>, or larger, the maximum floor area can increase to 110 m<sup>2</sup>. Council has received applications requesting to increase the floor area for larger accessory buildings.

The purpose of this amendment is to increase the floor area for an accessory building on lots with an area of 1860 m<sup>2</sup> to 3035m<sup>2</sup> to 112 m<sup>2</sup>. On lots with an area larger than 3035m<sup>2</sup>, the floor area will remain at 112 m<sup>2</sup>, but the total number of accessory buildings will be a maximum of two per lot. This change will apply to the **Residential Medium Density (RMD)**, **Residential Rural (RR)** and **Mixed Development (MD)** Land Use Zone Tables.

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

The Flatrock Development Regulations Amendment No. 2, 2018, 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 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 Flatrock published a notice in *The Telegram* newspaper on July 21, 2018, 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 July 23 to July 27, 2018, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received.

## DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2018

The Town of Flatrock Development Regulations are amended by:

- A) **Deleting** 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, and **Replacing** with the following condition as shown below:

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

<b>Accessory Building Development Standards</b>		
Lot Area	1,860m <sup>2</sup> to 3,035m <sup>2</sup>	larger than 3,035m <sup>2</sup>
Max. Floor Area	112m <sup>2</sup>	112m <sup>2</sup>
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.