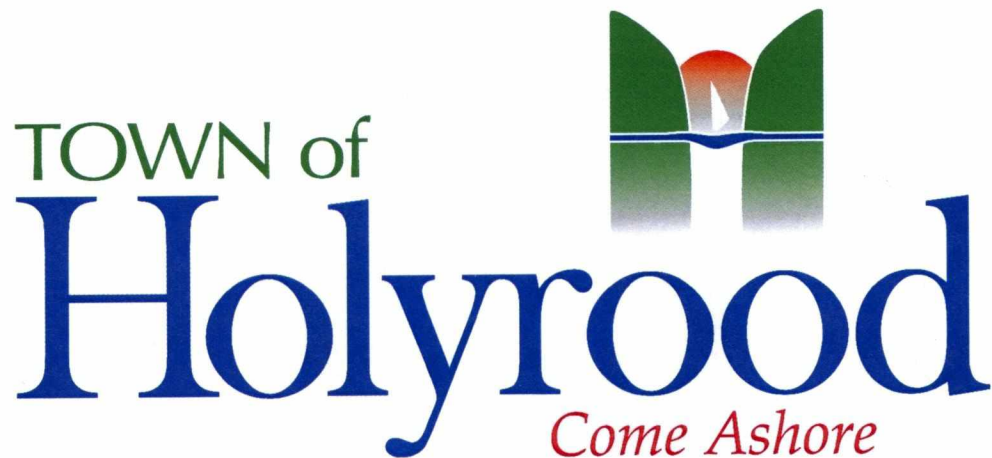


**TOWN OF HOLYROOD
MUNICIPAL PLAN 2014 - 2024**



DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2016
“Changes to General Development Regulations Nos. 19, 20 and 21”,
“Changes to the Residential Medium Density Land Use Zone Table”
And “Change the Annotation Symbol for the Commercial Local Zone
on the Land Use Zone Map and Legend”

FEBRUARY, 2016

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2016**

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. 2, 2016.

Adopted by the Town Council of Holyrood on the 15th day of March, 2016.

Signed and sealed this 18 day of March, 2016.

Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Holyrood Development Regulations Amendment No. 2, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>2320-2016-014</u>
Date	<u>June 10, 2016</u>
Signature	<u></u>



TOWN OF HOLYROOD DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2016

BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. Council has been reviewing the General Development Regulations and in particular Regulations 19, 20 and 21. Council feels that these Regulations are outdated and proposes amendment to these Regulations.

The Residential Medium Density Land Use Zone may still contain isolated areas of unserviced land which have road frontage and capable of development. The Residential Medium Density Land Use Zone Table does not contain a minimum lot area for unserviced development.

The annotation symbol for the Commercial Local Land Use Table as found in Schedule C is "CL". On the Land Use Zone Map Legend and Zone, the annotation symbol is "Comm". This may lead to confusion in interpretation.

The purpose of this amendment is to add a revised General Development Regulation 19, 20 and 21. The amendment will add a minimum lot area of 1860 m² and 1400 m² (water only) and add a condition for Unserviced Lot Standards and a condition for Servicing to the Residential Medium Density Land Use Zone Table, Schedule C. The amendment will also change the annotation symbol for the Commercial Local Land Use Zone from "Comm" to "CL" on the Holyrood Land Use Zone Map Legend and Zone to correspond with the Commercial Local Land Use Table, Schedule C.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed Development Regulations Amendment No. 2, 2016 consists of text changes to 2014-2024 Development Regulations and the Residential Medium Density Land Use Zone Table, Schedule C. It is concluded that no Regional Plan Amendment is 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 Holyrood published a notice in *The Shoreline* newspaper on February 18, 2016, 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 February 18 to February 25, 2016, 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.

AMENDMENT No. 2, 2016

The Town of Holyrood Development Regulations are amended by:

- A) **Deleting** General Development Regulations No. 19, 20 and 21 and **Replacing** with the following:

19. Deferment of Application

- (1) An application properly submitted in accordance with these Regulations shall be determined within eight (8) weeks of receipt of the application by the Council.
- (2) The Council may defer consideration of an application where additional information or consideration is required.
- (3) Where no decision on an application has been made within eight (8) weeks of its submission, the application shall be deemed to be refused.

20. Approval in Principle

- (1) An application for Approval in Principle shall include;
 - a) a description of the proposed development,
 - b) a description of the limits of the land to be used with the proposed development, and may include a survey description of the subject lands,
 - c) submission of detailed plans, and
 - d) any additional information that may be required by the Council.
- (2) The Council may issue an Approval in Principle if it determines the application conforms to the Municipal Plan and these Regulations.
- (3) An Approval in Principle shall be valid for a period of 1 year, and may be extended 1 year (must be requested by applicant), up to a total maximum period of 2 years.
- (4) No development shall be carried out under an Approval in Principle.
- (5) Council may revoke an Approval in Principle if it determines the applicant has changed the proposed development in a way that significantly alters the original intent of the applications.

21. Permit to Develop

- (1) A written Permit to Develop, including a temporary Permit to Develop, issued by the Council shall be permission to develop. This permission shall not relieve the applicant from full responsibility of obtaining all other approvals, prior to the commencement of development, and complying with the requirements of all other regulations and statutes during development.
- (2) The Council may attach conditions to a Permit to Develop, to ensure compliance with the Municipal Plan and these Regulations, and the permit holder shall be responsible for full compliance with the permit conditions.
- (3) A Permit to Develop is valid for a period of 1 year and may be extended twice up to a total maximum period of 3 years.
- (4) The issuance of a Permit to Develop shall not prevent the Council from requiring the correction of errors, or ordering the cessation, removal of, or remedial work on any development being carried out that is in violation of the Municipal Plan and these

Regulations.

- (5) The Council may revoke a Permit to Develop for failure by the developer to comply with the Municipal Plan and these Regulations, or any condition attached to the Permit to Develop, or where it was issued in error or was issued on the basis of incorrect information.
- (6) No person shall change the application for which a Permit to Develop has been issued unless the change has been approved by a resolution of the Council, and written approval has been issued.
- (7) A copy of the Permit to Develop, and the plans and specifications, shall be kept on the site until completion of the development.

B) Adding a minimum lot area of 1860 m² and 1400 m² (water only) to the Residential Medium Density Land Use Zone Table, Schedule C, as shown below:

ZONE TITLE		RESIDENTIAL MEDIUM DENSITY (RMD)					
PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, double dwelling, recreational open space.							
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Row dwelling, place of worship, educational, convenience store, child care, office, medical and professional, personal and professional service, boarding house residential (bed and breakfast), special care institutional uses (home for the aged and seniors living only), utilities, antenna, catering.							
STANDARDS	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT BUILDING			
				1 Bed Apt.	2 Bed Apt.	3 Bed Apt.	4 Bed Apt.
Lot area (m ²) minimum	690	570*	440* (average)	300*	400*	450*	500*
Floor area (m ²) minimum	100	80*	65*	50*	60*	70*	80*
Frontage (m) minimum							
Serviced	23	28	12* (av)	36			
Piped water or Off-site Sewage Disposal	30	***	***	***			
On-Site Services	30	***	***	***			
Lot area (m ²) minimum	1860						
Water only	1400						
Building Line Setback (m) (minimum)	9	9	9	9			
Sidyard Width (m)(min.)	3	3	3	5			
Rearyard Depth (m)(min.)	12	14	14	14			
Lot Coverage (%) (max.)	33	33**	33**	33**			
Height (max.)	8	8	10	10			
(See Conditions)							
* Per dwelling unit ** With Town Water and Sewer *** To be determined							

- C) **Adding** a Condition for Unserviced Lot Standards to the Residential Medium Density Land Use Zone Table, Schedule C, as shown below:

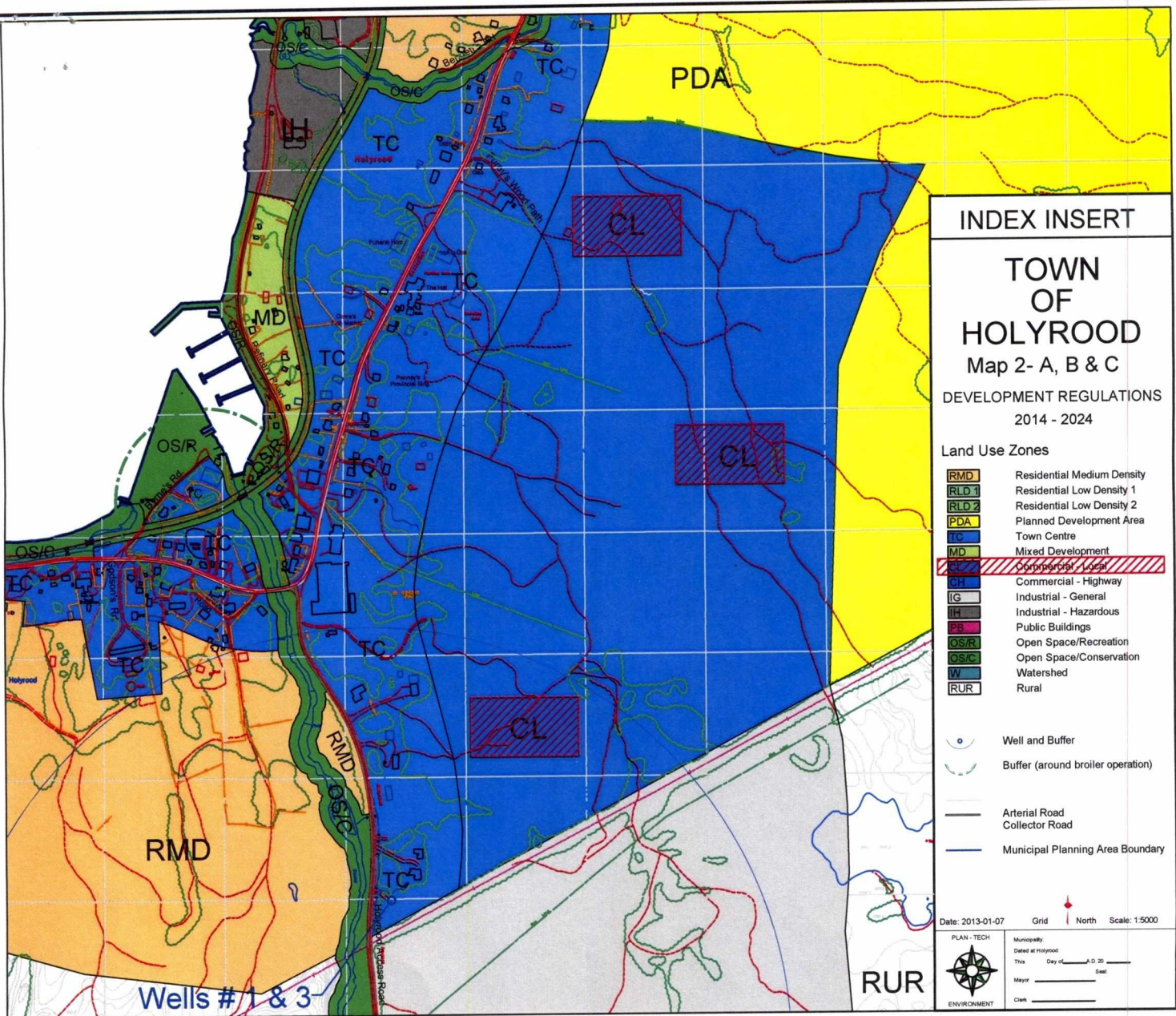
20. Unserviced Lot Standards

- a) For lots with onsite well water and sewer disposal by septic tank, the minimum lot area shall be 1860 m² with a minimum 30 m frontage.
- b) For lots with Town water supply and sewer disposal by septic tank, the minimum lot area shall be 1400 m² with a minimum 30 m frontage.

- D) **Adding** a Condition for Servicing to the Residential Medium Density Land Use Zone Table, Schedule C, as shown below:

21. Servicing

- a) Where available, new residential development shall be serviced by Town water and sewer (if available) and shall be installed at the cost of the developer.
 - b) Council shall require connection in areas within 150 metres of existing water and sewer (if available).
 - c) Council shall exercise discretion to determine the extent of water and sewer (if available) in areas beyond 150 metres of existing service(s).
- E) **Changing** the annotation symbol for the Commercial Local Land Use Zone from “**Comm**” to “**CL**” as found on the Holyrood Land Use Zone and Map Legend 2 A, B and C as shown on the attached Land Use Zone Map.



INDEX INSERT

TOWN OF HOLYROOD
Map 2- A, B & C

DEVELOPMENT REGULATIONS
2014 - 2024

Land Use Zones

RMD	Residential Medium Density
RLD1	Residential Low Density 1
RLD2	Residential Low Density 2
PDA	Planned Development Area
TC	Town Centre
MD	Mixed Development
Commercial	Commercial - Highway
CL	Commercial Local
IG	Industrial - General
IH	Industrial - Hazardous
PB	Public Buildings
OS/R	Open Space/Recreation
OS/C	Open Space/Conservation
W	Watershed
RUR	Rural

Well and Buffer
Buffer (around broiler operation)

Arterial Road
Collector Road

Municipal Planning Area Boundary

Date: 2013-01-07 Grid North Scale: 1:5000


PLAN - TECH
Municipality: _____
Dated at Holyrood: _____
This _____ Day of _____ 2016
Mayor: _____
Clerk: _____

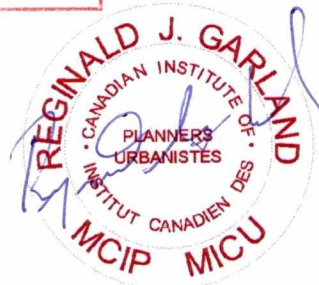
**TOWN OF HOLYROOD
MUNICIPAL PLAN 2014-2024**

LAND USE ZONE MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 2, 2016**

Development Regulations/Amendment
REGISTERED Dated at Holyrood
This 18 Day of March 2016
Number 2320-2016-014
Date March 10, 2016
Signature *[Signature]* Seal *[Signature]* Mayor
[Signature] Clerk

 Annotation to be changed from:
"Commercial" to "Commercial Local (CL)"



Scale: 1:10,000

I certify that the attached Town of Holyrood Development Regulations Amendment No. 2, 2016, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.