

COR/2017/00448

February 10, 2017

Mr. Gary Corbett, CAO
Town of Holyrood
P.O. Box 100
Holyrood, NL A0A 2R0

Dear Mr. Corbett:

**HOLYROOD
Development Regulations Amendment No. 6, 2016**

I am pleased to inform you that the Town of **Holyrood Development Regulations Amendment No. 6, 2016**, as adopted by Council on the **20th day of December, 2016** has now been registered.

Council must publish a notice in the **Newfoundland and Labrador Gazette** within 10 days of this letter. The Amendments 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.

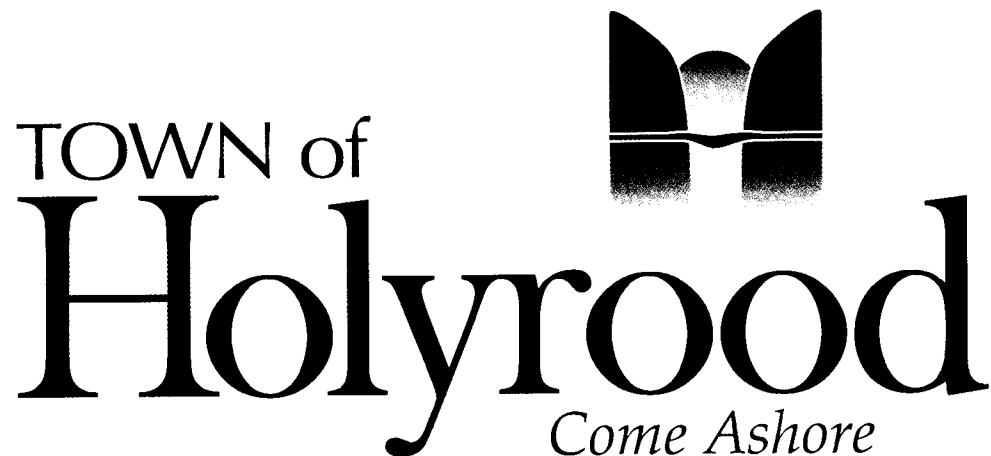
Yours truly,



Corrie Davis, MCIP
Manager, Land Use Planning

Encls.

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



DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2016

“Amending the Accessory Building Condition in the Residential Medium Density, Residential Low Density 1, Residential Low Density 2, Town Centre and Mixed Development Land Use Zones, Schedule C”

OCTOBER, 2016

PLAN-TECH



ENVIRONMENT

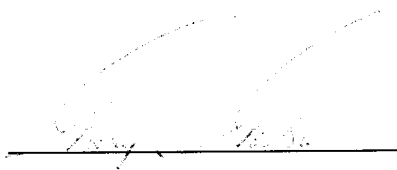
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2016**

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. 6, 2016.

Adopted by the Town Council of Holyrood on the 20th day of December, 2016.

Signed and sealed this 29 day of December, 2016.

Mayor:



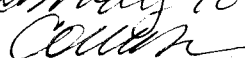
(Council Seal)

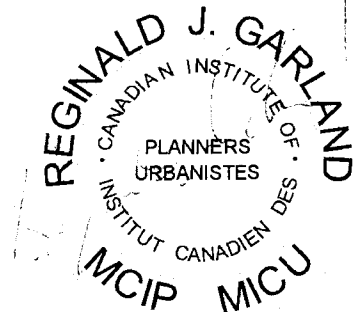
Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Holyrood Development Regulations Amendment No. 6, 2016 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

2320-2017-015
February 10, 2017




TOWN OF HOLYROOD DEVELOPMENT REGULATIONS AMENDMENT No. 6, 2016

BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. The present accessory building condition for the Residential Medium Density, Residential Low Density 1, Residential Low Density 2, Town Centre and Mixed Development Land Use Zone Tables requires a sideyard as “the same as described in this Land Use Zone Table”. This condition has caused some confusion and Council is proposing change the condition to allow a sideyard and rearyard of 1 metre for an accessory building in the Land Use Zone Tables listed above.

The purpose of this amendment is to revise Condition 6(e) of the Residential Medium Density (RMD) Land Use Zone Table, Condition 5(e) of the Residential Low Density (RLD-1) Land Use Zone Table, Condition 4(e) of the Residential Low Density (RLD-2) Land Use Zone Table, Condition 3(e) of the Town Centre (TC) Land Use Zone Table and Condition 2(e) of the Mixed Development (MD) Land Use Zone Table, Schedule C, to allow a sideyard and rearyard of 1 metre for an accessory building.

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 November 10, 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 on November 10 to on November 18, 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.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed Development Regulations Amendment No. 6, 2016 consists of text changes to 2014-2024 Development Regulations. It is concluded that no Regional Plan Amendment is required.

AMENDMENT No. 6, 2016

The Town of Holyrood Development Regulations are amended by:

- A) *Deleting*** Condition 6(e) of the Residential Medium Density (RMD) Land Use Zone Table, Condition 5(e) of the Residential Low Density (RLD-1) Land Use Zone Table, Condition 4(e) of the Residential Low Density (RLD-2) Land Use Zone Table, Condition 3(e) of the Town Centre (TC) and Condition 2(e) of the Mixed Development (MD) Land Use Zone Table, Schedule C, and replacing with the following as shown below:

Accessory buildings shall be a minimum of 3 metres from any building and shall have a minimum sideyard of 1 metre and minimum rearyard of 1 metre from the property boundary.