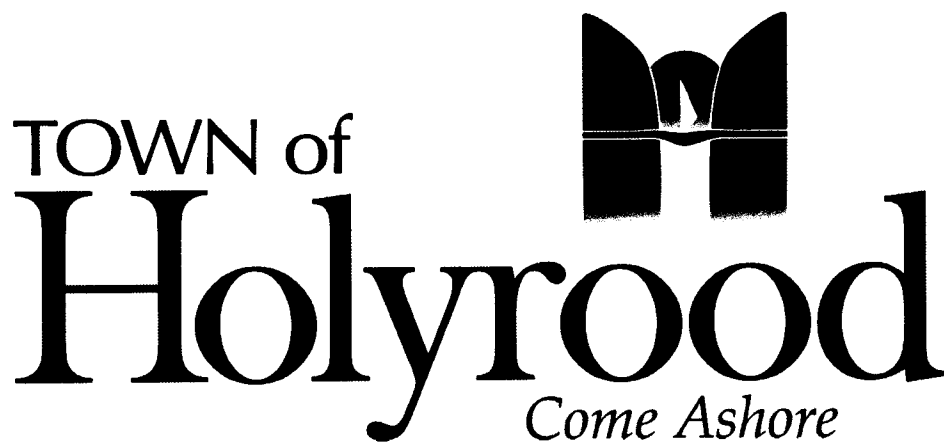


**TOWN OF HOLYROOD
MUNICIPAL PLAN 2014 - 2024**



DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017

“Amendment to Schedule B”

**Amendment to Open Space/Recreation Land Use Zone Table,
Schedule C”**

“Residential Low Density (RLD-1)” To “Open Space/Recreation (OS/R)”

“Planned Development Area (PDA)” To “Open Space/Recreation (OS/R)”

Conception Bay Highway

MAY, 2017

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO APPROVE
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017**

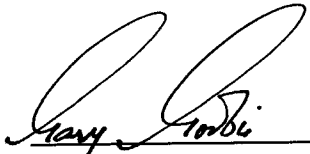
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Holyrood.

- a) Adopted the Holyrood Development Regulations Amendment No. 5, 2017 on the 21st day of November, 2017.
- b) Gave notice of the adoption of the Town of Holyrood Development Regulations Amendment No. 5, 2017 by advertisement inserted on the 14th day and the 21st day of February, 2018 in *The Shoreline* newspaper.
- c) Set the 6th day of March, 2018, at 7:00 p.m. at the Town Hall, Holyrood for the holding of a public hearing to consider objections and submissions.

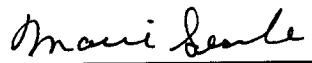
Now under section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Holyrood approves the Town of Holyrood Development Regulations Amendment No. 5, 2017 as adopted (or as amended).

SIGNED AND SEALED this 9 day of March

Development Regulations/Amendment REGISTERED	
Number	<u>2320-2018-016</u>
Date	<u>April 13, 2018</u>
Signature	<u>Alamy Alley</u>

Mayor: 

(Council Seal)

for Clerk: 

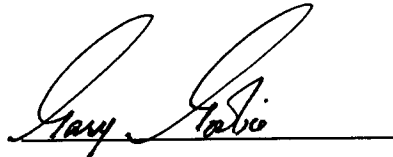
**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017**

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. 5, 2017.

Adopted by the Town Council of Holyrood on the 21st day of November, 2017.

Signed and sealed this 9 day of March, 2018.

Mayor:



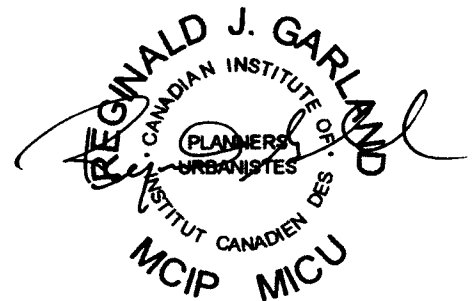
(Council Seal)

for Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Holyrood Development Regulations Amendment No. 5, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF HOLYROOD DEVELOPMENT REGULATIONS AMENDMENT No. 5, 2017

BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. The Council has received a proposal to develop a botanical garden and recreation area including a picnic site and playground area. An interpretation area for native shrubs and trees along with a demonstration compost area is also being proposed. The proposal also includes a nature reserve, walking trails and a studio observatory.

The site is located approximately 650 metres west of the Conception Bay Highway on a proposed area of 8 hectares and is considered as Crown land. A new road is required to access the site from the Conception Bay Highway.

To accommodate the proposed botanical garden and recreation proposal, this Amendment proposes to add botanical garden to the list of examples for Non-Building Uses, as found in Schedule B, the Classification of Uses of Land and Buildings. The amendment also proposes to add agriculture as a discretionary use to the Open Space/Recreation Land Use Zone Table, Schedule C, and add a condition stating that agricultural uses shall be a botanical garden and shall only be in association with other recreation uses.

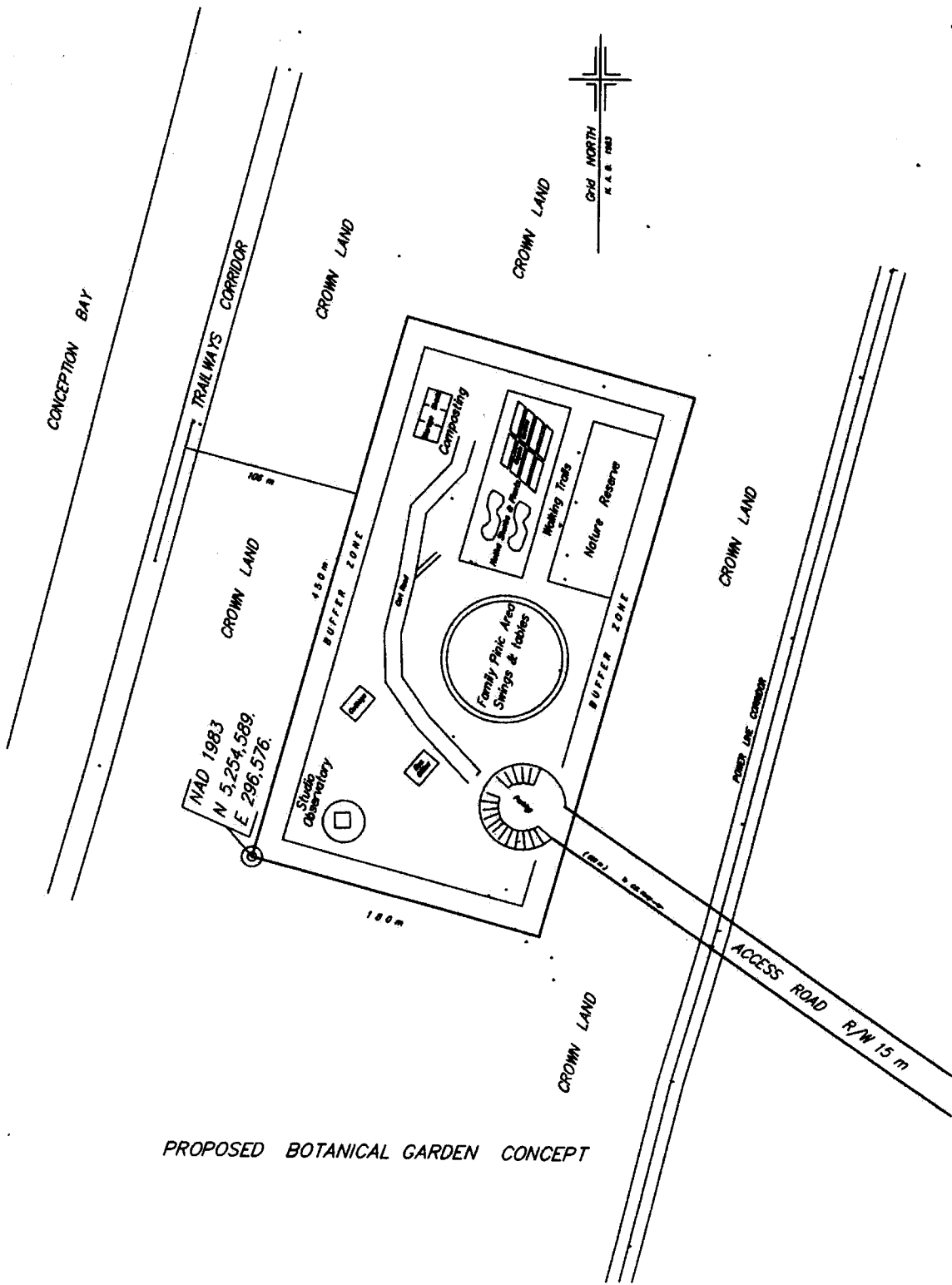
The area is presently zoned as Residential Low Density (RLD-1) and Planned Development Area (PDA) on the Holyrood Land Use Zone Map. The proposed development also requires an amendment to re-zone land from **Residential Low Density (RLD-1) and Planned Development Area (PDA) to Open Space/Recreation (OS/R)**.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The St. John's Urban Region Regional Plan has the area of the proposed development is designated as Urban Development. Open Space and Recreation uses are permitted this Land Use designation. 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 Holyrood published a notice in *The Shoreline* newspaper on August 31, 2017 advertising the proposed amendment seeking comments or representations from the public. The Town Council placed the proposed amendment on display at the Town Council Office from August 31, to September 11, 2017, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No comments or objections were received by the Town during the public consultation period.



PROPOSED BOTANICAL GARDEN CONCEPT

AMENDMENT No. 5, 2017

The Town of Holyrood Development Regulations are amended by:

- A) Adding "Botanical Gardens"** to the list of examples found in Section G for Non-Building Uses, Schedule B, the Classification of Uses of Land and Buildings as shown below:

G. NON-BUILDING USES	1. Uses Not Directly Related To Building	(a) Agriculture	Commercial Farms Hobby Farms Market Gardens & Nurseries <i>Botanical Gardens</i>
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- B) Adding "agriculture"** as a Discretionary Use to the Open Space/Recreation Land Use Zone Table as shown below:

USE ZONE TABLE

ZONE TITLE	OPEN SPACE/RECREATION (OS/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, agriculture and child care	

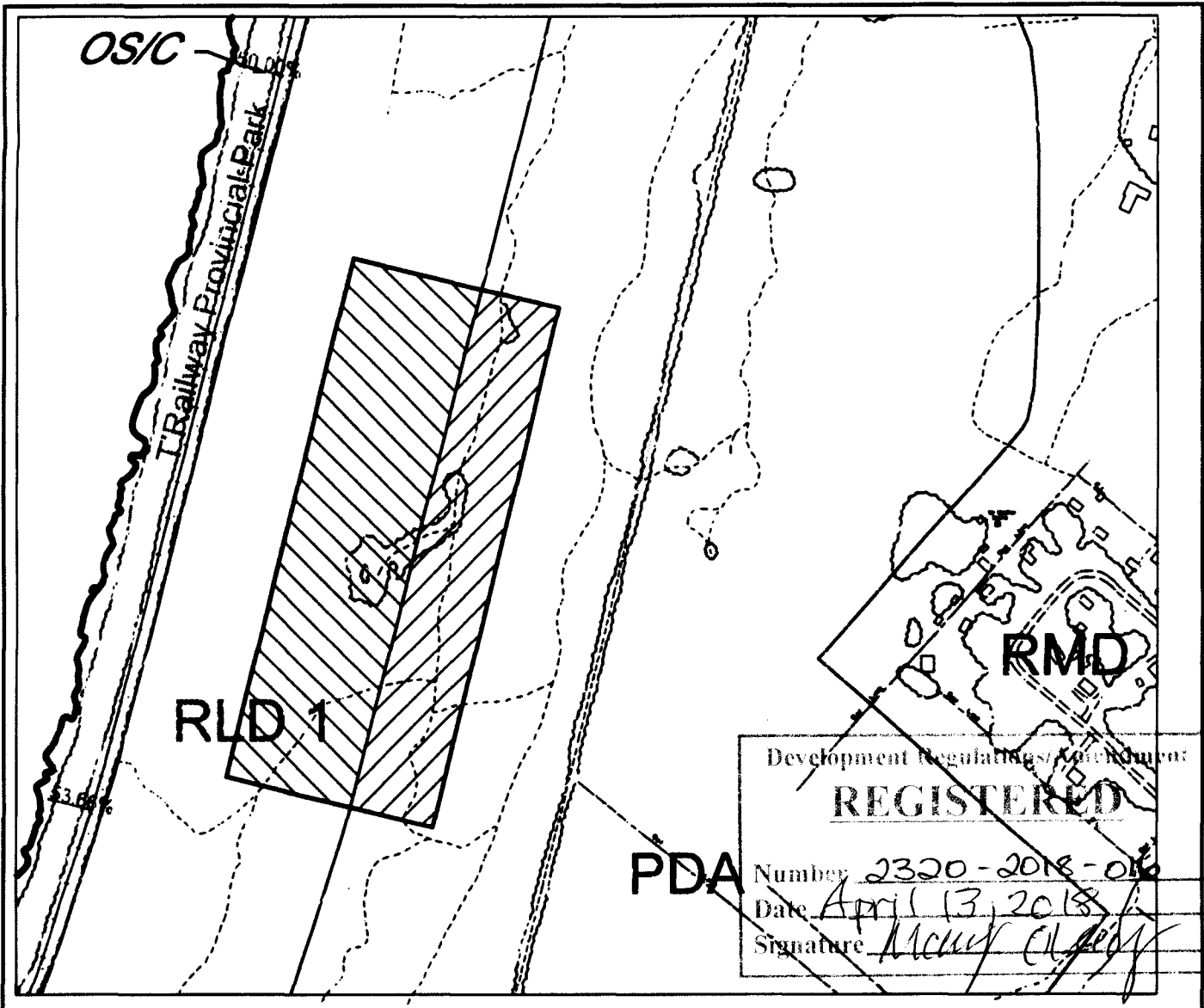
- C) Adding** the following condition for Agriculture to the Open Space/Recreation Land Use Zone Table as shown below:

3. Agriculture

Agriculture uses shall be in the form of botanical gardens and shall only be in association with other recreation uses.

- D) Changing** an area of land from "**Residential Low Density (RLD-1)**" to "**Open Space/Recreation**", and

- E) Changing** an area of land from "**Planned Development Area (PDA)**" to "**Open Space/Recreation**" as shown on the attached copy of the Town of Holyrood Land Use Zone Map.



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

Dated at Holyrood

LAND USE ZONE MAP

This 9 Day of March 2018

**DEVELOPMENT REGULATIONS
 AMENDMENT No. 5, 2017**

Ray Gobi Mayor

Marie Perle Clerk



Change from: "Residential Low Density-1" to "Open Space/Recreation"

Seal



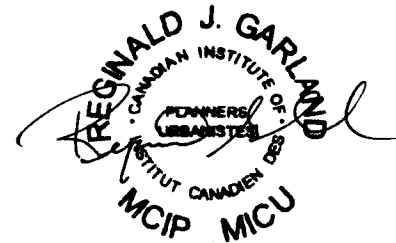
Change from: "Planned Development Area" to "Open Space/Recreation"

PLAN-TECH



Scale: 1:5000

ENVIRONMENT



I certify that the attached Town of Holyrood Development Regulations Amendment No. 5, 2017, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.