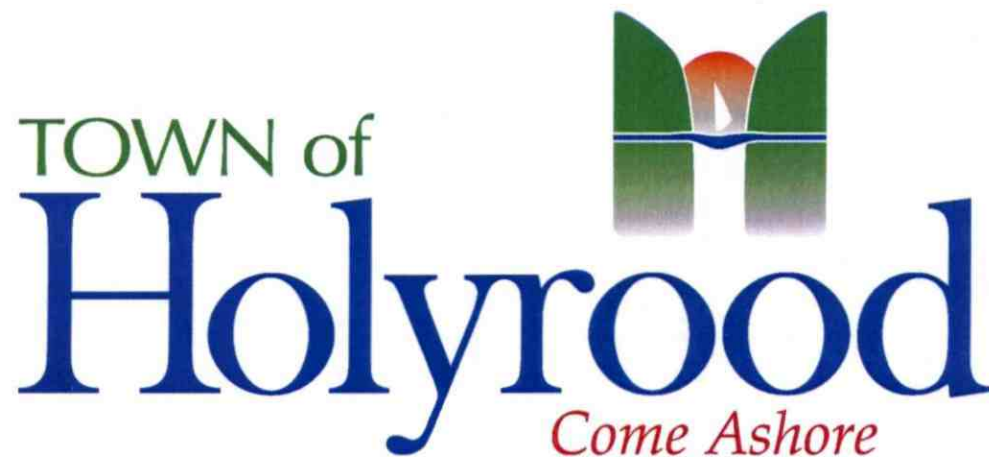


**TOWN OF HOLYROOD
MUNICIPAL PLAN 2014 - 2024**



DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019

**Add Residential Small Lot (RSL) Land Use Zone Table, Schedule C
"Residential Medium Density" To "Residential Small Lot"**

JANUARY, 2019



**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019**

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. 8, 2019.

Adopted by the Town Council of Holyrood on the 26th day of February, 2019.

Signed and sealed this 4 day of March, 2019.

Mayor:



(Council Seal)

Clerk:





CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Holyrood Development Regulations Amendment No. 8, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

| | |
|-----------------------------------|--|
| Development Regulations/Amendment | |
| REGISTERED | |
| Number | <u>2320-2019-017</u> |
| Date | <u>April 17, 2019</u> |
| Signature | <u></u> |





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RECEIVED

TOWN OF HOLYROOD DEVELOPMENT REGULATIONS AMENDMENT No. 8, 2019

BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. The growing demand for affordable housing has led to an increase in demand for smaller lots combined with a smaller lot area. To meet this demand for smaller house styles, the Town is considering a proposal for a new residential development on the west side of the Conception Bay Highway to enable a greater housing development over multiple phases. This amendment proposes to introduce a new Residential Small Lot (RSL) Land Use Zone Table with development standards that will allow for smaller homes on smaller lots. These smaller lots are intended to address ongoing concerns about affordability and choice of housing style, as well as ensuring adequate living space and off-street space for parking.

The purpose of this amendment is to introduce a new Residential Small Lot (RSL) Land Use Zone Table to Schedule C with development standards and conditions and re-zone an area of land from **Residential Medium Density (RMD)** to **Residential Small Lot (RSL)**.

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 January 23, 2019, 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~~ January 23 to ~~on~~ January 30, 2019, 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 area for the proposed Development Regulations Amendment No. 8, 2019, is designated Urban Development in the Regional Plan. Residential development is a permitted use under this designation. It is concluded that a Regional Plan Amendment is not required.

AMENDMENT No. 7, 2019

The Town of Holyrood Development Regulations are amended by:

- A) **Adding** a new Residential Small Lot (RSL) Land Use Zone Table along with conditions and standards to Schedule C as shown below:

USE ZONE TABLE

| ZONE TITLE | RESIDENTIAL SMALL LOT (RSL) |
|---|------------------------------|
| PERMITTED USE CLASSES - (see Regulation 89) Single dwelling, recreational open space. | |
| DISCRETIONARY USE CLASSES - (see Regulations 32 and 90) Office (in home), utilities and antenna. | |
| STANDARDS | Single Dwelling |
| Lot Area (m ²) minimum* | 450 |
| Floor Area (m ²) minimum | 55 |
| Floor Area (m ²) maximum | 75 |
| Frontage (m) minimum | 15.24 |
| Building Line Setback (m) (min.) | 8 |
| Sidyard Width (m)(min.) | 3 m (major) 1.2 m (minor) |
| Flanking Sidyard (m) | 8 |
| Rearyard Depth (m)(min.) | 12 |
| Lot Coverage (%)(max.) | 33 |
| Height (max.) | 8 |
| (See Conditions) | |
| * With Town Water and Sewer | |

CONDITIONS FOR RESIDENTIAL SMALL LOT ZONE

1. Corner Lots

Properties situated on existing or proposed corner lots shall be deemed to have two street frontages and shall be required to maintain the minimum building line setback on both the primary and flanking streets as prescribed in the use zone table.

2. Discretionary Uses Classes

The discretionary use classes listed in this table may be permitted at the discretion of Council provided that they are compatible or complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

3. Dwelling Frontage

The front wall of a dwelling shall be parallel to the street on which it is fronting and has a civic number.

4. Accessory Buildings

- (a) The maximum size of an accessory building for this zone shall be equal to or less than the maximum floor area of the residential dwelling.
- (b) No accessory building shall be larger in area and height than the main residential dwelling.
- (c) 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. Accessory buildings shall be located so as to minimize any visual impacts on adjoining properties.
- (d) Accessory buildings shall have a maximum height of 5 metres and shall not project in front of the building line.
- (e) Accessory buildings shall be a minimum of 3 metres from any building and shall have the same sideyard as described in this Land Use Zone Table and shall be a minimum of 1 metre from the rear yard boundary.
- (f) Residential lots may have more than one accessory building provided that the maximum combined floor area of all buildings shall not be greater than the maximum area as set out in the General Development Regulations and this Land Use Zone Table.
- (g) Accessory buildings shall be strictly prohibited for use as performing motor vehicle or heavy equipment repairs, auto painting, dismantling or scrapping of vehicles or other machinery.

5. Advertisements Relating to Onsite Uses

The conditions for the erection or display of an advertisement on any lot or site occupied by a permitted use or a legal non-conforming use shall be as follows:

- (a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of Council, having regard to the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.
- (b) No advertisement shall exceed 1.5 m² in area.
- (c) Free standing portable illuminated signs ("yellow" or "Light Up Portable Signs") will not be allowed in the residential area.

6. Advertisements Relating to Offsite Uses

The conditions for the erection or display of an advertisement on any site, relating to a use permitted in this or another zone, or not relating to a specific land use, shall be as follows:

- (a) No advertisement shall exceed 1.5 m² in area.
- (b) When the advertisements relate to a specific land use, they shall be located within reasonable distance of, and only show thereon the name and nature of the distance or direction to, the premises to which they relate.
- (c) Free standing portable illuminated signs ("yellow" or "Light Up Portable Signs") will not be allowed in the residential area.
- (d) The location, siting and illumination of each advertisement shall be to the satisfaction of Council, having regard to the grade and alignment of streets, the location of street junctions and nearby buildings, and amenities of the surrounding area.

7. Office

A home office use may be permitted provided it is a home occupation. Businesses operating in the dwelling shall be limited to small business services and professional offices.

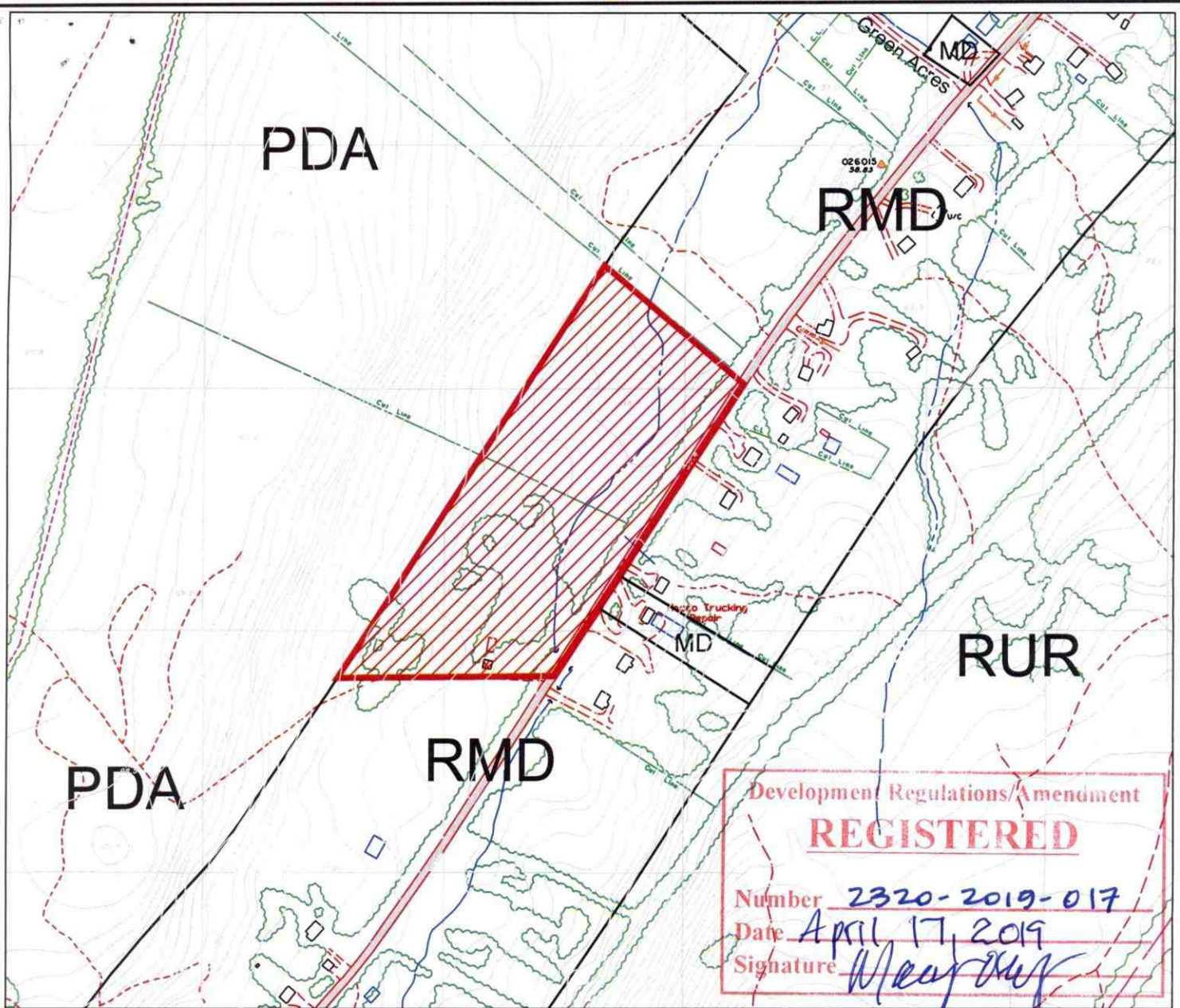
8. Buffer (around waterways and waterbodies)

No development will be permitted within 15 metres of the high water mark of rivers or streams, or within 15 metres of the shoreline of ponds, with the exception of conservation structures such as those designed to control flooding and erosion as well as bridges, pathways, and public services. Development of marine or water related uses such as wharfs, slipways, boathouse, etc. may be permitted. All development occurring within these limits is subject to the approval of Council and the Department of Municipal Affairs and Environment.

9. Soil Removal, Soil Deposit and Site Grading

- (a) No development permit for removal or deposit of soil, or the excavation and removal of excavated material or grading is required if it is part of an approved development project or affects less than 125 m³ of soil, sand, gravel, rock or other substance down to and including bedrock. All other cut or fill work, excavation and removal and deposit of material or grading requires a development permit under these Regulations.
- (b) Removal or deposit of soil, or the excavation and removal of excavated material or grading which requires a development permit provided the work is based on a grading plan, will result in an improved site for use classes permitted in the Zone where it is located, and meets the following conditions:
 - (i) land intended for the activity or grading has a slope of less than 25%;
 - (ii) resulting slopes are stable and without hazards;
 - (iii) when the work is completed, the area affected shall be covered with topsoil and other necessary material for vigorous plant growth and planted with appropriate vegetation;
 - (iv) The use is clearly a subsidiary use to the residential use, and
 - (iv) drainage must be provided to the satisfaction of Council, and will be designed so as not to impair existing surface drainage nor to create erosion either on the site or on adjacent sites.
- (c) A development permit for the activities described in (b) above shall not be issued unless a cash deposit of \$5000 has been made to Council. The deposit shall be returned when the work has been completed in accordance with the development permit and to the satisfaction of Council.
- (d) A fee of \$5.00 for every 15 tons shall be assessed on all soil removal.

B) *Changing* an area of land from "**Residential Medium Density (RMD)**" to "**Residential Small Lot (RSL)**", as shown on the attached copy of the Town of Holyrood Land Use Zone Map as shown below:



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

Dated at Holyrood

LAND USE ZONE MAP

This 4 Day of March 2019

**DEVELOPMENT REGULATIONS
AMENDMENT No. 8, 2019**

Mayor Bob Mayor

Clerk Clerk



Annotation to be changed from:
"Residential Medium Density (RMD)"
to "Residential Small Lot (RSL)"

Seal



PLAN-TECH



Scale: 1:5,000

ENVIRONMENT

I certify that the attached Town of Holyrood Development Regulations Amendment No. 8, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

