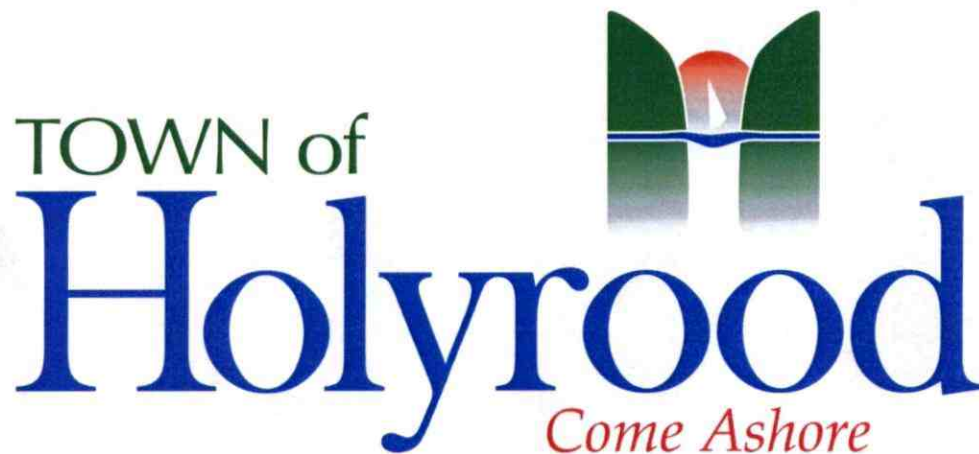


**TOWN OF HOLYROOD  
MUNICIPAL PLAN 2014 - 2024**



**DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2019**

**Amendment to Schedules A, B, and the Residential Medium Density  
Land Use Zone Table, Schedule C**

**MARCH, 2019**

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF HOLYROOD  
DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2019**

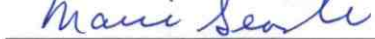
Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Holyrood adopts the Town of Holyrood Development Regulations Amendment No. 9, 2019.

Adopted by the Town Council of Holyrood on the 21<sup>st</sup> day of May, 2019.

Signed and sealed this 22 day of May, 2019.

Mayor:  (Council Seal)

Acting

Clerk: 



**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Holyrood Development Regulations Amendment No. 9, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>2320-2019-018</u>
Date	<u>30 MAY 2019</u>
Signature	<u></u>



## **TOWN OF HOLYROOD DEVELOPMENT REGULATIONS AMENDMENT No. 9, 2019**

### **BACKGROUND**

The Town of Holyrood is proposing to amend its Development Regulations. The Town has received a proposal to operate a crematorium in association with an existing funeral home located at Civic No. 292-294 Conception Bay Highway. This site is presently zoned as Residential Medium Density (RMD). Crematorium are neither a permitted or discretionary use in the Residential Medium Density (RMD) Land Use Zone Table.

The purpose of this amendment is to add a definition for crematorium to Schedule A, Definitions; add crematorium to the list of examples for Funeral Home for General Assembly Uses, as found in the Classification of Uses of Land and Buildings, Schedule B, add crematorium as a discretionary use to the Residential Medium Density (RMD) Land Use Zone Table, and add a condition for crematorium to the list of conditions to Residential Medium Density (RMD) Land Use Zone Table, Schedule C.

### **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 April 10, 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 April 10 to on April 17, 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 proposed Development Regulations Amendment No. 9, 2019 consists of text changes to 2014-2024 Holyrood Development Regulations and the Residential Medium Density Land Use Zone Table, Schedule C. It is concluded that no Regional Plan Amendment is required.

**AMENDMENT No. 9, 2019**

The Town of Holyrood Development Regulations are amended by:

A) **Adding crematorium** to Schedule A, Definitions as shown below:

**CREMATORIUM** means a facility designed for the incineration and cremation of human remains.

B) **Adding crematorium** to the list of examples for Funeral Home for General Assembly Uses, as found in the Classification of Uses of Land and Buildings, Schedule B, as shown below, and:

A. GENERAL ASSEMBLY USES	2. General Assembly Uses	(h) Funeral Home	Funeral Homes and Chapels <i>Crematorium</i>
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C) **Adding crematorium** as a discretionary use to the Residential Medium Density (RMD) Land Use Zone Table, Schedule C, as shown below:

**USE ZONE TABLE**

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, <i>crematorium (See condition)</i> .	

D) **Adding** the following condition 22, to the list of conditions as found in the Residential Medium Density (RMD) Land Use Zone Table, Schedule C, as shown below:

**22. Crematorium**

A crematorium may be permitted at Council's discretion, as an accessory use to an existing funeral home, provided the funeral home is the principal use and subject to the following conditions:

- a) Council may require a buffer or natural screening between the crematorium and existing land uses such as a residential area, a day care or a school;
- b) A crematorium shall be located on the same lot or attached to an existing funeral home;
- c) A crematorium shall be subject to all provincial, and federal laws and regulations including building codes, life safety and fire codes.