

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



DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2019

“Planned Development Area” To “Residential Low Density-2”

APRIL, 2019

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF HOLYROOD
DEVELOPMENT REGULATIONS AMENDMENT No. 10, 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. 10, 2019.

Adopted by the Town Council of Holyrood on the 21st day of May, 2019.

Signed and sealed this 22 day of May, 2019.

Mayor:  (Council Seal)

Clerk: 



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Holyrood Development Regulations Amendment No. 10, 2019 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



TOWN OF HOLYROOD DEVELOPMENT REGULATIONS AMENDMENT No. 10, 2019

BACKGROUND

The Town of Holyrood is proposing to amend its Development Regulations. The Town has received a proposal to construct Grand Banks Private Preparatory Boarding School on Butter Pot Road. The school will offer pre-university studies with emphasis on experimental education and adventure based learning for Grades 10-12. The school will be a centre of excellence with curriculum based on experimental education on topics such as science and action, business and social enterprise and expeditionary learning.

The area is presently zoned as **Planned Development Area (PDA)** on the Holyrood Land Use Zone Map. The proposed Amendment will re-zone land for the proposed private school from **Planned Development Area (PDA)** to **Residential Low Density-2 (RLD-2)**.

PUBLIC CONSULATION

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 17, 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 17 to on May 2, 2019, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. One letter of objection was received and considered by Council at a regular meeting of May 21st, 2019.

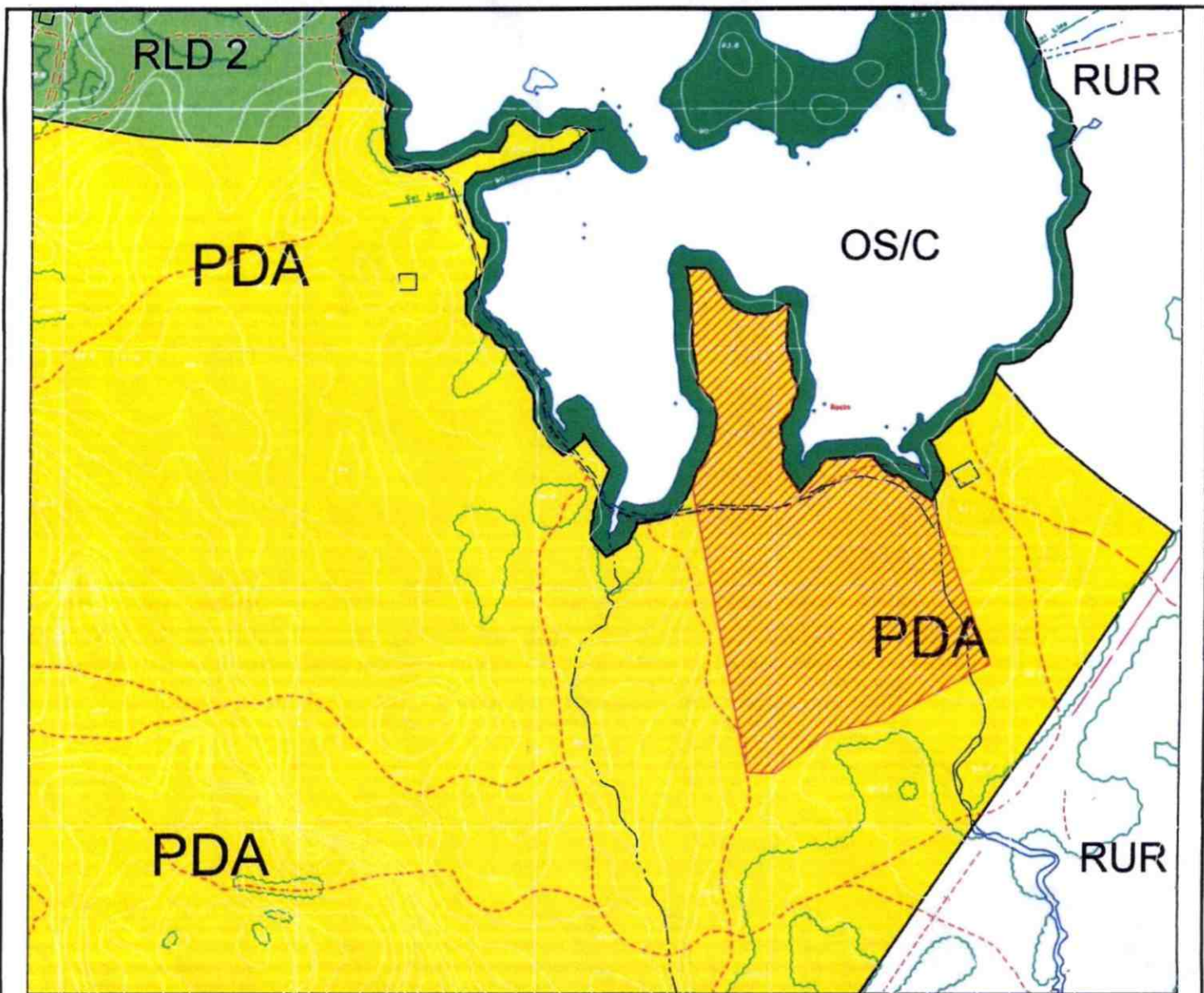
ST. JOHN'S URBAN REGION REGIONAL PLAN

The area for the proposed Development Regulations Amendment No. 10, 2019, is designated Urban Development in the Regional Plan. Education uses such as schools are a permitted use under this designation. It is concluded that a Regional Plan Amendment is not required.

AMENDMENT No. 10, 2019

The Town of Holyrood Development Regulations are amended by:

- A) **Changing** an area of land from "**Planned Development Area (PDA)**" to "**Residential Low Density-2 (RLD-2)**", 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 22 Day of May 2019

**DEVELOPMENT REGULATIONS
AMENDMENT No. 10, 2019**

C. Burke Mayor

Maurice Clerk



Area to be changed from: **“Planned Development Area (PDA)”** to **“Residential Low Density-2 (RLD-2)”**

Seal



PLAN-TECH



ENVIRONMENT

Scale: 1:5,000

I certify that the attached Town of Holyrood Development Regulations Amendment No. 10, 2019, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.