

LABRADORCITY

DEVELOPMENT REGULATIONS, 2018-2028

AMENDMENT No. 06-2020

'Residential Backlot Development'




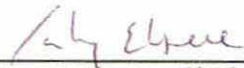
URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
TOWN OF LABRADOR CITY
DEVELOPMENT REGULATION AMENDMENT No. 06-2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Labrador City adopts Development Regulation Amendment No. 06-2020.

Adopted by the Town Council of Labrador City on the 15th day of September, 2020.

SIGNED AND SEALED this 21 day of September, 2020.


Fabian Benoit, Mayor


Kim Conway, Town Clerk

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulation Amendment has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



Development Regulations/Amendment	
REGISTERED	
Number	<u>2638-2020-007</u>
Date	<u>October 19, 2020</u>
Signature	<u>[Signature]</u>

DEVELOPMENT REGULATIONS AMENDMENT No. 06-2020

PURPOSE

The Town of Labrador City Municipal Plan & Development Regulations were adopted in late 2018. These documents introduced criteria for backlot development, facilitating alternative housing options through garden suite and granny flat units.

The purpose of this Amendment is to make minor adjustments to the development criteria required of backlot developments.

This Amendment proposes an update to the definition of 'Backlot' as well its associated image, which clarifies that the backlot is integral to the primary land parcel. In addition to the foregoing, this Amendment proposes adjustments to the development criteria for garden suites, which includes a reduction of the maximum length of a driveway access, an increase to the minimum building separation distance and the prohibition of subsidiary apartments within the same lot.

PUBLIC CONSULTATION

In accordance with s.14 of the *Urban & Rural Planning Act, 2000*, notices seeking feedback on the proposed amendment were posted on the Town's website and social media outlets on July 18th, 2020 until July 2nd, 2020. The Town also provided notice on public access television, which ran from June 22nd, 2020 to July 3rd, 2020.

Due to the onset of the Covid-19 global pandemic, circulation of the notice in the local newspaper, *The Labrador Voice*, was not possible.

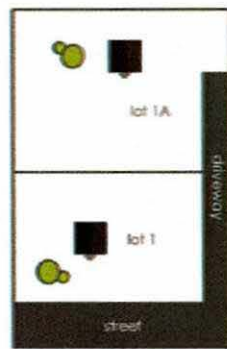
As a result of the Town's consultation efforts, no written submissions were received.

DEVELOPMENT REGULATIONS AMENDMENT No. 06-2020

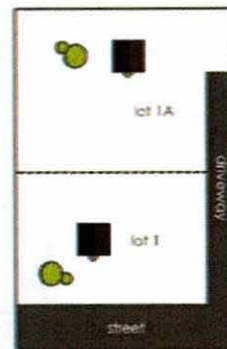
The Town of Labrador City Development Regulations shall be amended as follows:

1. In Section 2.0 DEFINITIONS - BACKLOT, the word 'highway' shall be deleted and replaced with the word 'street'; and, the associated image shall be updated such that this section reads as follows:

BACKLOT means any lot which gains ~~highway~~ **street** frontage using a narrow strip of land which is an integral part of the lot.



Existing Image



Updated Image

2. In Section 6.7 RESIDENTIAL MEDIUM DENSITY ZONE, subsection 6.7.4.2(2) Backlot Development, shall be amended by adding (bold) and deleting (strikethrough) the text so that the clause reads as follows:

- '2. Backlots shall be accessed by a The driveway that must:*
- a. be at least 3 metres in width with a driving width 2.5 metres (8.2 feet);*
 - b. be no greater than ~~45~~ 55 metres in length;...'*

3. In Section 6.7 RESIDENTIAL MEDIUM DENSITY ZONE, subsection 6.7.4.3 Garden Suite (Granny Flat), shall be amended by adding (bold) and deleting (strikethrough) the text so that the clause reads as follows:

'6.7.4.3 Garden Suite (Granny Flat)

Granny flat shall:

- a. established in conjunction with another single unit dwelling (the main building);*
- b. the owner of the lot shall reside in either the one-unit main building or the granny flat;*
- c. be located on the same lot of land as the main building;*
- d. ~~may be within, attached to, or separate from the main building;~~*
- d. the maximum lot coverage does not exceed 9%, up to a maximum floor area of 82 square metres, whichever is less;*
- e. not exceed a maximum of 6 metres in height;*
- f. be located a minimum of 1 metre from rear lot line;*
- g. a granny flat located in rear yard shall be located a minimum of ~~4.5~~ 1.8 metres from main residence on the lot;*
- h. be serviced with municipal sewer and water, but such servicing shall be from the same laterals as the main building on the lot;*
- i. have driveway access to the street that is common to both the one-unit dwelling and the granny flat;*
- j. not be separated by subdivision, condominium or any other means from the lot containing the one-unit dwelling; and*
- k. a bed and breakfast, child care, home occupation, subsidiary apartment or supportive housing is not permitted in any building on the lot.'*

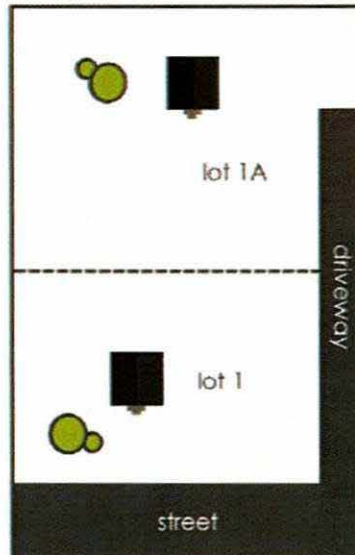
TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

DEFINITIONS

April 19, 2018

BACKLOT means any lot which gains **street** frontage using a narrow strip of land which is an integral part of the lot.

(DRA-06-2020)



BASEMENT means a habitable portion of a building that is wholly or partly underground, and has not more than half of the distance between the floor level and the underside of the ceiling joists above the adjacent finished grade elevation.

BED AND BREAKFAST means either a single, double or row dwelling in which overnight accommodation and a breakfast meal are offered to registered guests for a fee and which is occupied by the property owner or the bed and breakfast host as a primary residence.

BOARDING HOUSE/ LODGING HOUSE means a dwelling where individual accommodations provided for rent or other valuable consideration to five (5) or more rooms or units commonly referred to as a "boarding house" where meals may be included, and in which the kitchen and/or bathroom facilities are used in common by some or all the occupants. A dwelling with two or fewer tenants shall not be considered a Boarding House provided the owner also resides in the dwelling. The dwelling in which the boarding house residential use is carried out is similar in exterior finish, design, height, and scale to a private residential building.

BUFFER means an area of natural lands or water, or a developed area of land that acts as a separation between two land uses. A buffer can be an area of open land, or a berm, screen, or similar physical improvement that lessens or mitigates the adverse impacts of an adjoining land use or property onto another land use or property.

TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

USE ZONES

April 19, 2018

Standard	Apartment Buildings (including condominiums)			
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Lot Area Per Unit (min)***	120 m ² (exterior parking) 90 m ² (interior parking)			
Floor Area Per Unit (min)	40 m ² *	50 m ² *	60 m ² *	70 m ² *
Frontage (min)	36 m			
Building Line Set Back (min) (Regulation 4.6)	8 m			
Side Yard (min)	Greater of: 5 m or 1 m per storey			
Rear Yard (min)	6 m			
Lot Coverage (max)	40%			
Height (max) (Regulation 4.5)	18 m			
Outdoor Living Area (min) (side or rear yard only)	7.5 m ² per dwelling unit (see Condition 6.7.4.12(a))			
* per dwelling unit. ** Where multiple infrastructure easements exist to the front of a property, which may prejudice the development of the lot, Council may, at its discretion, consider a building line setback up to a maximum of 25 metres. *** Subject to development meeting standards, parking requirements and provision of adequate green space.				

6.7.4 Conditions

6.7.4.1 Residential Density

There shall be not more than 50% apartment units, row housing units or a combination of apartment and row housing units, the remainder being either single or double dwellings or a combination thereof.

6.7.4.2 Backlot Development

1. Backlot development application will be assessed to ensure that the proposed lot:
 - a. be for single dwelling residential purposes;
 - b. not be an extension to an existing Town road;
 - c. be an efficient use of land; and
 - d. where required by the Department of Government Services or Municipal Affairs and Environment be integrated with the Town's water and sewer. The cost of connecting with the Town's services or provision of private services shall be borne by the developer.
2. Backlots shall be accessed by a driveway that must:
 - a. be at least 3 metres in width with a driving width 2.5 metres (8.2 feet);
 - b. be no greater than 55 metres in length;
 - c. have a slope of no more than 6%;
 - d. consider stormwater management so that stormwater does not negatively affect adjacent properties;
 - e. be properly maintained to a standard maintained by the Town; and
 - f. be approved by the Town.

(DRA-06-2020)

TOWN OF LABRADOR CITY DEVELOPMENT REGULATIONS

USE ZONES

April 19, 2018

6.7.4.3 Garden Suite (Granny Flat)

Granny flat shall:

- a. established in conjunction with another single unit dwelling (the main building);
- b. the owner of the lot shall reside in either the one-unit main building or the granny flat;
- c. be located on the same lot of land as the main building;
- d. the maximum lot coverage does not exceed 9%, up to a maximum floor area of 82 square metres, whichever is less;
- e. not exceed a maximum of 6 metres in height;
- f. be located a minimum of 1 metre from rear lot line;
- g. a granny flat located in rear yard shall be located a minimum of 1.8 metres from main residence on the lot;
- h. be serviced with municipal sewer and water, but such servicing shall be from the same laterals as the main building on the lot;
- i. have driveway access to the street that is common to both the one-unit dwelling and the granny flat;
- j. not be separated by subdivision, condominium or any other means from the lot containing the one-unit dwelling; and
- k. a bed and breakfast, child care, home occupation, subsidiary apartment or supportive housing is not permitted in any building on the lot.

(DRA-06-2020)

6.7.4.4 Subsidiary Apartments

Subsidiary apartments may be permitted in self-contained dwelling, subject to the following conditions:

- a. the cumulative floor area of the subsidiary apartment(s) shall not exceed 50% of the gross floor area of the self-contained dwelling, or 80 square metres, whichever is less;
- b. the number of additional off-street parking spaces required shall be determined by Council; and
- c. no more than two (2) subsidiary apartments shall be permitted within a dwelling.

6.7.4.5 Accessory Buildings

- a. General
 - i. Accessory buildings are to be used strictly for ancillary purposes to the permitted uses listed in this use zone. Accessory buildings for residential properties shall not be used for non-residential uses without permission of Council.
 - ii. Accessory buildings except for canvas sheds, shall be constructed in a similar nature, in terms of architectural design and aesthetics to the main building.
 - iii. Aside from minor vehicle maintenance, no person shall use an accessory building for performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
 - iv. ISO shipping or freight containers shall be prohibited for use as an accessory building in the Residential Medium Density (RMD) Land Use Zone.

(DRA-05-2020)

- b. Development Standards



LABRADORCITY

PUBLIC CONSULTATION Development Regulations Amendment #06-2020

The general public is invited to view a draft copy of the Town of Labrador City Development Regulations Amendment #06-2020. This Amendment proposes an update to the definition of 'Backlot' as well its associated image, which clarifies that the backlot is integral to the primary land parcel. In addition to the foregoing, this Amendment proposes adjustments to the development criteria for garden suites, which includes a reduction of the maximum length of a driveway access, an increase to the minimum building separation distance and the prohibition of subsidiary apartments within the same lot.

The public may provide any comments or concerns on the proposed change to the Town in writing before Council proceeds with adopting the proposed amendment.

The Town of Labrador City Development Regulations Amendment #06-2020, shall be on display June 18th to July 2nd, 2020 on the Town of Labrador City's website – www.labradorwest.com.

The deadline for written comments shall be 4:00 pm., July 2nd, 2020.

More information may be obtained by contacting:

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