

TOWN OF FLATROCK
MUNICIPAL PLAN 2015 - 2025



DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019

**Amendment to the Accessory Building Condition in the
Residential Medium Density (RMD); Residential Rural (RR)
and the Mixed Development (MD) Land Use Zone Tables,
Schedule C, and
Residential Subdivision Area (RSA) to Residential Medium
Density (RMD)**

JUNE 2019

PLAN-TECH



ENVIRONMENT

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF FLATROCK
DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Flatrock adopts the Town of Flatrock Development Regulations Amendment No. 3, 2019.

Adopted by the Town Council of Flatrock on the 16 day of JULY, 2019.

Signed and sealed this 16 day of JULY, 2019.

Mayor:



(Council Seal)

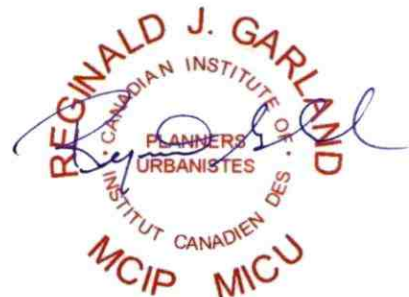
Clerk:



CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Town of Flatrock Development Regulations Amendment No. 3, 2019, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

Development Regulations/Amendment	
REGISTERED	
Number	<u>1610-2019-025</u>
Date	<u>August 27, 2019</u>
Signature	



TOWN OF FLATROCK

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019

BACKGROUND

Council is proposing to amend its development Regulations. This Amendment is divided into two parts consisting of a text amendment and a map change.

PART A

Council has received applications for small personal greenhouses which are erected as temporary structures. Development Regulations No. 2, 2018, increased the floor area for an accessory building on lots with an area of 1860 m² to 3035m² to 112 m². On lots with an area larger than 3035m², the floor area will remain at 112 m², but the total number of accessory buildings is a maximum of two per lot. Council has determined that small personal greenhouses with a floor area of 12 m² or less, will not be considered in the overall calculation of a greenhouse.

The purpose of Part A of this Amendment is to add to the Accessory Building condition a statement that a greenhouse, with an area of 12m² or less, shall be excluded as consideration as an accessory building. This change will apply to the **Residential Medium Density (RMD)**, **Residential Rural (RR)** and **Mixed Development (MD)** Land Use Zone Tables, Schedule C.

PART B

Council has received proposals to develop approximately ten residential lots at the end of Sankies Line. The Flatrock Land Use Zone Map indicates that Sankies Line has future road connection with Red Head Road, Edwards Place and Adams Place. Therefore, the subdivision design has a temporary turning circle to allow for future access.

The purpose of Part B of this Amendment is to rezone an area of land required for the proposed subdivision from **Residential Subdivision Area (RSA)** to **Residential Medium Density (RMD)**.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The Flatrock Development Regulations Amendment No. 3, 2019, consists of text and map changes to the Flatrock Development Regulations. It is determined that 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 Flatrock published a notice in *The Telegram* newspaper on July 2, 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 July 2 to July 9, 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.

DEVELOPMENT REGULATIONS AMENDMENT No. 3, 2019

The Town of Flatrock Development Regulations are amended by:

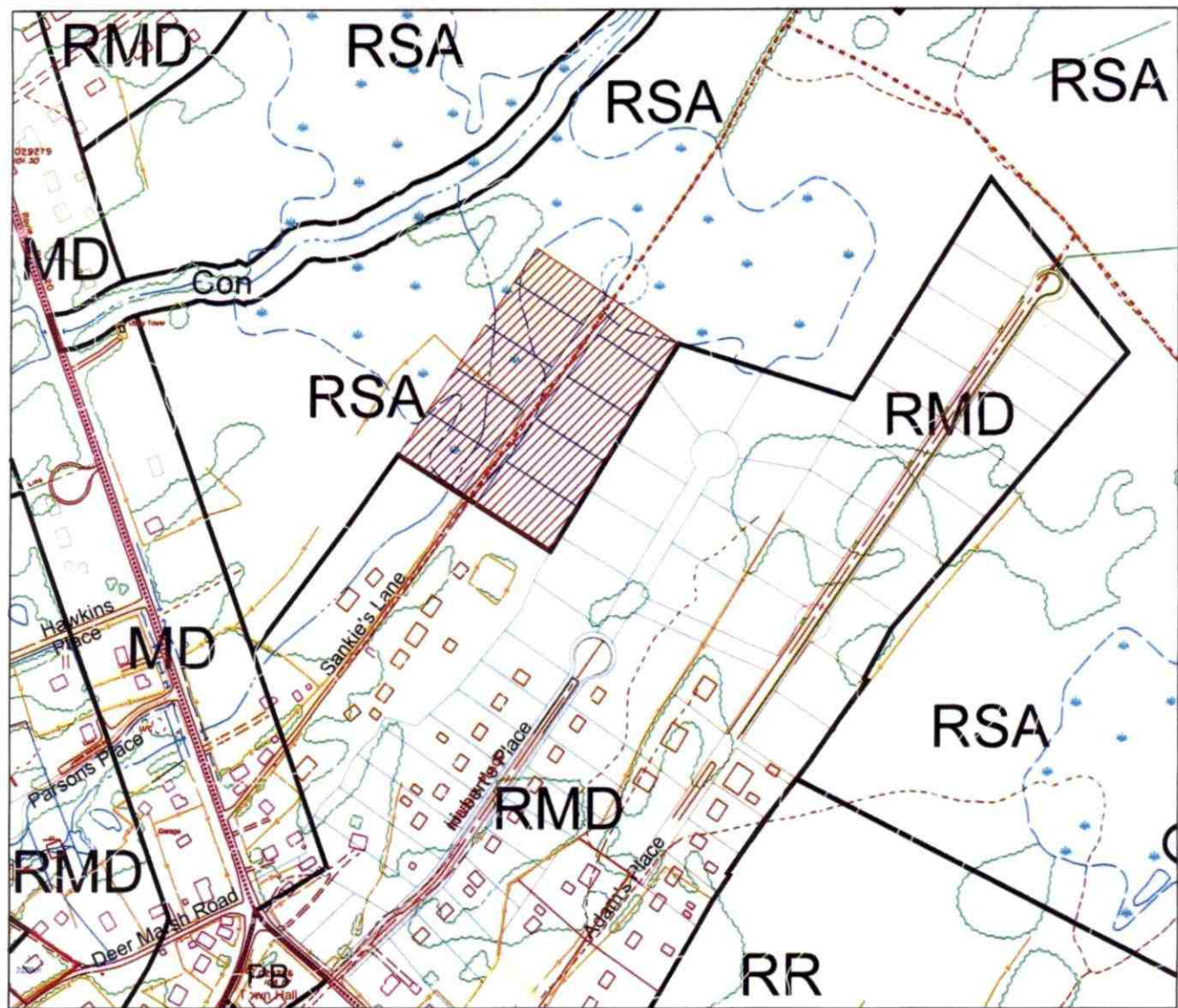
- A) **Amending** the condition for “Accessory Buildings” as found in the **Residential Medium Density (RMD), Residential Rural (RR) and Mixed Development (MD)** Land Use Zone Tables, Schedule C, by **adding** the following condition as shown below:

Accessory Buildings (see also Regulation 38, Part II – General Development Standards)

Accessory Building Development Standards		
Lot Area	1,860m ² to 3,035m ²	larger than 3,035m ²
Max. Floor Area	112m ²	112m ²
Max. Accessory Buildings per Lot	1	2
Max. Height	6.0m	6.0m
Min. Side Yard & Rear Yard	1.5m	
Min. Distance from Another Building	2.0m	
Min. Distance from a Utility Easement	1.5m	

- (a) An accessory building shall be prohibited from projecting in front of a building line or in the flanking sideyard of a corner lot.
- (b) 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, and shall be located so as to minimize any visual impacts on adjoining properties.
- (c) Accessory buildings (private garages only) may be permitted in the sideyard at Council discretion, but not in the flanking sideyard of a corner lot.
- (d) Aside from minor vehicle maintenance, no person shall use an accessory building for the purpose of performing major repairs, painting, dismantling, or scrapping of vehicles or machinery.
- (e) **A greenhouse, with an area of 12m² or less, shall be excluded in the overall calculation of a greenhouse as an accessory building.**

- B) ***Changing*** an area of land from **"Residential Subdivision Area"** to **"Residential Medium Density"** as shown on the attached portion of the Flatrock Land Use Zoning Map.



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

LAND USE ZONE MAP

**DEVELOPMENT REGULATIONS
AMENDMENT No. 3, 2019**



Area to be changed from: "Residential
Subdivision Area (RSA)" to
"Residential Medium Density (RMD)"

PLAN-TECH



ENVIRONMENT

Development Regulations/Amendment

REGISTERED

Scale: 1:5,000

Number 1610-2019-025

Date August 27, 2019

Signature [Signature]

Dated at Flatrock

This 16th Day of July 2019

[Signature] Mayor

[Signature] Clerk

Seal



I certify that the attached Town of Flatrock Development Regulations Amendment No. 3, 2019, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.