

**TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS**

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017

**URBAN AND RURAL PLANNING ACT
RESOLUTION TO ADOPT
TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Stephenville adopts the Stephenville Development Regulations Amendment No. 2, 2017.

Adopted by the Town Council of Stephenville on the 5th day of October 2017.

Signed and sealed this 24 day of October 2017.

Mayor:


Tom Rose

Clerk:


Jennifer Brake

(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations Amendment No. 2, 2017 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.

MCIP:





Development Regulations/Amendment	
REGISTERED	
Number	<u>4945 - 2017 - 033</u>
Date	<u>Nov 16/17</u>
Signature	<u>Eddie Jago</u>

TOWN OF STEPHENVILLE
DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017

BACKGROUND

Amendment No. 2 to the Stephenville Development Regulations is enacted to add “tiny houses” to the list of Discretionary Use Classes in the Residential Medium Density zone. The Town’s intent is to accommodate potential demand for tiny houses as a housing option in Stephenville. The amendment will give Council discretionary authority to allow tiny homes in Residential Medium Density areas in accordance with specified conditions.

PUBLIC CONSULTATION

Public notice of the proposed amendment was published by advertisement in the Western Star newspaper on September 22 (see attached) providing a period up to 12:00 p.m. on October 2 for written comments of objections. No comments were received by the deadline.

DEVELOPMENT REGULATIONS AMENDMENT No. 2, 2017.

Amendment No. 2 to the Stephenville Development Regulations includes the following:

1. In Schedule A - Definitions

ADD:

“TINY HOUSE means a single dwelling unit that complies with the National Building Code, is designed to be used with a permanent foundation, has permanent provisions for living, sleeping, eating, cooking and sanitation, has a width of less than four (4) metres throughout its entire length exclusive of steps or porches, and is not fitted with facilities for towing or to which towing apparatus can be attached.”

2. In Schedule B – Classification of Uses of Land and Buildings

Under the Residential Use Group

ADD

GROUP	CLASS	EXAMPLES
RESIDENTIAL USES	Tiny house	Tiny house

3. In Schedule C – Residential Medium Density Use Zone Table

Make the following changes:

3(a) In the list of Discretionary Uses:

ADD: “Tiny House”

3(b) In the Standards Table:

DELETE the following:

STANDARDS	WHERE PERMITTED					
	Single Dwelling	Double Dwelling	APARTMENT BUILDING			
			1 Bedroom Apt.	2 Bedroom Apt.	3 Bedroom Apt.	4 Bedroom Apt.
Lot area (minimum) per dwelling or dwelling unit	450 m ² or 300 m ² at the discretion of the Town	390 m ²	200 m ²	250 m ²	280 m ²	300 m ²
Frontage (minimum) per dwelling	15 m or 12 m at the discretion of the Town	21 m	30 m			
Building Line Setback (minimum)	8 m* or 7 m* at the discretion of the Town	8 m*	8 m*			
Side Yard Width (minimum)	3 m and 1 m	3 m and 1 m	5 m			
Side Yard Width, Flanking Road (minimum)	3 m and building line setback for flanking road	3 m and building line setback for flanking road	5 m and building line setback for flanking road			
Rear Yard Depth (minimum)	10 m or 8 m at the discretion of the Town	10 m	14 m			
Height (maximum)	8 m	8 m	10 m			

AND REPLACE WITH the following:

STANDARDS	WHERE PERMITTED			
	Single Dwelling	Double Dwelling	Tiny House	
Lot area (minimum) per dwelling or dwelling unit	450 m ² or 300 m ² at the discretion of the Town	390 m ²	150 m ²	
Frontage (minimum) per dwelling	15 m or 12 m at the discretion of the Town	21 m	7.5 m	
Building Line Setback (minimum)	8 m* or 7 m* at the discretion of the Town	8 m*	5 m	
Side Yard Width (minimum)	3 m and 1 m	3 m and 1 m	3 m and 1 m	
Side Yard Width, Flanking Road (minimum)	3 m and building line setback for flanking road	3 m and building line setback for flanking road	3 m and building line setback for flanking road	
Rear Yard Depth (minimum)	10 m or 8 m at the discretion of the Town	10 m	6 m	
Height (maximum)	8 m	8 m	8 m	
STANDARDS	APARTMENT BUILDING			
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Lot area (minimum) per dwelling or dwelling unit	200 m ²	250 m ²	280 m ²	300 m ²
Frontage (minimum) per dwelling	30 m			
Building Line Setback (minimum)	8 m*			
Side Yard Width (minimum)	5 m			
Side Yard Width, Flanking Road (minimum)	5 m and building line setback for flanking road			
Rear Yard Depth (minimum)	14 m			
Height (maximum)	10 m			

3(c) In the Conditions

ADD the following:

6. Tiny Houses

- (1) *No subdivision development designed to accommodate tiny houses shall be approved that does not include a minimum of ten (10) adjoining lots.*
- (2) *No tiny house will be permitted unless it:*
 - (a) *Is located on a lot that forms part of subdivision of ten (10) or more adjoining lots designed specifically for tiny houses.*
 - (b) *Has permanent provisions for living, sleeping, eating, cooking and sanitation.*
 - (b) *Is constructed on a permanent foundation.*
 - (c) *Is in full conformity with the National Building Code.*