



SUBJECT PROPERTY

RA

RA

5

R1

16

14

SHAW ST

DAVIDSON PL

R1

15

R1

1

11

11

19

21

20

18

16

24

28

73

71

69

67

65

72

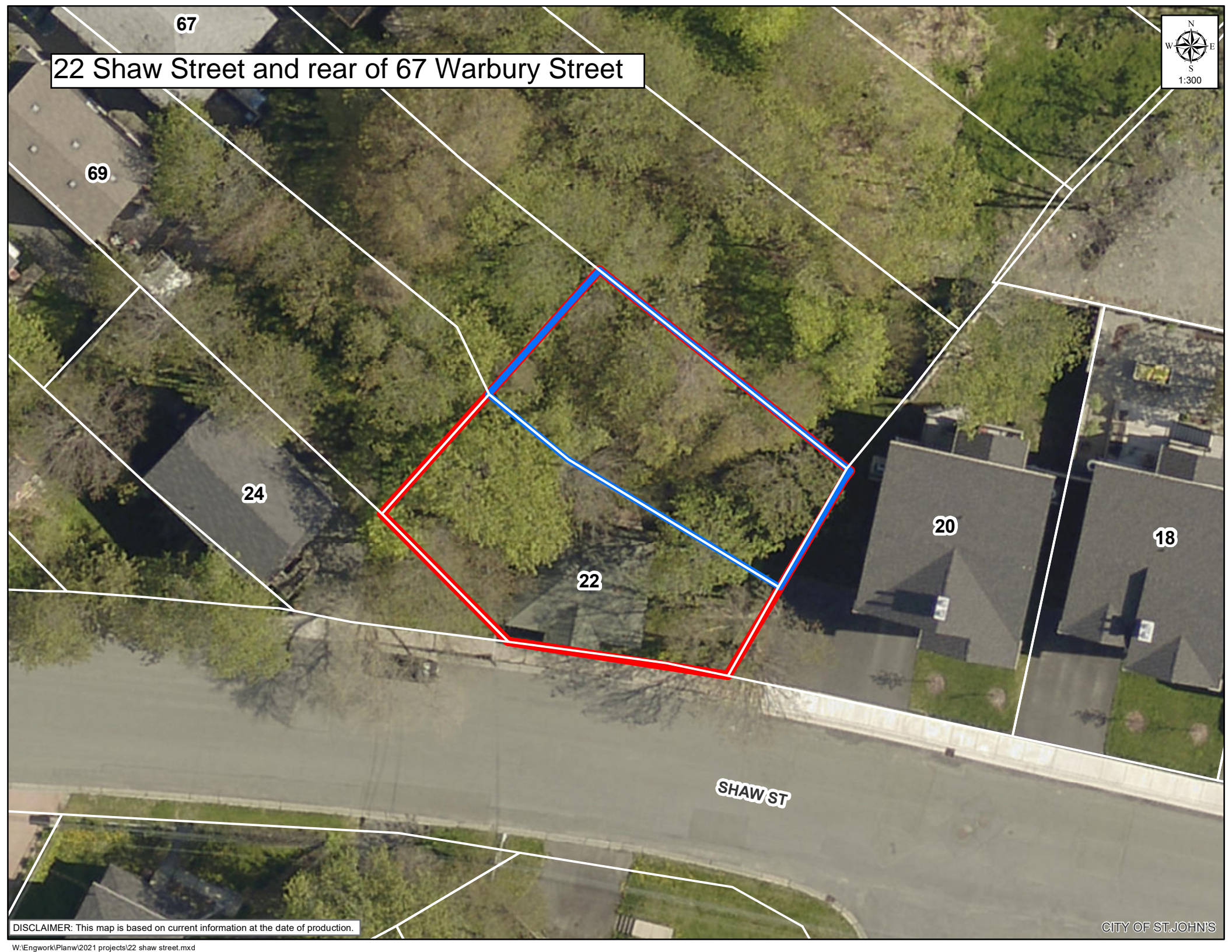
R3

74

WARBURYST



22 Shaw Street and rear of 67 Warbury Street



DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

SECTION 10 - USE ZONE SCHEDULES

RESIDENTIAL ZONES

10.1 RESIDENTIAL - SPECIAL (RA) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.1.1 Permitted Uses

Residential:

- (a) Accessory Building (subject to Section 8.3.6) **(1995-06-09)**
- (b) Home Office (subject to Section 7.9) **(1997-08-08)**
- (c) Single Detached Dwelling

Recreational:

- (d) Park

10.1.2 Discretionary Uses (subject to Section 5.8)

- (a) Heritage Use (except for an Office, a Boarding or Lodging House and/or a Restaurant) **(2011-11-25)**
- (b) Private Park **(2007-10-05)**
- (c) Public Utility

10.1.3 Zone Requirements

The following requirements shall apply to all uses:

- (a) Lot Area (minimum) 740 m²
- (b) Lot Frontage (minimum) 21 m
- (c) Building Line (minimum)
 - (i) Minimum Building Line for New Streets or Service Streets: 9 m
 - (ii) Minimum Building Line for Existing Streets or Service Streets: as established by Council under the authority of Section 8.3.1 **(2009-09-04)**
- (d) Side Yards (minimum) One of 1.5m and another of 3.0m
- (e) Side Yard on Flanking Road (minimum) 9 m
- (f) Rear Yard (minimum) 11 m
- (g) Landscaping Front Yard At least 50% of the Front Yard shall be landscaped. However, the Director of Building and Property Management, or a designate, may vary this requirement where, in his/her opinion, it is deemed to be warranted and desirable.

RA

Proposed Zone

10.5 RESIDENTIAL-HIGH DENSITY (R3) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

10.5.1 Permitted Uses

Residential:

- (a) Accessory Building (subject to Section 8.3.6) (1995-06-09)
- (b) Bed and Breakfast (subject to Section 7.27) (1998-10-23)(2008-01-25)
- (c) Boarding or Lodging House
(accommodating between five (5) and sixteen (16) persons) (1999-04-16)
- (d) Duplex Dwelling
- (e) Home Office (subject to Section 7.9) (1997-08-08)
- (f) Semi-Detached Dwelling
- (g) Single Detached Dwelling
- (h) Subsidiary Apartment
- (i) Townhousing (except for the Battery neighbourhood of
Planning Area 2, where Townhousing is not a permitted Use.) (1999-08-20)

Recreational:

- (j) Park

Other:

- (k) Family Home Child Care Service (subject to Section 7.6) (2004-05-14)

10.5.2 Discretionary Uses (subject to Section 5.8)

- (a) Adult Day Care Facility (subject to Section 7.3)
- (b) Day Care Centre (subject to Section 7.6)
- (c) Converted Building (2002-01-02)
- (d) Heritage Use
- (e) Home Occupation (subject to Section 7.8)
- (f) Infill Housing (subject to Section 7.10)
- (g) Parking Lot (subject to Section 7.13)
- (h) Planned Unit Development (subject to Section 5.10.3)
- (i) Private Park (2007-10-05)
- (j) Public Utility

10.5.3 Zone Requirements

Notwithstanding the following, an application to construct or enlarge a building situate in the Fort Amherst residential area (from Civic Number 8 Fort Amherst Road up to and including Civic Number 56 Fort Amherst Road on one side, and Civic Number 55 and Civic Number 59 Fort Amherst Road on the other side) may be subject to height limitations. (2009-02-20)

R3

The following requirements shall apply to:

- (1) Bed and Breakfast: (subject to Section 7.27) (2008-01-25)
The same requirements as established for the Dwelling types in this Zone. (1998-10-23)
- (2) Boarding or Lodging House:
The same requirements as established for the Dwelling types in this Zone.
- (3) Converted Building
 - (j) Lot Area (minimum) at the discretion of Council (2009-02-20)
 - (k) Building Height (maximum) 3 storeys
 - (l) Side Yard on Flanking Road (minimum) 2 metres
 - (m) Rear Yard (minimum) 4.5 metres
 - (n) Landscaping of Lot (minimum) 20% (2002-02-01)
- (4) Duplex Dwelling:
 - (a) Lot Area (minimum) 350 m²
 - (b) Lot Frontage (minimum) 14 m
 - (c) Building Line (minimum) 4.5 m
 - (d) Side Yards (minimum) Two of 1.2 m (1994-11-04)
 - (e) Side Yard on Flanking Road (minimum) 4.5 m
 - (f) Rear Yard (minimum) 6 m
- (5) Semi-Detached Dwelling:
 - (a) Lot Area (minimum) 188 m² per Dwelling Unit (1997-03-07)
 - (b) Lot Frontage (minimum) 15 m; 7.5 m per Dwelling Unit
 - (c) Building Line (minimum) 4.5 m
 - (d) Side Yards (minimum) Two of 1.2m (1994-11-04)
 - (e) Side Yard on Flanking Road (minimum) 4.5 m
 - (f) Rear Yard (minimum) 6 m
- (6) Single Detached Dwelling:
 - (a) Lot Area (minimum) 300 m²
 - (b) Lot Frontage (minimum) 10 m (1994-11-04)
 - (c) Building Line (minimum) 4.5 m
 - (d) Side Yards (minimum) 1.2 m (1994-11-04)
 - (e) Side Yard on Flanking Road (minimum) 4.5 m
 - (f) Rear Yard (minimum) 6 m
- (7) Townhousing:
 - (a) Lot Area (minimum) 140 m² per Dwelling Unit
 - (b) Lot Frontage (minimum) 5.5 m per Dwelling Unit
 - (c) Building Line (minimum) 0 m
 - (d) Side Yard for End Unit Townhouses (min.) 1.2 metres (2002-07-05)
 - (e) Side Yard on Flanking Road (minimum) 2.4 m
 - (f) Rear Yard (minimum) 6 m

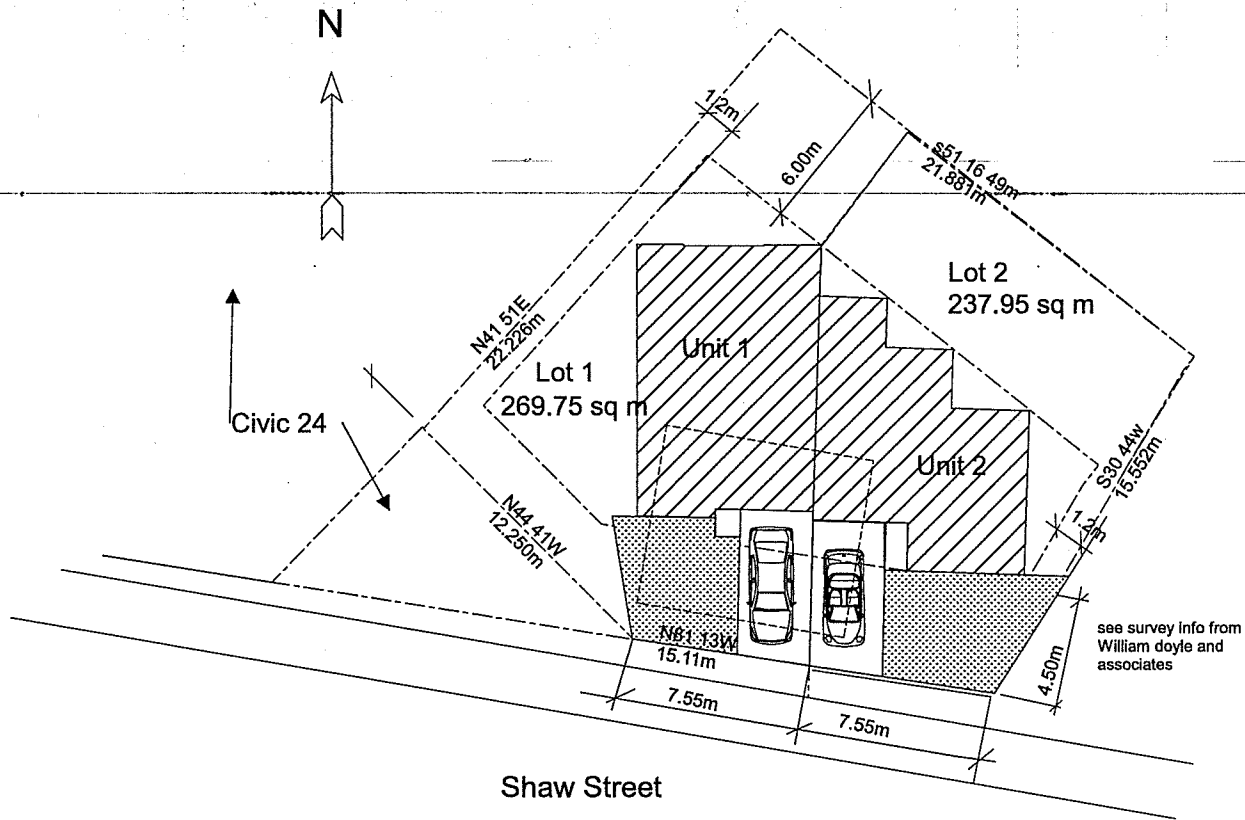
(8) Day Care Centre in a non-residential Building:

- | | | | |
|-----|------------------------------|-------------------------|---------------------|
| (a) | Lot Size (minimum) | 450 m ² | |
| (b) | Lot Frontage (minimum) | 15 m | |
| (c) | Landscaping on Lot (minimum) | Subject to Section 8.5. | (1998-09-11) |

10.5.4 Battery Development Area

- (1) Notwithstanding the requirements of Section 10.5.3, the maximum Building Height for properties that are included on Map I – Battery Development Area that are zoned as Residential High Density (R3), is three (3) storeys from the downhill side of a lot; and
- (2) In addition to the requirements of Section 10.5.3, the development of any properties that are included on Map I – Battery Development Area, is subject to Section 7.28 and Appendix A, “Footprint and Height Control Overlay for the Battery Development Area.”
(2009-07-24)

R3



Semi Detached
Proposed PLOT PLAN
Civic 22 Shaw Street

1:200

www.rjrobere
designplanning.ca

709-753 8169

PLOT PLAN LAYOUT
22 Shaw Street

date Dec 17 2020	drawn by rjr	S-1
project 1:200		



FRONT ELEVATION