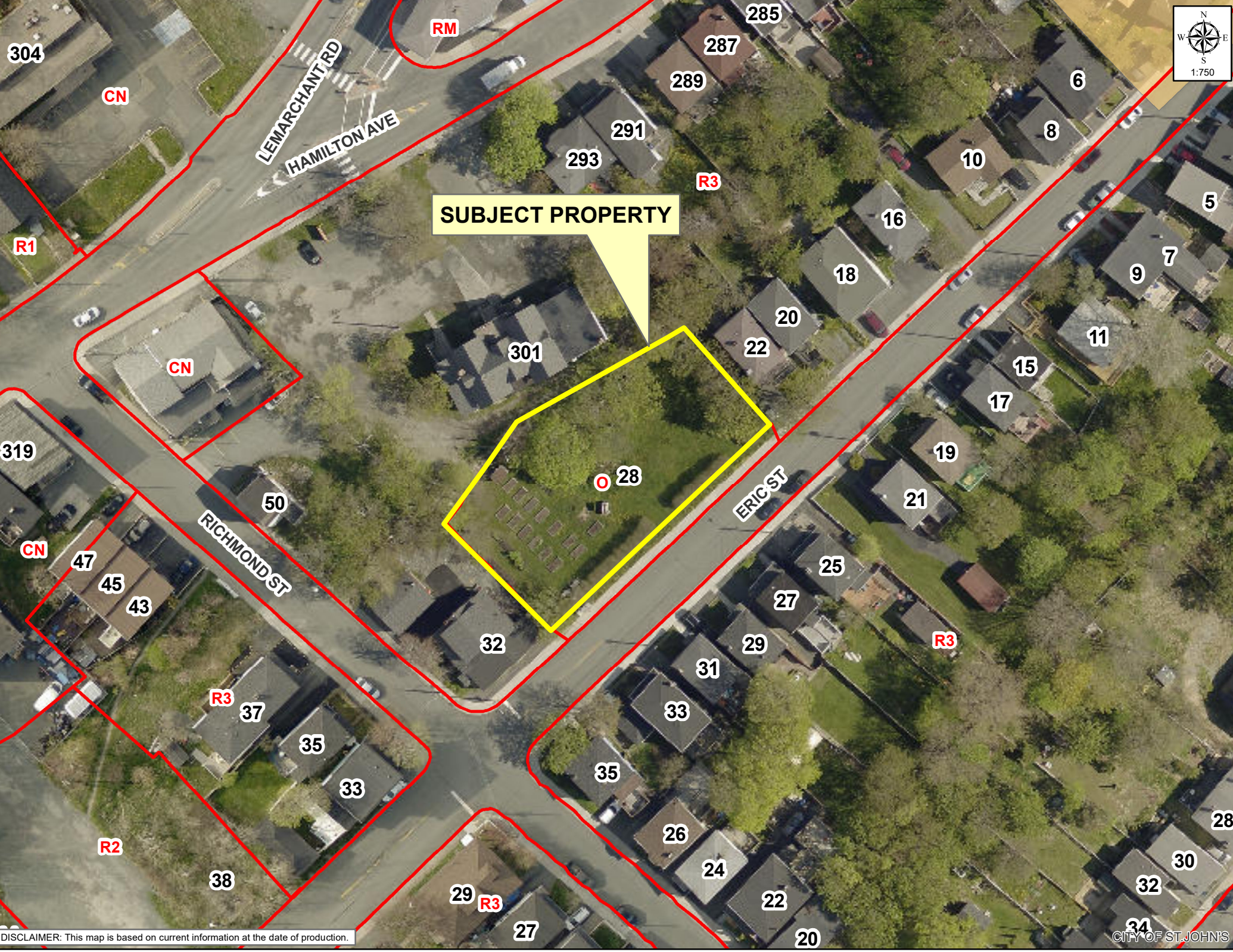




**SUBJECT PROPERTY**

28

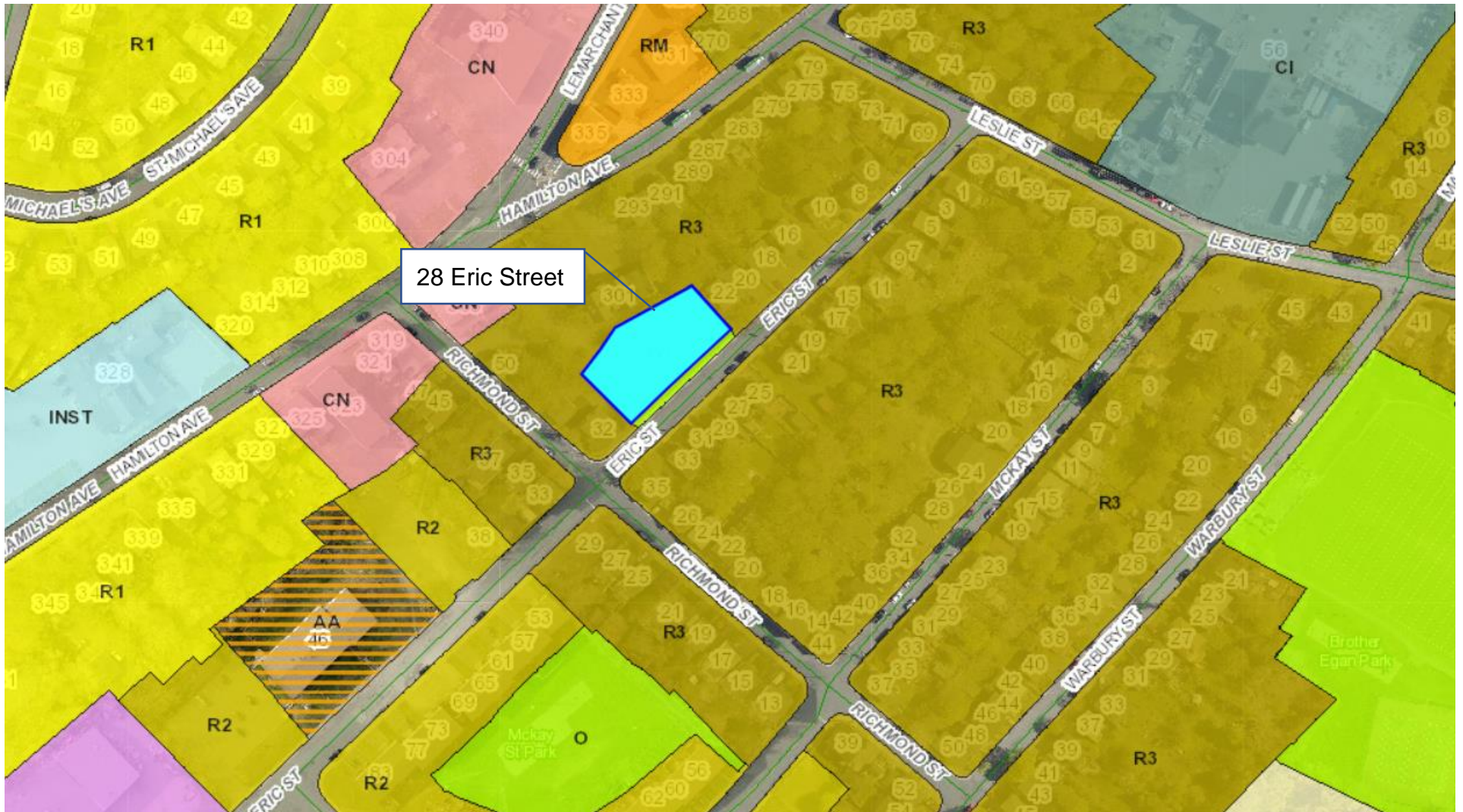


DISCLAIMER: This map is based on current information at the date of production.

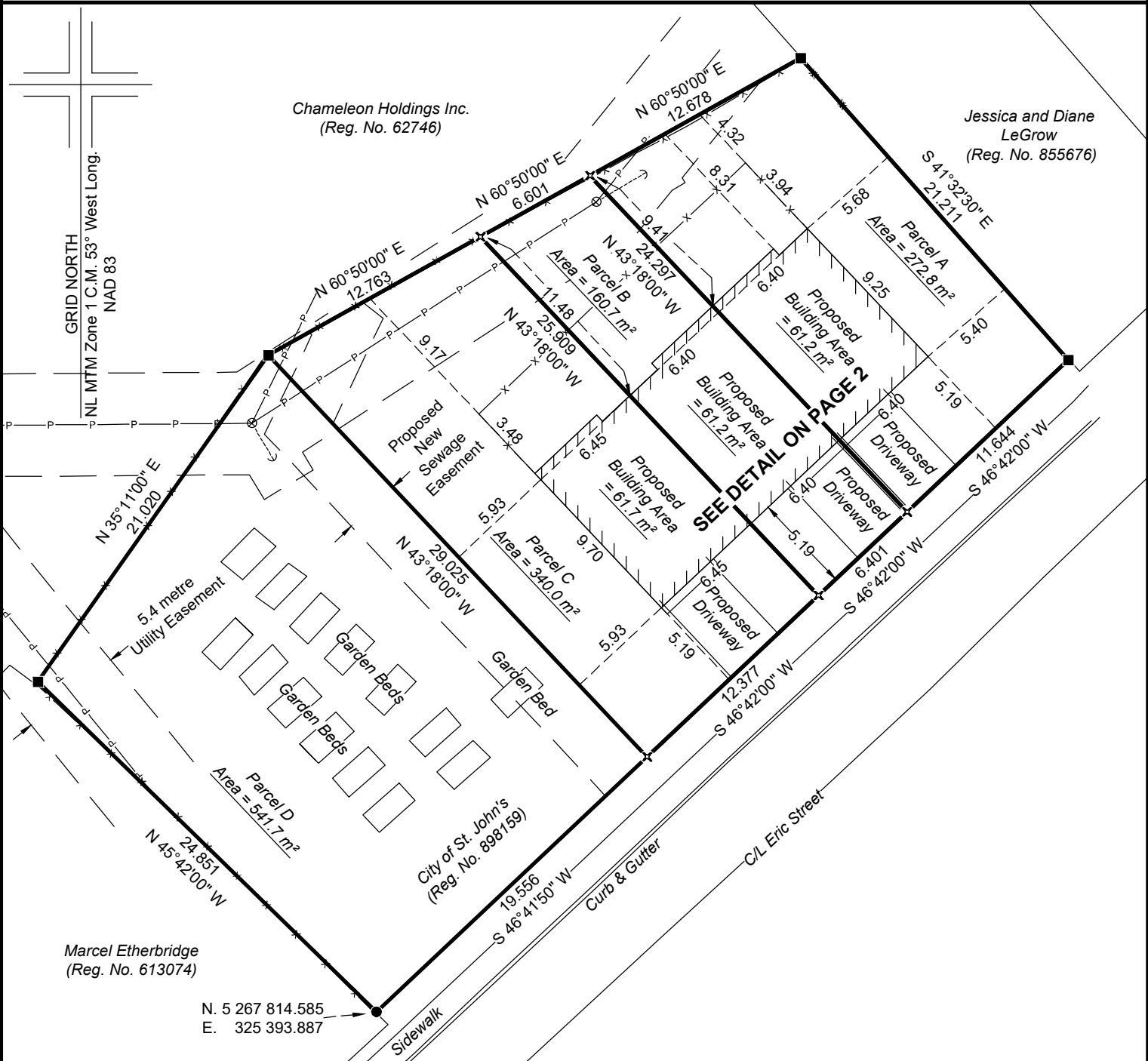
CITY OF ST. JOHN'S



## 28 Eric Street Neighbourhood



PLAN SHOWING PROPOSED DEVELOPMENT AND EXISTING ELEVATIONS  
28 ERIC STREET  
ST. JOHN'S, NL  
FOR HABITAT FOR HUMANITY

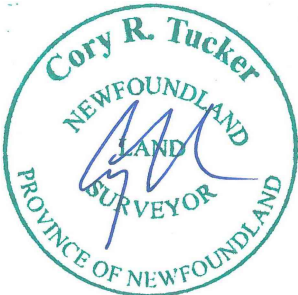


REFERENCE MONUMENTS USED FOR CONTROL (NEWFOUNDLAND 3° MTM - NAD 83)			
DESCRIPTION	NORTHING	EASTING	ELEVATION
80G2226	5267595.736	325209.422	59.034
026151	5267526.179	325526.126	28.899

**NOTES:**  
This plan certifies the information shown as of July 30, 2020 and only as of that date.  
Combined Scale Factor = 0.999895  
Distances are horizontal ground shown in metres and decimals thereof.  
Reference survey by Alvin Hayes, City of St. John's, Job. No: 19034

- LEGEND**
- Iron Bar Found: ●
  - Steel Fence Post: ■
  - Temporary Position: ✕
  - Power Pole: ⊗
  - Power Pole Anchor: ----->
  - Overhead Powerline: — P — P —
  - Fence: — x — x —
  - Proposed Building: ▨
  - Spot Elevation: +000.00
  - Portions referred to are shown thus:

**McElhanney Land Surveys (NL) Ltd.**  
34 Pippy Place,  
St. John's, NL, A1B 3X4  
T 709-722-0564 F 709-722-0361  
Email ctucker@mcelhanney.net



© Cory R. Tucker, Newfoundland Land Surveyor, 2020.  
Unauthorized use, alteration or reproduction of this survey and its attached survey description is prohibited by law as outlined in the Copyright Act. However, use and reproduction thereof by or on behalf of the person, for whom this survey plan and description were prepared, is permitted, provided that no alterations whatsoever are made thereto;



7	Sept. 24/20	Removed Retaining Wall	AM	CRT	CG
6	Sept. 23/20	Moved Building	AM	CRT	CG
5	July 30/20	Moved Building, Added Waterline & Garden Beds	AM	CRT	CG
4	June 29/20	Revised Boundaries and Proposed Build, Added Sewer Easement and Proposed Fence Line	AM	CRT	--
3	May 20/20	Added 5.4 metre Utility Easement	AM	CRT	--
2	May 14/20	Added Proposed Retaining Wall	AM	CRT	--
1	May 05/20	Revised Building and Boundary Lines	AM	CRT	---
0	Dec. 13/19	Plan Issued	AM	CRT	CG
REV.	DATE	DESCRIPTION	DRAF	CHKD	SURV







LEGEND

PROPERTY BOUNDARY

EX. OVERHEAD WIRE

EX. HYDRO POLE

EX. FENCELINE

EX. SAN SEWER

EX. ROOTMAT

EX. WATERMAIN

EX. CATCHBASIN

EX. SUBDRAIN

EX. STM SEWER

PINNACLE

ENGINEERING (2018) LIMITED

NOTES

1. TOPOGRAPHIC SURVEY OF DECEMBER, 2019 BY M&L HANNEY LAND SURVEYS.

2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH CITY OF ST. JOHN'S SPECIFICATIONS BOOK.

3. PROPOSED REAR AND SIDE LOT GRADES OF THE PROPOSED DEVELOPMENT TO MATCH EXISTING GRADES OF ADJUTING PROPERTIES.

4. DESIGN GRADES FOR LOT PROVIDED AT KEY LOCATION ONLY. GRADE LOTS TO SHED WATER AWAY FROM HOUSE IN ACCORDANCE WITH NATIONAL BUILDING CODE.

5. SIDE YARDS TO HAVE MAX. 2:1 (H:V) SLOPE BETWEEN LOTS.

6. HOME BUILDER TO ENSURE FROST WALL CONSTRUCTION ADHERES TO LOT GRADING PLAN.

7. CONTOURS GENERATED FROM CITY OF ST. JOHN'S LIDAR DATA.

8. DO NOT SCALE FROM DRAWINGS.

9. CONTRACTOR TO INSTALL PROTECTIVE FENCING AT A MINIMUM OF 2.4 METERS FROM THE BASE OF THE TREE OR AS OTHERWISE DESCRIBED IN THE TREE INVENTORY ASSESSMENT DATED DECEMBER 23, 2019. FENCING TO COMPRISE OF ORANGE SNOW FENCING SECURED TO METAL T-RAILS. "CITY OF ST. JOHN'S TREE PROTECTION ZONE" SIGNAGE MUST BE INSTALLED ON FENCING. SAMPLE OF SIGN CAN BE OBTAINED FROM THE CITY OF ST. JOHN'S OR PROJECT ENGINEER.

10. ANY ROOTS ENCOUNTERED OVER 3 cm IN DIAMETER, OR LIMBS WHICH MAY BE IMPACTED BY CONSTRUCTION, SHOULD BE PRUNED BY A QUALIFIED PROFESSIONAL USING SHARP HAND TOOLS. RIPPING OR TEARING OF ROOTS AND LIMBS GREATLY ACCESS POINTS FOR DISEASE AND PROMOTE DECAY WHICH CAN HAVE A DETRIMENTAL IMPACT ON TREE HEALTH.

11. NO MATERIALS OR DEBRIS ARE TO BE STORED OR GRADE CHANGES TO OCCUR WITHIN DEFINED TREE PROTECTION ZONES.

12. CONTRACTOR TO CONTACT CITY OF ST. JOHN'S MUNICIPAL ARBORIST, BRIAN MERCER, TO ARRANGE FOR INSPECTION OF TREE PROTECTION FENCING PRIOR TO THE START OF CONSTRUCTION (709-693-0276; bmercer@stjohns.ca).

C	REVISED PER MUNICIPALITY COMMENTS	24/08/20
B	REVISED EASEMENT	25/05/20
A	ISSUED FOR REVIEW	07/05/20
NO.	REVISIONS	DATE

PROFESSIONAL STAMP

10088

ADAM P. HARVEY

SIGNATURE

15 JUNE 2020

DATE

NEWFOUNDLAND & LABRADOR

PROVINCE OF NEWFOUNDLAND

pegnl

PERMIT HOLDER

Class "A"

This Permit Allows

PINNACLE ENGINEERING (2018) LIMITED

To practice Professional Engineering in Newfoundland and Labrador.

Permit No. as issued by PEGNL L0331 which is valid for the year 2020.

CLIENT

Habitat

for Humanity

Newfoundland & Labrador

PROJECT TITLE

HABITAT FOR HUMANITY

28 ERIC STREET

SHEET TITLE

EXISTING CONDITIONS

PROJECT NO.

PN 20005

DRAWN BY

DJC

CHECKED BY

APH

DATE

APRIL 2020

DRAWING NO.

C1

SCALE

1 : 150





DEC 22 - 0900AM



DEC 22 - 1200PM



DEC 22 - 0300PM



MARCH 20 - 0900AM



MARCH 20 - 1200PM



MARCH 20 - 0300PM

ARCHITECTURAL CONSULTANT											
<b>collective</b> ARCHITECTURE + DESIGN											
SUBCONSULTANT - STRUCTURAL											
SUBCONSULTANT - MECHANICAL & ELECTRICAL											
SUBCONSULTANT - CIVIL											
DRAWN	K.N.	CHECKED	K.N.								
DESIGNED	K.N.	APPROVED	K.N.								
CONSULTANT'S PROJECT NO.											
2020-07											
PROFESSIONAL STAMP & PERMIT											
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>PRELIMINARY</b> NOT FOR CONSTRUCTION         </div>											
NOTES: 1. DO NOT SCALE FROM THIS DRAWING. 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETERS. 3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK. 4. CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.											
<table border="1" style="width: 100%;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>YY/MM/DD</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>ISSUED FOR REVIEW</td> <td>20/08/07</td> <td>KN</td> </tr> </tbody> </table>				NO.	DESCRIPTION	YY/MM/DD	BY	01	ISSUED FOR REVIEW	20/08/07	KN
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PROJECT TITLE <div style="text-align: center;"> <b>28 ERIC STREET</b>  <b>TRIPLEX</b>              ST. JOHN'S, NL           </div>											
DRAWING TITLE <div style="text-align: center;"> <b>SHADOW STUDIES</b> </div>											
SCALE		SHEET NUMBER									
DATE		A-6.1									
REVISION NO.											





**JUNE 21 - 0900AM**



**JUNE 21 - 1200PM**



**JUNE 21 - 0300PM**



**SEPT 23 - 0900AM**



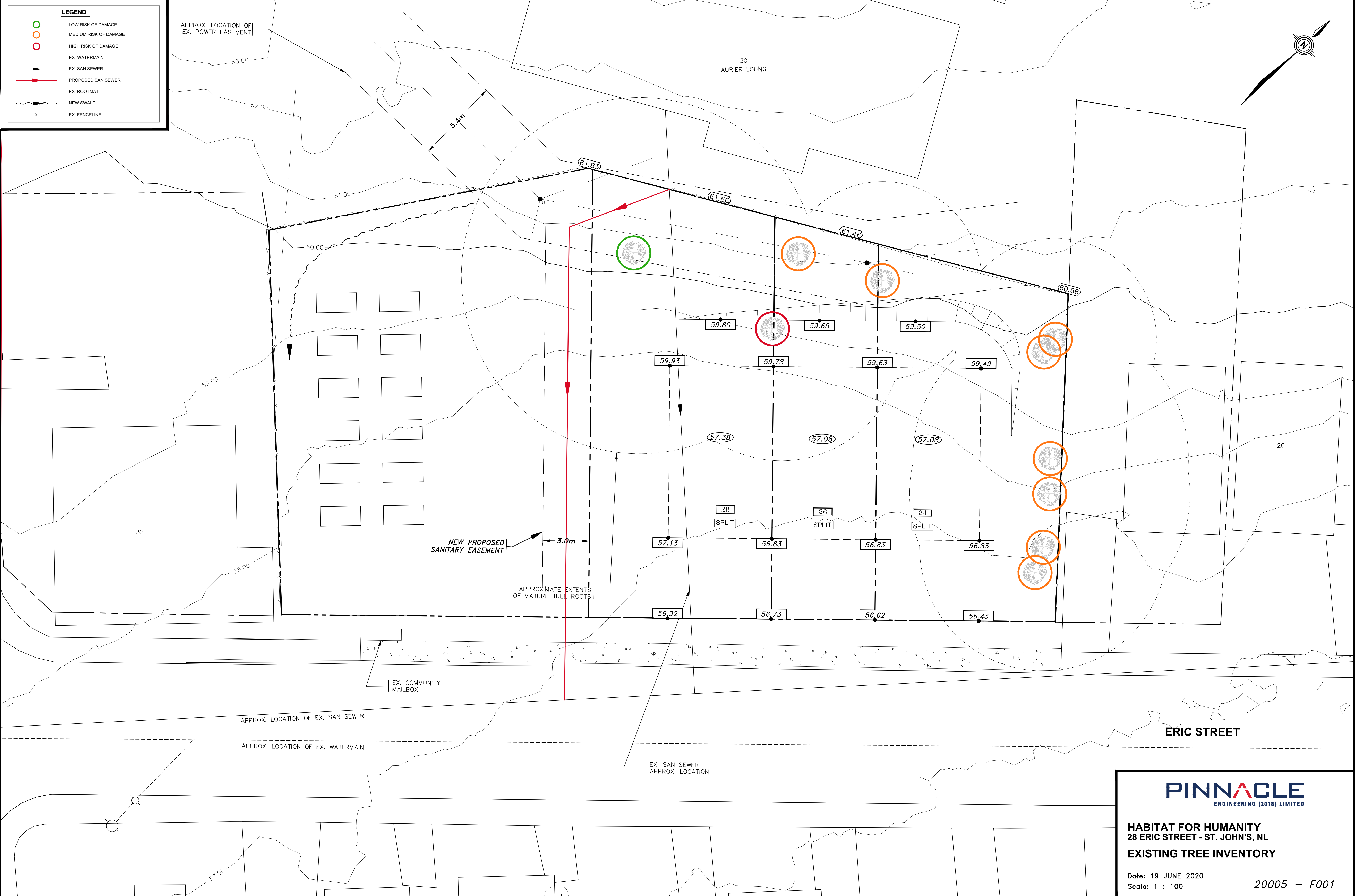
**SEPT 23 - 1200PM**



**SEPT 23 - 0300PM**

ARCHITECTURAL CONSULTANT											
<b>collective</b> ARCHITECTURE + DESIGN											
SUBCONSULTANT - STRUCTURAL											
SUBCONSULTANT - MECHANICAL & ELECTRICAL											
SUBCONSULTANT - CIVIL											
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DESIGNED	K.N.	APPROVED	K.N.								
CONSULTANT'S PROJECT NO.											
<b>2020-07</b>											
PROFESSIONAL STAMP & PERMIT											
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DRAWING TITLE											
<b>SHADOW STUDIES</b>											
SCALE	SHEET NUMBER										
DATE	<div style="font-size: 2em; font-weight: bold;">A-6.2</div>										
REVISION NO.											







***URBAN AND RURAL PLANNING ACT, 2000***

**RESOLUTION TO ADOPT**

**ST. JOHN'S Development Regulations, 1994**

**Amendment Number 717, 2021**

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 717, 2021.

Adopted by the City Council of St. John's on the 22nd day of March, 2021.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 717, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp



## **CITY OF ST. JOHN'S**

### **Development Regulations Number 717, 2021**

#### **BACKGROUND**

The City of St. John's wishes to allow the development of three Townhouses at 28 Eric Street. See attached Council Decision Note dated March 16, 2021 for Background Information on this amendment.

#### **PUBLIC CONSULTATION**

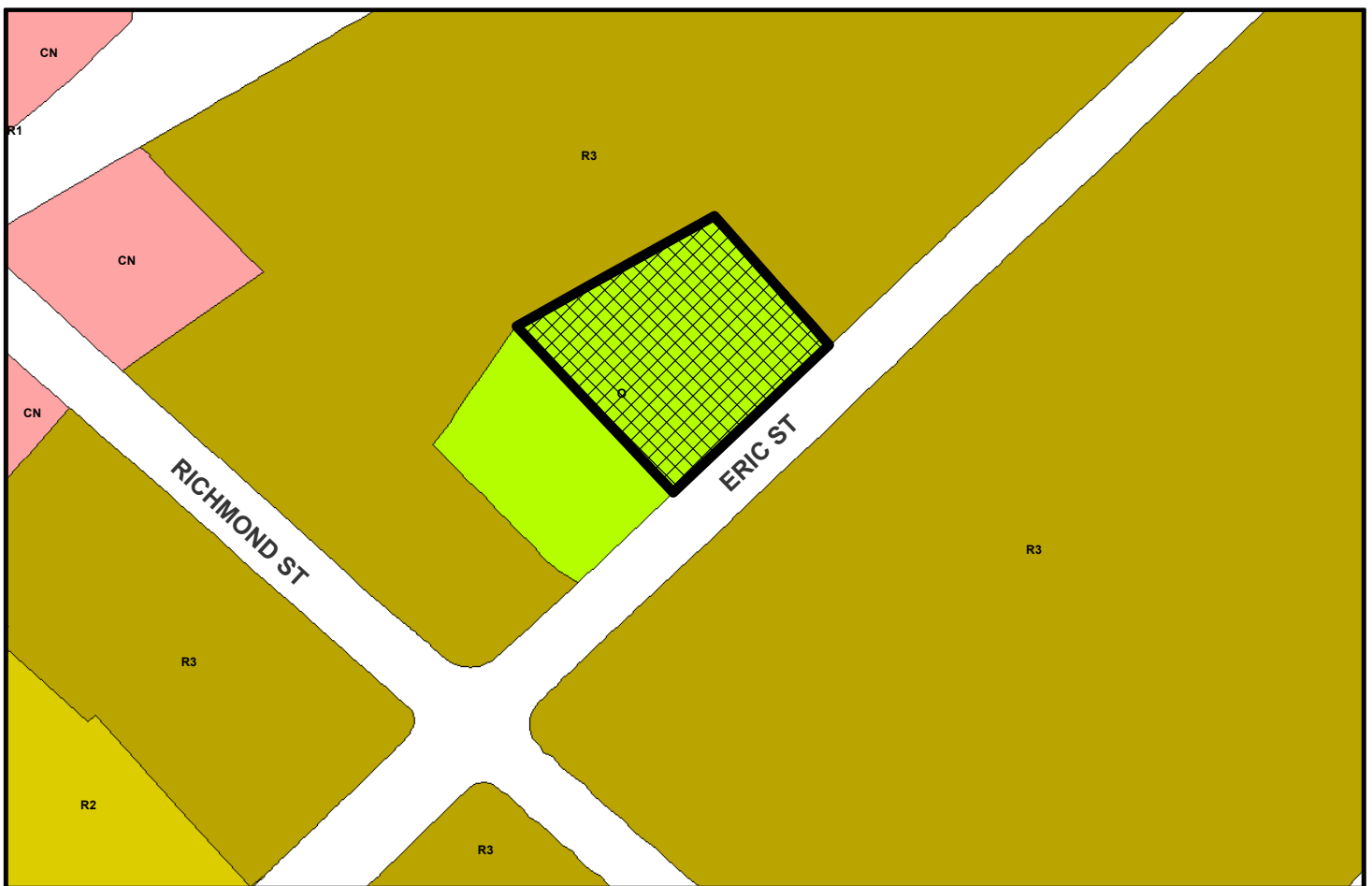
Initially, a public meeting was set for February 10, 2021 and the proposed amendment was advertised in The Telegram newspaper on January 16, January 23 and January 30, 2021. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. However, Council decided to postpone that meeting. The rescheduled public meeting was held on March 3, 2021 and was advertised in the Telegram newspaper on February 13 and February 20, 2021. Revised notices were mailed to property owners with 150 Metres of the application site and updated notices were placed on the City's website and social media.

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 717, 2021**

The City of St. John's Development Regulations is amended by:

- 1) Rezoning land at 28 Eric Street [Parcel ID# 25854] from the Open Space (O) Zone to the Residential High Density (R3) Zone as shown on Map Z-1A attached.**






**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 717, 2021  
[Map Z-1A]**

2021 03 12 Scale: 1:1000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**

 **AREA PROPOSED TO BE REZONED FROM  
OPEN SPACE (O) LAND USE ZONE TO  
RESIDENTIAL HIGH DENSITY (R3) LAND USE ZONE**

**28 ERIC ST  
Parcel ID 25854**

\_\_\_\_\_  
**M.C.I.P. signature and seal**

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

**Provincial Registration**