



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

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

CITY OF ST. JOHN'S



22 Shaw Street and rear of 67 Warbury Street

67

69

24

22

20

18

SHAW ST

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

CITY OF ST. JOHN'S

This is an aerial map of a residential neighborhood. The map features several streets: McKay St, Warbury St, Shaw St, Davidson Pl, and McLean Pl. A small blue-shaded lot is located near the intersection of Shaw St and Warbury St. The map is divided into various zoning districts, including R1, R2, R3, RA, and A1. A large area on the left side of the map is marked with vertical hatching. Numerous lot numbers are visible throughout the map, such as 107, 101, 95, 93, 89, 87, 83, 81, 75, 73, 72, 68, 64, 62, 60, 58, 56, 54, 52, 50, 48, 46, 44, 42, 40, 38, 36, 34, 32, 30, 28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 4, 2, 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 14

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

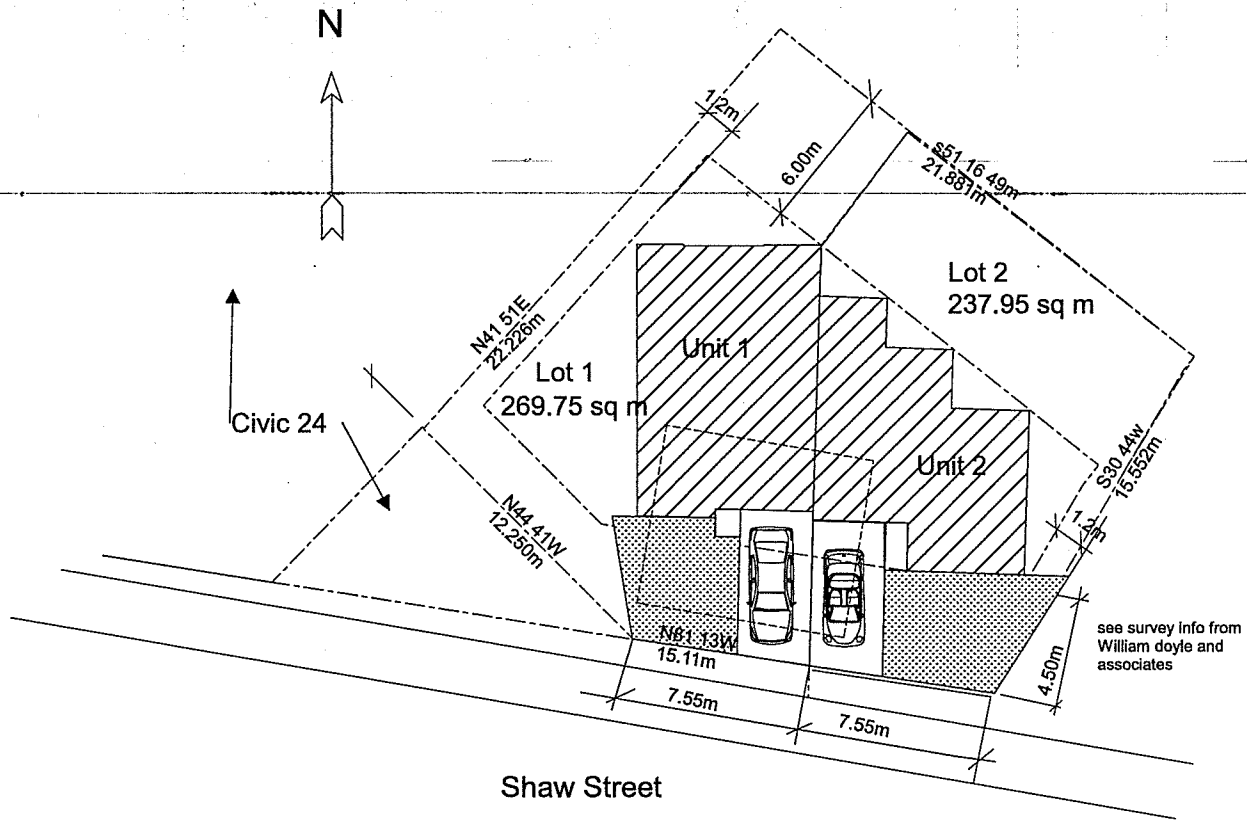
(8) Day Care Centre in a non-residential Building:

- | | | | |
|-----|------------------------------|-------------------------|---------------------|
| (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		

Proposed development at 22 Shaw Street and properties 14-20 Shaw Street



FRONT ELEVATION



22 Shaw Street – Before (2009) and after (2019) development of McLea Place



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 1994

Amendment Number 718, 2021

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 718, 2021.

Adopted by the City Council of St. John's on the 31st day of May, 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 718, 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 718, 2021

BACKGROUND

The City of St. John's wishes to rezone land at 22 Shaw Street from the Residential Special (RA) to the Residential High Density (R3) Zone to allow a Semi-detached Dwelling development (2 houses). See attached Council Decision Note dated April 13, 2021 and May 26, 2021 for background information on this amendment.

PUBLIC CONSULTATION

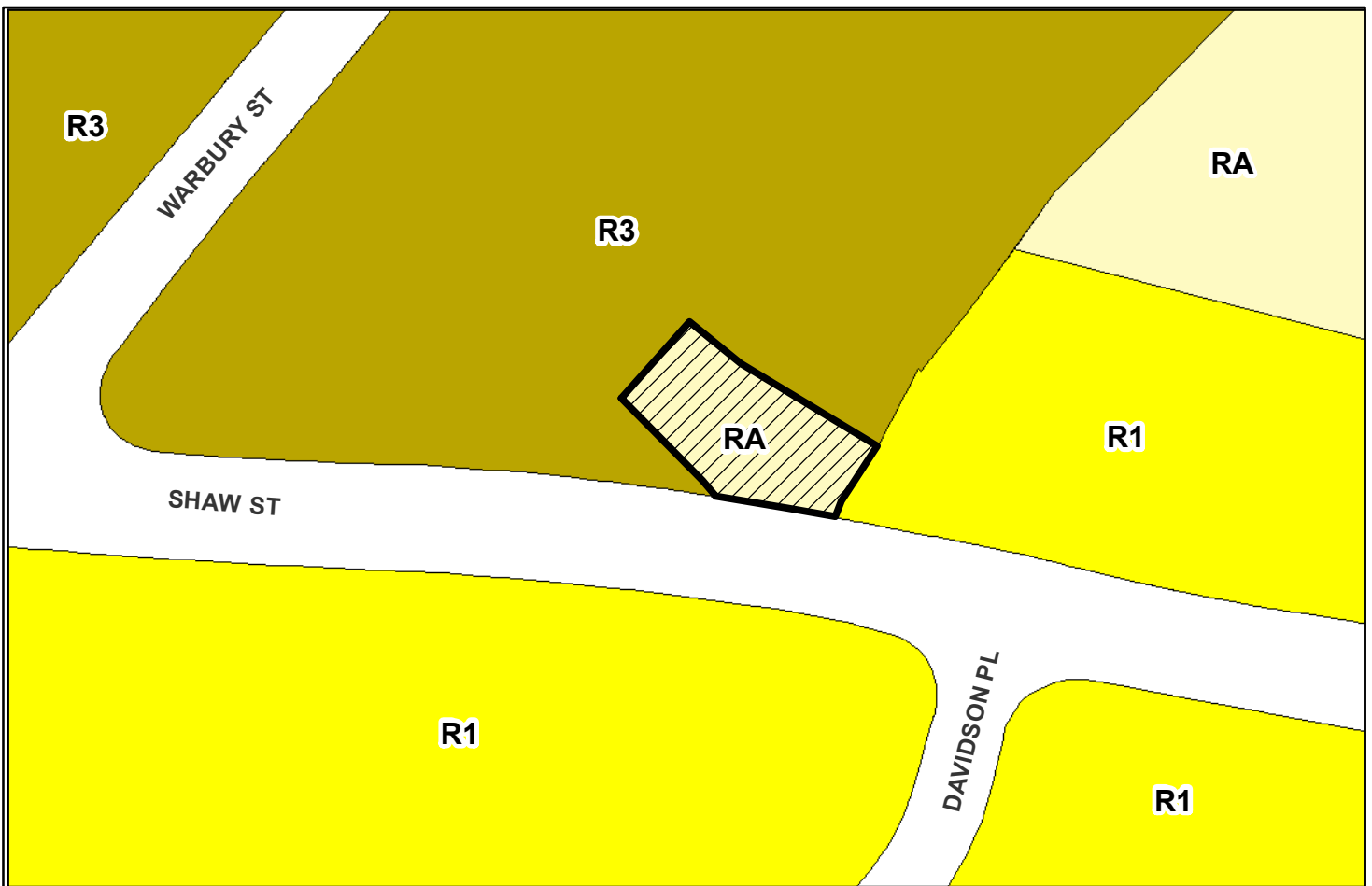
The proposed amendment was advertised on three occasions in The Telegram newspaper on March 27, April 3 and April 10, 2021. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media.

A public meeting was set for May 12, 2021 and advertised on three occasions in The Telegram newspaper on April 24, May 1 and May 8, 2021. A notice of the public meeting was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 718, 2021

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

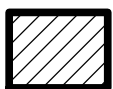
- 1) Rezoning land at 22 Shaw Street [Parcel ID#15146] from the Residential Special (RA) Zone to the Residential High Density (R3) Zone as shown on Map Z-1A attached.**



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 718, 2021
[Map Z-1A]**

2021 04 14 Scale: 1:750
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
RESIDENTIAL SPECIAL (RA) LAND USE ZONE TO
RESIDENTIAL HIGH DENSITY (R3) LAND USE ZONE

**22 SHAW STREET
Parcel ID 15146**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration