

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Municipal Plan, 2021

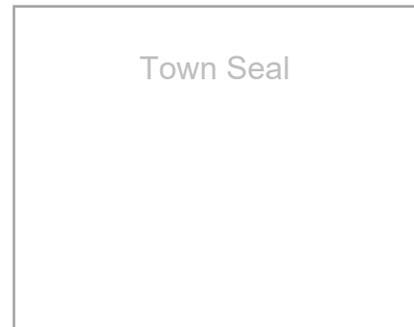
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Municipal Plan, 2021.

Adopted by the City Council of St. John's on the 3rd day of May, 2021.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

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

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

CITY OF ST. JOHN'S Municipal Plan, 2021

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan, 2021 on the 3rd day of May, 2021;
2. Gave notice of the adoption of the St. John's Municipal Plan, 2021 by way of an advertisement inserted in the Telegram newspaper on the 8th day of May, 2021. the 15th day of May, 2021, the 22nd day of May, 2021 , the 29th day of May, 2021 and on the 5th day of June, 2021; and
3. Set the 9th day of June, 2021 at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the Municipal Plan, 2021 on the ____ day of _____ as amended with the changes outlined below.

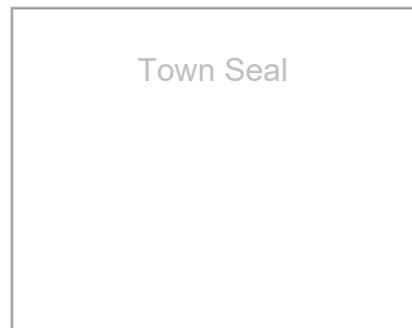
- Amend and replace "Map P-1 Future Land Use Map"
- Amend and replace "Map P-4 Road Classifications"
- Amend Section 1.2 Plan Review Process text as follows: "A city-wide brochure..."
- Amend Section 1.2 Plan Review Process as follows: "Public Forums and Meetings: Public meetings were held with two neighbourhood organizations: The Narrows and Georgestown. These meetings included discussion about neighbourhood concerns and future steps towards the creation of Secondary Plans for the neighbourhoods"
- Amend Section 1.2 Plan Review Process as follows: "Staff compiled public input and prepared a Draft Plan for the consideration of Council and the public in 2014. This was updated in 2017, updated for adoption-in-principle in March 2019, and further updated for formal adoption in April 2021".

- Amend Section 4.1 Housing as follows: “Policy (1): “Support the implementation of the City of St. John’s Affordable Housing Strategy, 2019 – 2028”.
- Amend Section 6.4 Building Height to replace the word setback with stepback in The Downtown as follows: “1(d) The Downtown – “Additional height may be considered subject to the appropriate provision of building orientation, stepbacks, public space and parking standards” and “Height shall be subject to heritage requirements, the appropriate building orientation, stepbacks, public space and parking standards”.
- Amend Section 6.4 Building Height as follows: “1(f) Battery Area – Building height is established in accordance with the Battery Development Guidelines Study and will be reflected in the St. John’s Envision Development Regulations”.
- Amend Section 8.4 Residential Neighbourhoods as follows: “7. The Residential Downtown and the Apartment Downtown Zones shall be established in the Development Regulations under the Residential Land Use District and shall be considered within Planning Area 1 (Downtown) and adjacent neighbourhoods, which are reflective of existing development patterns, housing stock, lot sizes and stepbacks”.
- Amend Section 10.1 Objectives as follows: “Preserve Residential Neighbourhoods”.
- Amend Section 10.1 Objectives Promote Religious, Public Assembly, Tourism and Recreation Uses as follows: “2. The preservation of an environment that will enable Downtown places of worship to carry on their religious and social functions”.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

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MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

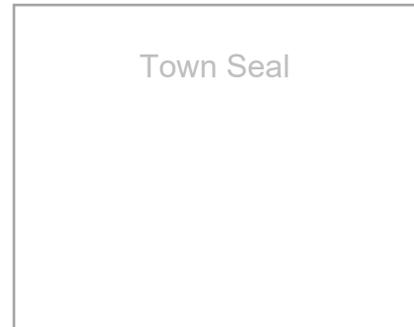
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations, 2021.

Adopted by the City Council of St. John's on the 3rd day of May, 2021.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



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

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URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

CITY OF ST. JOHN'S Development Regulations, 2021

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

4. Adopted the St. John's Development Regulations, 2021 on the 3rd day of May, 2021;
5. Gave notice of the adoption of the St. John's Development Regulations, 2021 by way of an advertisement inserted in the Telegram newspaper on the 8th day of May, 2021, the 15th day of May, 2021, the 22nd day of May, 2021 , the 29th day of May, 2021 and on the 5th day of June, 2021; and
6. Set the 9th day of June, 2021 at 7:00 p.m. virtually via Zoom for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the Development Regulations, 2021 on the ____ day of _____ as amended with the changes outlined below.

- Amend and replace "Appendix B Zoning Map"
- Amend the definition of Permitted Use in Section 2 as follows: "Permitted Use means a use that is listed within the permitted use classes set out in the use zone tables of an authority's Development Regulations".
- Amend the definition of Lot Line – Front in Section 2 as follows: "Lot Line – Front means the Street Line on which a Lot has its civic address, except where a lot has two or more Street Lines, in which case the Development Officer shall determine the Front Lot Line, considering the most appropriate setting of the Building on the Lot".
- Add the definition of Stepback to Section 2 as follows: "Stepback means the portion of a building that is horizontally recessed from the façade that that faces the street".

- Remove the following from Section 4.8(3) Public Consultation as follows: “(3)(d) Variances”.
- Amend Section 4.10 Waterways, Wetlands, Ponds or Lakes text as follows: “(4) Notwithstanding Subsection (3), Council may permit the following Development in a Buffer for those bodies of water enumerated in Subsection (1)”.
- Amend Section 4.10 Waterways, Wetlands, Ponds or Lakes text as follows: “(5) Notwithstanding Subsection (3), Council may permit the following Development in bodies of water as enumerate in Subsection (1)”.
- Add Section 4.10 Waterways, Wetlands, Ponds or Lakes as follows: “(8) Council may permit residential development in the Floodplain and Buffer of Rennie’s River at 6 and 8 Winter Avenue”.
- Amend Section 5.1.2(d) Application for Subdivision as follows: “(d) the relation and interconnectedness of the Subdivision to existing development, Streets, transit and trailways, pedestrians and cyclists”.
- Amend Section 6.18.2 Home Occupations in an Accessory Building by adding the following and renumber the Sections that follow: “(a) is located within the Rural (R) Zone, the Rural Residential (RR) Zone, and Rural Residential Infill (RRI) Zone, the Agricultural (A) Zone or the Forestry (F) Zone”.
- Add Section 6.25 Provincial Archaeology by adding the following text and renumber the Sections that follow: “Section 6.25 Provincial Archaeology: Any application for development within the areas identified on Map 1 are to be referred to the Provincial Archeology, Department of Tourism, Culture, Arts and Recreation”.
- Amend Section 6.26 Provincial Forestry Areas Silviculture Areas as follows: “As outlined on Map 9 Provincial Lands will be recognized and protected as directed by the Province, unless otherwise notified by the Forestry Division, Department of Fisheries, Forestry and Agriculture”.
- Add Section 7.1.5 Side Yard Calculations as follows: “Section 7.1.5 Side Yard Calculations - Where the calculation of a Side Yard Requirements results in a fractional number, that number shall be rounded to the nearest who number with 0.5 rounded up to the next whole number”.

- Add Section 7.7 Temporary Buildings and Structures as follows: “ 7.7 Temporary Building and Structures: Notwithstanding the zoning of a site: 1. Except as provided for in subsection (2), Council or an Officer of Council may allow the use of land or a Building or structure for the following, provided the proposed Building or structure is of a temporary nature and subject to such conditions deemed necessary by Council or an Officer of Council: (a) A scaffold or other temporary Building or structure incidental to construction or work in progress, on premises for which a building permit under the St. John’s Building By-Law has been granted, until such time as the work has been finished or abandoned; and 2. Council may allow a temporary Building or structure at or near the St. John’s Harbour, or other navigable waters within the City intended for Harbour or marine-related Uses, subject to such conditions deemed necessary by Council”.
- Amend Section 8.14 Bicycle Parking as follows: “(2) Bicycle Parking spaces shall be located near the building entrance and be equipped with a device to allow the bicycle to be secured”.
- Amend Section 8.3 Parking Standards for Personal Care Home as follows: “Personal Care Home: (minimum) 1 space for every 5 Units and (maximum) 1 space for every 2 Units”.
- Amend Residential 2 (R2) Zone to add Apartment Building as a Discretionary Use as follows: “(2) Discretionary Use: Apartment Building, maximum of 6 Dwelling Units”.
- Amend Residential 2 (R2) Zone to add Four-Plex as a Discretionary Use as follows: “(2) Discretionary Use: Four-plex”.
- Amend Residential 2 (R2) Zone to add Personal Care Home as a Discretionary Use as follows: “(2) Discretionary Use: Personal Care Home”.
- Amend Residential 2 Zone to add Zone Standard for a Personal Care Home and renumber the Sections that follow:

| | |
|-------------------------------|--------------------------------|
| “(11) Personal Care Home | |
| (a) Lot Area (minimum) | 750 metres square |
| (b) Lot Frontage (minimum) | 18 metres |
| (c) Building Line (minimum) | 6 metres |
| (d) Building Height (maximum) | 10 metres |
| (e) Side Yards (minimum) | Two of 1.2 metres, except on a |

Corner Lot where the Side Yard
abutting the Street shall be 6
metres

- | | |
|---------------------------|----------|
| (f) Rear Yard (minimum) | 6 metres |
| (g) Landscaping (minimum) | 30% |

- Amend Residential 3 (R3) Zone to add Personal Care Home as a Discretionary Use as follows: “(2) Discretionary Use: Personal Care Home”.
- Amend Residential 3 (R3) Zone to add Zone Standards for a Personal Care Home and renumber the Section that follow:
 - “(10) Personal Care Home

| | |
|-------------------------------|--|
| (a) Lot Area (minimum) | 650 metres square |
| (b) Lot Frontage (minimum) | 14 metres |
| (c) Building Line (minimum) | 1.5 metres |
| (d) Building Height (maximum) | 10 metres |
| (e) Side Yards (minimum) | Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres |
| (f) Rear Yard (minimum) | 4.5 metres |
| (g) Landscaping (minimum) | 30% |
- Amend Residential Downtown (RD) Zone Standards for Single Detached Dwelling as follows: “(3)(f) Rear Yard (minimum) 6 metres”.
- Amend Residential Downtown (RD) Zone Standards for Duplex Dwelling as follows: “(4)(f) Rear Yard (minimum) 6 metres”.
- Amend Residential Downtown (RD) Zone Standards for Semi-Detached Dwelling as follows: “(5)(f) Rear Yard (minimum) 6 metres”.
- Amend Residential Downtown (RD) Zone Standards for Townhouse as follows: “(6)(f) Rear Yard (minimum) 6 metres”.
- Amend Residential Downtown (RD) Zone Standards for Apartment Building as follows: “(7)(f) Rear Yard (minimum) 6 metres”.
- Amend Residential Downtown (RD) Zone Standards for Tiny Home Dwelling as follows: “(8)(f) Rear Yard (minimum) 6 metres”.
- Amend Residential Downtown (RD) Zone to allow the following number of Micro Units per Building: “Micro Units (maximum 6 per Building)”

- Amend Residential Downtown (RD) Zone to add Duplex Dwelling as a Permitted Uses as follows: “(1) Permitted Use: Duplex Dwelling”.
- Amend Residential Downtown (RD) Zone to add Semi-Detached Dwelling as a Permitted Uses as follows: “(1) Permitted Use: Semi-Detached Dwelling”.
- Amend Residential Downtown (RD) Zone for Apartment Building Zone Standards for Building Height as follows: “(7)(d) Building Height (maximum) – 10 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 10 metres as measured from the grade of the property over the site”.
- Amend Apartment Downtown (AD) Zone for Apartment Building Zone Standards for Building Height as follows: “(3)(c) Building Height (maximum) – 16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site”.
- Amend Apartment Downtown (AD) Zone for Personal Care Home Zone Standards for Building Height as follows: “(4)(d) Building Height (maximum) – 16 metres, as measured from all property boundaries, such that the height is adjusted to follow the grade of Streets or property boundaries provided Height does not exceed 16 metres as measured from the grade of the property over the site”.
- Amend Apartment 3 (A3) Zone for Apartment Building Zone Standards for Side Yards as follows: “(f) Side Yards (minimum) 2, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres”.
- Amend Apartment 3 (A3) Zone for Personal Care Home Zone Standards for Side Yards as follows: “(e) Side Yards (minimum) 2, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres”.
- Amend Commercial Downtown (CD) Zone as follows: “(3)(c) 0 metre stepback”
- Amend Commercial Downtown Mixed 2 (CDM2) Zone as follows: “(4)(d) Building Façade Stepback on Street (minimum): 0 metre stepback for first 18 metres in Building Height, 4 metre stepback for greater than 18 metres in Building Height

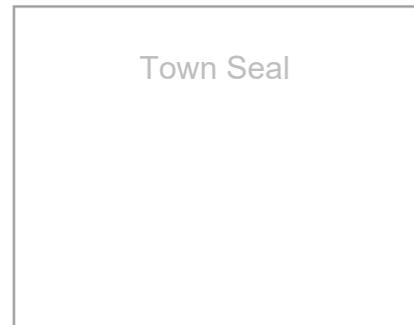
unless otherwise approved by Council. Where Building Façade abuts more than one Street, stepback shall be applied to a minimum of 2 Streets, such Streets being determined by the Chief Municipal Planner”.

- Amend Commercial Highway (CH) Zone Side Yard Zone Standards as follows: “(4)(e) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot”.
- Amend Commercial Office (CO) Zone Side Yard Zone Standards as follows: “(4)(f) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot”.
- Amend Commercial Office Hotel (COH) Zone Side Yard Zone Standards as follows: “(3)(e) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height to a maximum of 6 metres, except on a Corner Lot”.
- Amend Planned Mixed Development Zone 2 (PMD2) Zone as follows: “(10)(b) Landscaping and Screening shall be provided as identified on the attached schedules (Appendix PDM2) and in accordance with Section 7.6 Landscaping and Screening”.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



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