

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 13, 2022

Adding "Accessory Building" to Various Zones

July 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 13, 2022

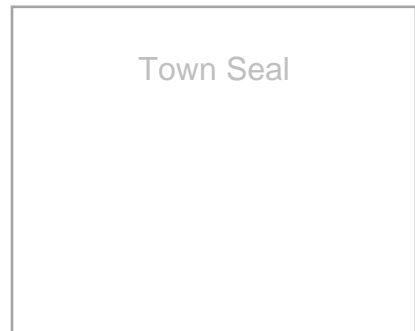
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 13, 2021.

Adopted by the City Council of St. John's on the 25th day of July, 2022.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 13, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



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|-----------------------------------|-------|
| Development Regulations/Amendment | |
| REGISTERED | |
| Number | _____ |
| Date | _____ |
| Signature | _____ |

CITY OF ST. JOHN'S

Development Regulations Amendment Number 13, 2022

BACKGROUND

The City of St. John's wishes to add the Accessory Building use to various zones. Under the previous Development Regulations, there was a regulation in Section 8 "General Site Requirements" that granted Council the authority to allow an Accessory Building for any Permitted or Discretionary Use listed in the zone tables. Under the Envision Development Regulations, an Accessory Building is a defined use and therefore should also be listed in the zone tables as either a Permitted Use or a Discretionary Use, rather than relying on Section 8.

In reviewing the Envision Development Regulations zone tables, it is noted that there are some zones which do not list Accessory Building. To allow consideration of Accessory Buildings in appropriate zones, it is recommended to add "Accessory Building" as a Permitted Use in the following zones:

- Commercial Downtown (CD) Zone;
- Commercial Downtown Mixed (CDM) Zone;
- Commercial Downtown Mixed 2 (CDM2) Zone;
- Industrial Special (IS) Zone; and

To add Accessory Building as a Discretionary Use in the following zone:

- Open Space (O) Zone.

Accessory Buildings in the Open Space Zone should be considered on a case-by-case basis, and therefore it is recommended to add the use as discretionary.

This amendment was prompted by an application at 65 Bonaventure Avenue. The applicant proposed an Accessory Building within the Open Space (O) Zone.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on June 25, July 2 and July 9, 2022. A notice of the amendment was also mailed to property owners within 150 metres of 65 Bonaventure Avenue and posted on the City's website. There were no submissions received by the City Clerk's Office.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to add the Accessory Building use to Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 13, 2022

The City of St. John's Development Regulations, 2021 is amended by:

- 1) Adding "Accessory Building" as a Permitted Use to the following Zones:
 - a. Commercial Downtown (CD) Zone;
 - b. Commercial Downtown Mixed (CDM) Zone;
 - c. Commercial Downtown Mixed 2 (CDM2) Zone;
 - d. Industrial Special (IS) Zone; and

- 2) Adding "Accessory Building" as a Discretionary Use to the following Zone:
 - a. Open Space (O) Zone.