

RESIDENTIAL REDUCED LOT (RRL) ZONE

RRL

(1) PERMITTED USES

Accessory Building	Single Detached Dwelling
Home Office	

(2) ZONE STANDARDS

(a)	Lot Area (minimum) (2022-05-27)	250 metres square
(b)	Lot Frontage (minimum) (2022-05-27)	10 metres
(c)	Building Line (minimum) (2022-05-27)	7 metres
(d)	Building Height (maximum) (2022-05-27)	8 metres
(e)	Side Yards (minimum) (2022-05-27)	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) (2022-05-27)	6 metres

(3) NOTWITHSTANDING SECTION 7, HARD LANDSCAPING OF THE FRONT YARD SHALL NOT EXCEED 3.6 METRES IN WIDTH.

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 16, 2022

**Amending the Maximum Driveway and Hard Landscaping Width in the
Residential Reduced Lot (RRL) Zone**

August 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 16, 2022

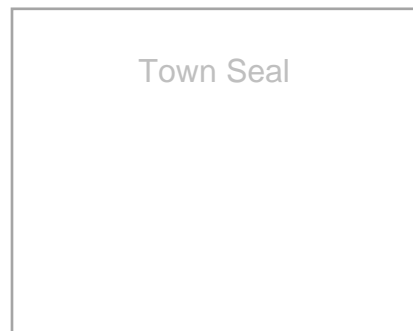
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 16, 2021.

Adopted by the City Council of St. John's on the 6th day of September, 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 16, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 16, 2022

BACKGROUND AND ANALYSIS

The City of St. John's wishes to revise its Development Regulations regarding Driveways in the Residential Reduced Lot (RRL) Zone to allow consideration for larger Driveways in situations where snow storage requirements can also be met.

Currently the RRL Zone states that hard landscaping of the front yard shall not exceed 3.6 metres in width (i.e., a single driveway). This was implemented when the RRL Zone was created, to ensure enough landscaped area on narrow lots to accommodate snow storage for a calculated snow cone from City snowblowers. Since that time the City has changed its method of calculating snow storage. The snow cone method is no longer used; rather, calculations are based on the overall lot area. It is possible that a RRL zoned subdivision could have lots which are wide enough to accommodate a double driveway plus the required snow storage. It is recommended to amend the RRL Zone to accommodate these situations. If snow storage requirements cannot be met, the lot will not be permitted to have a wider driveway.

The Public Works Department wanted to ensure that lots in the RRL Zone have enough area in the front yard closest to the street to accommodate snow storage. This has been incorporated into the proposed new regulation. It will allow space for snow storage closest to the street, while also allowing some hard landscaping (pathways) closest to the dwelling.

This amendment was prompted by a subdivision and development application at 670 Kenmount Road for 60 single detached dwellings. The City has recently rezoned a portion of the property at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone. During the application review for 670 Kenmount Road, the applicant requested a text amendment to allow a larger driveway on wider lots where snow storage can be accommodated. At the time of the request, the public consultation was already completed for the rezoning, so it was recommended to bring their request forward as a separate text amendment.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on July 30, August 6, and August 13, 2022. A notice of the amendment was also mailed to all property owners within the Residential Reduced Lot (RRL) Zone and posted on the City's website. No submissions were received by the City Clerk's Office. One participant on the City's Engage Page indicated that they were supportive of the amendment.

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 amend the maximum width of Driveways in the RRL Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 16, 2022

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

- 1) Repealing Residential Reduced Lot (RRL) Zone Section (3) and substituting the following:**

“(3) Notwithstanding Section 7.6, Driveways together with Hard Landscaping as measured at the property boundary abutting the Street, shall not exceed 3.6 metres in width unless otherwise allowed in a snow storage plan.”