RESIDENTIAL 1 (R1) ZONE REGULATIONS

SINGLE DETACHED DWELLING
LOT AREA (MIN.) – 450m²
LOT FRONTAGE (MIN.) – 15m
BLDG LINE (MIN.) – 6m
BLDG HEIGHT (MAX.) – 9m
SIDE YARD (MIN.) – 1.2m
REAR YARD (MIN.) – 6m

APARTMENT 2 (A2) ZONE REGULATIONS

APARTMENT BUILDING
LOT AREA (MIN.) – 650m²
LOT FRONTAGE (MIN.) – 20m
BLDG LINE (MIN.) – 6m
BLDG HEIGHT (MAX.) – 24m
SIDE YARD (MIN.) – 1m FOR 4m OF HEIGHT
REAR YARD (MIN.) – 6m
LOT COVERAGE (MAX.) – 40%
LANDSCAPING (MIN.) – 30%

LEGEND

- NEW MANHOLE
- NEW CATCH BASIN
- EXISTING MANHOLE
- EXISTING GATE VALVE
- NEW GATE VALVE
- TEE
- NEW FIRE HYDRANT
- EXISTING WATER MAIN
- NEW WATER MAIN
- EXISTING SANITARY SEWER MAIN
- NEW SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- POLE
- GUY
- NEW ASPHALT SURFACE
- NEW CONCRETE SIDEWALK
- NEW LANDSCAPED AREA

#5 WATERFORD BRIDGE ROAD

EXISTING CURB AND SIDEWALK TO BE REMOVED AND REPLACED WITH HIGH BACK CURB AND SIDEWALK.

WATERFORD BRIDGE ROAD

EXISTING PROPERTY BOUNDARY

20.96m

FLOODPLAIN BUFFER

END OF EXISTING RETAINING WALL.

15m

FUTURE ACCESS TO R1 LOT

R1
LOT AREA
1055m²

24.85m

7.5m

START OF NEW FENCE

NEW 1.8m HIGH P.T. WOOD FENCE

NEW SUBDIVIDED PROPERTY BOUNDARY

69.6m

END OF NEW FENCE

12.92m

EXISTING CURB, GUTTER AND SIDEWALK TO BE REMOVED AND REPLACED WITH NEW CURB, GUTTER AND SIDEWALK WITH LOW BACK AT NEW DRIVEWAY LOCATION.

6m

3.34m

9.94m

9.92m

7.34m

6m SETBACK

7m

5.79m

2.74m

NEW BIKE RACKS (2)–4 SPACES

33.3m

24.15m

2.74m

5.79m

EXISTING BUILDING WITH PROPOSED 6–UNITS

6.4m

O/H DOOR

O/H DOOR

O/H DOOR

INDOOR PARKING AREA

9.05m

3.05m

A2
LOT AREA
2050m²

14.45m

EXISTING PROPERTY BOUNDARY

START OF EXISTING RETAINING WALL.

START OF NEW FENCE.

7.5m

29.91m

5.9m

4.57m

14.16m

1.3m

17.67m

3.24m

8.26m

END OF NEW FENCE.

#9 WATERFORD BRIDGE ROAD

NEW 1.8m HIGH P.T. WOOD FENCE

100 YEAR FLOODPLAIN

WATERFORD RIVER

0 1 3 5 7m

NOTES:
1. DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.
3. CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
4. THE MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR TRENCHING SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEMS NO. 352 (FULL DEPTH ASPHALT PATCH) AND NO. 358 (RE–PROFILING AND ASPHALT PATCHING) OF THE CITY OF ST. JOHNS SPEC. BOOK
5. STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT–OF–WAY.
6. A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
7. ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.

No.	REVISIONS	BY	DATE
F	REVISED FOR LUR	D.J.M.	04/23/25
E	REVISED FOR LUR	D.J.M.	01/30/25
D	REVISED FOR LUR	D.J.M.	11/25/24
C	REVISED FOR LUR	D.J.M.	06/25/24
B	REVISED FOR LUR	D.J.M.	02/20/24
A	ISSUED FOR LUR	D.J.M.	01/26/24

A – PLAN, SECTION, ELEVATION, OR DETAIL No.
B – No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC ENGINEERING LTD.
Civil • Management • Consulting
62 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z6
TEL: (709) 368–1669
FAX: (709) 368–0318
info@DynamicEngineering.ca

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:
HARBOUR CAPITAL CORP.

PROJECT TITLE:
PROPOSED
RESIDENTIAL DEVELOPMENT
7 WATERFORD BRIDGE RD.

DRAWING TITLE:
PRELIMINARY
LOT LAYOUT

DRAWN/DESIGNED BY:	DATE:
D.J.M.	MARCH 2025
APPROVED BY: D.J.M.	SCALE: AS SHOWN

PROJECT No.:	DRAWING No.:	REV.:
22235	PR1	F