



SUBJECT PROPERTY

702

696

694

692

690

688

680

CR

35

25

30

CR

TORBAY RD

WHITE ROSE DR

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

CITY OF ST. JOHN'S

W:\Engwork\Planw\applications 2020\rez2000007-35 white rose drive.mxd

10.7 RESIDENTIAL MIXED (RM) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.7.1 Permitted Uses

Residential:

- (a) Accessory Building (subject to Section 8.3.6) (1995-06-09)
- (b) Apartment House
- (c) Bed and Breakfast (subject to Section 7.27) (1998-10-23)(2008-01-25)
- (d) Boarding or Lodging House
(accommodating between five (5) and sixteen (16) persons) (1999-04-16)
- (e) Duplex Dwelling
- (f) Home Office (subject to Section 7.9) (1997-08-08)
- (g) Semi-Detached Dwelling
- (h) Single-Detached Dwelling
- (i) Subsidiary Apartment
- (j) Townhousing

Private/Commercial:

- (k) **Clinic**
- (l) Club
- (m) Commercial School
- (n) Converted Building (Subject to Section 7.21). (2003-12-12)
- (o) Office
- (p) **Pharmacy**
- (q) Parking Area Accessory to the Foregoing Uses
- (r) Service Shop

Recreational:

- (s) Park

Other:

- (t) Family Home Child Care Service (subject to Section 7.6) (2004-05-14)

10.7.2 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) Heritage Use
- (d) Home Occupation (subject to Section 7.8) (1997-08-08)
- (e) Parking Lot (subject to Section 7.13)
- (f) Personal Care Home (1999-02-26)
- (g) Planned Unit Development (subject to Section 5.10.3)

RM

10.17 COMMERCIAL NEIGHBOURHOOD (CN) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

10.17.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building **(1995-12-08)**
(2007-04-05)

Public:

- (b) Library
- (c) Adult Day Care Facility (subject to Section 7.2)

Commercial:

- (d) Bakery
- (e) Bank (Subject to Section 7.30) **(2012-06-29)**
- (f) **Clinic**
- (g) Commercial School
- (h) Custom Workshop
- (i) Dry-cleaning Establishment
- (j) Laundromat
- (k) Office
- (l) Parking Area
- (m) Printing Establishment
- (n) Retail Store
- (o) Service Shop
- (p) Sign Maker's Shop
- (q) Veterinary Clinic

Recreational:

- (r) Park

Other:

- (s) Public Utility

CN

10.18 COMMERCIAL OFFICE (CO) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.18.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building (except the property located at Civic Number 172 Logy Bay Road) **(1995-12-08) (2007-04-05) (2007-12-21)**
- (b) Seniors' Apartment Building (subject to Section 7.18) (except the property located at Civic Number 172 Logy Bay Road) **(1995-06-09) (2007-12-21)**
- (c) Office
- (d) Parking Area (except the property located at Civic Number 172 Logy Bay Road) **(1999-02-05) (2007-12-21)**
- (e) Convenience Store (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (f) Service Shop (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

Recreational:

- (g) Park (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

Other:

- (h) Adult Day Care Facility ((subject to Section 7.2)(except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (i) Day Care Centre (subject to Section 7.6) (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**
- (j) Public Utility (except the property located at Civic Number 172 Logy Bay Road) **(2007-12-21)**

10.18.2 Discretionary Uses (subject to Section 5.8)

- (a) Commercial School (except the property located at Civic Number 172 Logy Bay Road) **(1997-01-31) (2007-12-21)**
- (b) Recycling Depot (except the property located at Civic Number 172 Logy Bay Road) **(1997-11-21) (2007-12-21)**
- (c) **Clinic (except the property located at Civic Number 172 Logy Bay Road)** **(2005-03-04) (2007-12-21)**
- (d) Uses Complementary to a Seniors' Apartment Building (except the property located at Civic Number 172 Logy Bay Road) (subject to Section 7.18) **(2007-02-09) (2007-12-21)**
- (e) Private Park (except the property located at Civic Number 172 Logy Bay Road) **(2007-10-05) (2007-12-21)**
- (f) Heritage Use (except the property located at Civic Number 172 Logy Bay Road) **(2012-02-10)**
- (g) Small Scale Wind Turbine **(2012-06-01)**
- (h) Dwelling Units located on the ground floor **(2015-05-01)**

CO

10.19 COMMERCIAL OFFICE HOTEL (COH) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.19.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building (2007-04-05)
- (b) Seniors' Apartment Building (subject to Section 7.18) (1995-06-09)

Commercial:

- (c) Bakery
- (d) Bank (Subject to Section 7.30) (2012-06-29)
- (e) Clinic
- (f) Club
- (g) Commercial School
- (h) Hotel
- (i) Office
- (j) Parking Area (1999-02-05)
- (k) Pharmacy
- (l) Printing Establishment
- (m) Eating Establishment (subject to Section 7.21) (1995-09-15)
- (n) Service Shop
- (o) Sign Maker's Shop
- (p) Veterinary Clinic

Recreational:

- (q) Park

Other:

- (r) Adult Day Care Facility (subject to Section 7.2)
- (s) Day Care Centre (subject to Section 7.6)
- (t) Public Use
- (u) Public Utility

10.19.2 Discretionary Uses

- (a) Uses Complementary to a Seniors' Apartment Building (Subject to Section 7.18) (2007-02-09)
- (b) Dwelling Units located on the ground floor (1st Storey) of a Building (2007-04-05)
- (c) Private Park (2007-10-05)
- (d) Small Scale Wind Turbine (2012-06-01)

COH

10.20 COMMERCIAL HIGHWAY (CH) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.20.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Commercial:

- (b) Auction House
- (c) Bakery
- (d) Bank (Subject to Section 7.30) **(2012-06-29)**
- (e) Car Sales Lot
- (f) Car Washing Establishment (Subject to Section 7.31) **(2012-06-29)**
- (g) Church
- (h) **Clinic**
- (i) Club
- (j) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (k) Commercial School
- (l) Communications Use
- (m) Dry Cleaning Establishment
- (n) Eating Establishment (Subject to Section 7.21)(Subject to Section 7.30)
(1995-09-15) (2012-06-29)
- (o) Hotel
- (p) Laundromat
- (p.1) Lounge **(2011-05-06)**
- (q) Office
- (r) Parking Area
- (s) Printing Establishment
- (t) Recycling Depot (A Recycling Depot shall not be allowed on property located between Airport Road and Portugal Cove Road which was the subject of St. John's Development Regulations Amendment Number 325, 2004) **(1997-11-21) (2004-10-01)**
- (u) Retail of Building Supplies
- (v) Retail Store
- (w) School
- (x) Service Shop
- (y) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)
(1995-06-09)(2012-06-29)
- (z) Sign Maker's Shop

CH

10.21 COMMERCIAL REGIONAL (CR) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.21.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Public:

- (b) Library

Commercial:

- (c) Bakery
- (d) Bank (Subject to Section 7.30) **(2012-06-29)**
- (e) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (f) Church
- (g) **Clinic**
- (h) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (i) Commercial School
- (j) Communications Use
- (k) Custom Workshop
- (l) Department Store
- (m) Drycleaning Establishment
- (n) Eating Establishment (subject to Section 7.21)(Subject to Section 7.30)
(1995-09-15)(2012-06-29)
- (o) Hotel
- (p) Laundromat
- (p.1) Lounge **(2011-05-06)**
- (q) Office
- (r) Parking Area
- (s) Printing Establishment
- (t) Recycling Depot **(1997-11-21)**
- (u) Retail of Building Supplies
- (v) Retail Store
- (w) Retail Warehouse
- (x) School
- (y) Service Shop
- (z) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)
(1995-06-09)(2012-06-29)
- (aa) Shopping Centre
- (bb) Sign Maker's Shop
- (cc) Taxi Business
- (dd) Veterinary Clinic

CR

Permitted Uses:

- (a) Bank (Subject to Section 7.30) (2012-06-29)
- (b) **Clinic**
- (c) Dry Cleaning Establishment
- (d) Eating Establishment (Subject to Section 7.21)(Subject to Section 7.31) (2012-06-29)
- (e) Office
- (f) Parking Area
- (g) Pharmacy
- (h) Recreational Use
- (i) Retail Store
- (j) Service Shop

Discretionary Uses:

- (a) Public Use
- (b) Public Utility (2005-08-19)

10.22 COMMERCIAL MIXED USE (CM) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour)

10.22.1 Permitted Uses

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building (1995-12-08) **(2007-04-05)** (except the property located at Civic Number 615 Empire Avenue) **(2007-12-14)**
- (b) Bed and Breakfast (subject to Section 7.27) **(1998-10-23)** (except the property located at Civic Number 615 Empire Avenue) **(2007-12-14) (2008-01-25)**
- (c) Boarding or Lodging House (accommodating between five (5) and sixteen (16) persons **(1999-04-16)** (except the property located at Civic Number 615 Empire Avenue) **(2007-12-14)**

Public:

- (d) Adult Day Care Facility (subject to Section 7.2) (except the property located at Civic Number 615 Empire Avenue) **(2007-12-14)**
- (e) Church (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**
- (f) Cultural Center (except the property located at Civic Number 615 Empire Avenue) **(2007-12-14)**
- (g) Library (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**
- (h) School (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**

Commercial:

- (i) Bakery (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**
- (j) Bank (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**
(Subject to Section 7.30) **(2012-06-29)**
- (k) **Clinic (except the property located at Civic No. 615 Empire Avenue)** **(2007-12-14)**
- (l) Commercial School (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**
- (m) Communications Use (except the property located at Civic No. 615 Empire Avenue) **(2007-12-14)**
- (n) Custom Workshop (except the property located at Civic Number 615 Empire Avenue) **(2007-12-14)**

CM

10.22(A) COMMERCIAL MIXED USE – PLEASANTVILLE (CM-PLEASANTVILLE) ZONE
(2009-04-03)

10.22(A).1 Permitted Uses

Residential:

- (a) Dwelling Units on any floor of a Building
- (b) Bed and Breakfast (Subject to Section 7.27)
- (c) Boarding or Lodging House (accommodating between five (5) and sixteen (16) persons)

Public:

- (d) Adult Day Care Facility (Subject to Section 7.2)
- (e) Church
- (f) Cultural Center
- (g) Library
- (h) School

Commercial:

- (i) Bakery
- (j) Bank (Subject to Section 7.30) (2012-06-29)
- (k) Clinic
- (l) Commercial
- (m) Communications Use
- (n) Custom Workshop
- (o) Dry Cleaning Establishment
- (p) Eating Establishment (Subject to Section 7.21) (Subject to Section 7.31) (2012-06-29)
- (q) Hotel
- (r) Laundromat
- (r.1) Lounge (2011-05-06)
- (s) Office
- (t) Parking Area
- (u) Printing Establishment
- (v) Retail Store
- (w) Service Shop
- (x) Service Station and Gas Bar (Subject to Section 7.20) (Subject to Section 7.30)
(2012-06-29)
- (y) Sign Maker's Shop
- (z) Taxi Business

CM-PLEASANTVILLE

10.23 COMMERCIAL CENTRAL MIXED USE (CCM) ZONE
(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.23.1 Permitted Uses

Note: The only use allowed at Civic No. 40 Henry Street (formerly Star of the Sea Hall site) is a building with residential dwelling units. **(2012-06-01)**

Residential:

- (a) Dwelling Units located in the second and/or higher Storeys of a Building
(1995-12-08)(2007-04-05)
- (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)**

Public:

- (d) Adult Day Care Facility (subject to Section 7.2)
- (e) Church
- (f) Cultural Center
- (g) Library
- (h) School

Commercial:

- (i) Bakery
- (j) Bank (Subject to Section 7.30) **(2012-06-29)**
- (k) **Clinic**
- (l) Commercial School
- (m) Communications Use
- (n) Custom Workshop
- (o) Dry Cleaning Establishment
- (p) Eating Establishment (Subject to Section 7.21)(Subject to Section 7.30)
(1995-09-15)(2012-06-29)
- (q) Hotel
- (r) Laundromat
- (r.1) Lounge **(2011-05-06)**
- (s) Office
- (t) Parking area
- (u) Printing Establishment
- (v) Retail Store
- (w) Service Shop
- (x) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)
(1995-06-09)(2012-06-29)
- (y) Sign Maker's Shop
- (z) Taxi Business
- (aa) Transportation Terminal

CCM

10.24 COMMERCIAL CENTRAL OFFICE (CCO) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.24.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Public:

- (b) Cultural Center
- (c) Library

Commercial:

- (d) Bakery
- (e) Bank (Subject to Section 7.30) **(2012-06-29)**
- (f) **Clinic**
- (g) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (h) Commercial School
- (i) Communications Use
- (j) Custom Workshop
- (k) Dry Cleaning Establishment
- (l) Eating Establishment (subject to Section 7.21) (Subject to Section 7.30)
(1995-09-15) (2012-06-29)
- (m) Hotel
- (n) Laundromat
- (n.1) Lounge **(2011-05-06)**
- (o) Office
- (p) Parking Area
- (q) Printing Establishment
- (r) Retail Store
- (s) Service Shop
- (t) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)
(1995-06-09)(2012-06-29)
- (u) Sign Maker's Shop
- (v) Taxi Business
- (w) Transportation Terminal
- (x) Wholesale Business

Recreational:

- (y) Park

Other:

- (z) Day Care Centre (subject to Section 7.6)
- (aa) Public Use
- (bb) Public Utility

CCO

10.25 COMMERCIAL CENTRAL RETAIL (CCR) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.25.1 Permitted Uses

Residential:

- (a) Dwelling Unit within Buildings having an F.A.R. not exceeding 3.0

Public:

- (b) Adult Day Care Facility (subject to Section 7.2)
- (c) Cultural Centre
- (d) Library

Commercial:

- (e) Bakery
- (f) Bank (Subject to Section 7.30) (2012-06-29)
- (g) Clinic
- (h) Commercial School
- (i) Communications Use
- (j) Custom Workshop
- (k) Department Store
- (l) Dry Cleaning Establishment
- (m) Eating Establishment (subject to Section 7.21) (Subject to Section 7.30)
(1995-09-15) (2012-06-29)
- (n) Hotel
- (o) Laundromat
- (o.1) Lounge (2011-05-06)
- (p) Office
- (q) Parking Area
- (r) Printing Establishment
- (s) Retail Store
- (t) Service Shop
- (u) Sign Maker's Shop
- (v) Taxi Business
- (w) Wholesale Business as Accessory Use to Retail Use Only

Other:

- (x) Day Care Centre (subject to Section 7.6)
- (y) Park
- (z) Public Use
- (aa) Public Utility

CCR

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.26.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Commercial:

- (a) Auction House
- (b) Bakery
- (c) Bank (Subject to Section 7.30) (2012-06-29)
- (d) Car Sales Lot
- (e) Car Washing Establishment (Subject to Section 7.30) (2012-06-29)
- (f) **Clinic**
- (g) Club
- (h) Commercial Garage (Subject to Section 7.30) (2012-06-29)
- (i) Commercial School
- (j) Communications Use
- (k) Custom Workshop
- (l) Dry-Cleaning Establishment
- (m) Eating Establishment (subject to Section 7.21) (Subject to Section 7.30) (2012-06-29)
- (n) Hotel
- (o) Laundromat
- (o.1) Lounge (2011-05-06)
- (p) Office
- (q) Parking Area
- (r) Printing Establishment
- (s) Recycling Depot
- (t) Retail of Building Supplies
- (u) Retail Store
- (v) Retail Warehouse
- (w) Service Shop
- (x) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30) (2012-06-29)
- (y) Shopping Centre
- (z) Sign Maker's Shop
- (aa) Taxi Business
- (bb) Warehouse
- (cc) Woodworking Shop

Public:

- (a) Library
- (b) School

CK

INDUSTRIAL ZONES

10.27 COMMERCIAL INDUSTRIAL (CI) ZONE

(See Section 5.1.4 - Development Above the 190 Metre Contour Elevation)

10.27.1 Permitted Uses

Residential:

- (a) Accessory Dwelling Unit

Commercial:

- (b) Auction House
- (c) Bakery
- (d) Car Sales Lot
- (e) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (f) Church
- (g) Commercial Garage (Subject to Section 7.30) **(2012-06-29)**
- (h) Communications Use
- (i) Convenience Store
- (j) Custom Workshop
- (k) Hotel **(1994-08-26)**
- (l) Office
- (m) Parking Area
- (n) Printing Establishment
- (o) Recycling Depot **(1997-11-21)**
- (p) Retail of Building Supplies and Furniture
- (q) Retail Use - associated with a light industrial use or wholesale business
- (r) School
- (s) Service Shop associated with any other permitted use
- (t) Service Station and Gas Bar (subject to Section 7.20) (Subject to Section 7.30)
(1995-06-09) (2012-06-29)
- (u) Taxi Business
- (v) Tourism Use **(1994-08-26)**
- (w) Transportation Depot
- (x) Veterinary Clinic
- (y) Veterinary Hospital
- (z) Warehousing
- (aa) Wholesale Business
- (bb) Craft Brewery/Distillery **(2019-07-19)**

Industrial:

- (cc) Light Industrial Use

Recreational:

- (dd) Park
- (ee) Recreational Use

CI

Other:

- (ff) Day Care Centre (subject to Section 7.6) (1995-09-15)
- (gg) Public Use
- (hh) Public Utility

10.27.2 Discretionary Uses (subject to Section 5.8)

- (a) **Clinic**
- (b) Commercial School
- (c) Helicopter Operation and Maintenance Facility (1995-06-09)
- (d) Eating Establishment (subject to Section 7.21)(1995-09-15) (Subject to Section 7.30) (2012-06-29)
- (e) Private Park (2007-10-05)
- (f) Place of Amusement
- (g) Small Scale Wind Turbine (2012-06-01)
- (h) Undertaker's Establishment
- (i) Retail Store (2016-07-08)
- (j) Heavy Equipment Storage (subject to Section 7.25 and Section 8.5.1) (2016-07-08)
- (k) Dwelling Units located in the second and/or higher storeys of a building (2016-11-04)
- (l) Vehicle Storage Yard (2019-02-01)
- (m) Lounge (2019-02-22)

10.27.3 Excluded Uses:

Any Hazardous or Noxious Use

10.27.4 Property at Civic Number 456 Empire Avenue

Notwithstanding Section 10.27.1 and 10.27.2, the following are the list of Permitted Uses and Discretionary Uses allowed at Civic Number 456 Empire Avenue:

Permitted Uses:

- (a) Accessory Dwelling Unit
- (b) Auction House
- (c) Bakery
- (d) Church
- (e) Communications Use
- (f) Custom Workshop
- (g) Office
- (h) Parking Area
- (i) Printing Establishment
- (j) Retail Use - associated with a light industrial use or wholesale business
- (k) Service Shop - associated with any other Permitted Use
- (l) Taxi Business
- (m) Veterinary Clinic
- (n) Warehousing
- (o) Wholesale Business
- (p) Park
- (q) Public Use
- (r) Public Utility
- (s) Recreational Use

CI

Discretionary Uses:

- (i) Car Sales Lot
- (ii) Car Washing Establishment (Subject to Section 7.30) **(2012-06-29)**
- (iii) **Clinic**
- (iv) Commercial Garage(Subject to Section 7.30) **(2012-06-29)**
- (v) Commercial School
- (vi) Convenience Store
- (vii) Day Care Centre (subject to Section 7.6)
- (viii) Eating Establishment (subject to Section 7.21) (Subject to Section 7.31) **(2012-06-29)**
- (ix) Helicopter Operation and Maintenance Facility
- (x) Hotel
- (xi) Light Industrial Use
- (xii) Place of Amusement
- (xiii) Private Park **(2007-10-05)**
- (xiv) Recycling Depot
- (xv) Retail of Building Supplies and Furniture
- (xvi) School
- (xvii) Service Station and Gas Bar (Subject to Section 7.20)(Subject to Section 7.31) **(2012-06-29)**
- (xviii) Tourism Use
- (xix) Transportation Depot
- (xx) Undertakers Establishment
- (u) Veterinary Hospital **(2006-09-08)**

10.27.5 Zone Requirements

- (1) The following requirements shall apply to all Commercial and Industrial uses, except Service Stations:

- (a) Lot Area (minimum) 1800 square metres
- (b) Lot Frontage (minimum) 45 m
- (c) Lot Coverage (maximum) 50%
- (d) Floor Area Ratio (maximum) 0.5
- (e) Building Height (maximum) 15 m
- (f) Building Line (minimum) 20 m
- (g) Side Yards (minimum) 3 m

Notwithstanding the foregoing, Council may, in its discretion, allow a reduced Side Yard of 2 metres. (2006-05-19)

- (h) Side Yard on Flanking Road (minimum) 10 m
- (i) Rear Yard (minimum) 3 m
- (j) Landscaping (minimum) 20%

- (i) except for driveways not exceeding a width of 10 m and used exclusively for the circulation of motor vehicles, the following areas shall be landscaped with plant materials and maintained thereafter,

- all land within 3 m of a Fronting Street Line; **(1999-11-26)**
- all land within 3 m of a Flanking Street Line;
- all land within 1 m of another Lot Line;