

ST. JOHN'S	PERS – Rezoning / Municipal Plan / Development Regulations Amendment Checklist	Planning, Engineering, & Regulatory Services
	REZONING / MUNICIPAL PLAN / DEVELOPMENT REGULATIONS AMENDMENT CHECKLIST	

Description	SECTION 1
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REZONING means a change to the existing zoning of a property.

MUNICIPAL PLAN AMENDMENT means a change to the St. John's Municipal Plan.

TEXT AMENDMENT means a change in the wording in the St. John's Municipal Plan and/or Development Regulations.

Prior to making an application for a Rezoning, Municipal Plan and/or Development Regulations amendment, it is recommended to contact City of St. John's Planning and Development Staff to discuss your proposal. A separate application and associated fee(s) must be submitted for any development requiring Development Approval.

To Be Submitted	SECTION 2
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Planning/Development Application Form

Application fee: Municipal Plan and/or Development Regulations Amendment (Planning and Development Fee Schedule).

Survey – written description and plot plan showing all existing easements, encroachments, and Buildings.

Site Plan which includes (*may not be required for a Municipal Plan or Text Amendment):

- Boundaries and Easements – Provide property boundaries and existing/required easement locations.
- Building Location – Indicate the building location on the plan, including the location of the foundation, measurements between the foundation and boundaries, and other features of the site (parking lot, other buildings, etc.)
- Access – Show how the Lot is accessed from the Street and, if applicable, confirm that adequate emergency access is provided. In addition, any proposed pedestrian connections should be shown.
- Parking – Include driveway location and dimensions, or parking lot layout. For parking lot, demonstrate proposed layout and dimensions of parking stalls including accessible spaces and locations of any garbage bins.
- Landscaping/Urban Forestry – Identify proposed landscaped areas (include the percentage of overall site to be landscaped).

- Servicing – Show existing municipal services. Proposed connection points for water, sanitary and storm sewer should be shown. If available, pipe routing can also be provided (pipe slopes, diameters do not need to be provided at this time).
- Hydrant – Indicate the nearest existing public hydrant (yellow) on the plan.
- Shared Accesses and Maintenance Agreements – Attach any such agreements which exist or identify any proposed shared accesses or maintenance or infrastructure.
- Zoning Table – Include the zoning table on the site plan as shown on the sample plan (see attached sample site plan)

Applicant Signature	SECTION 3
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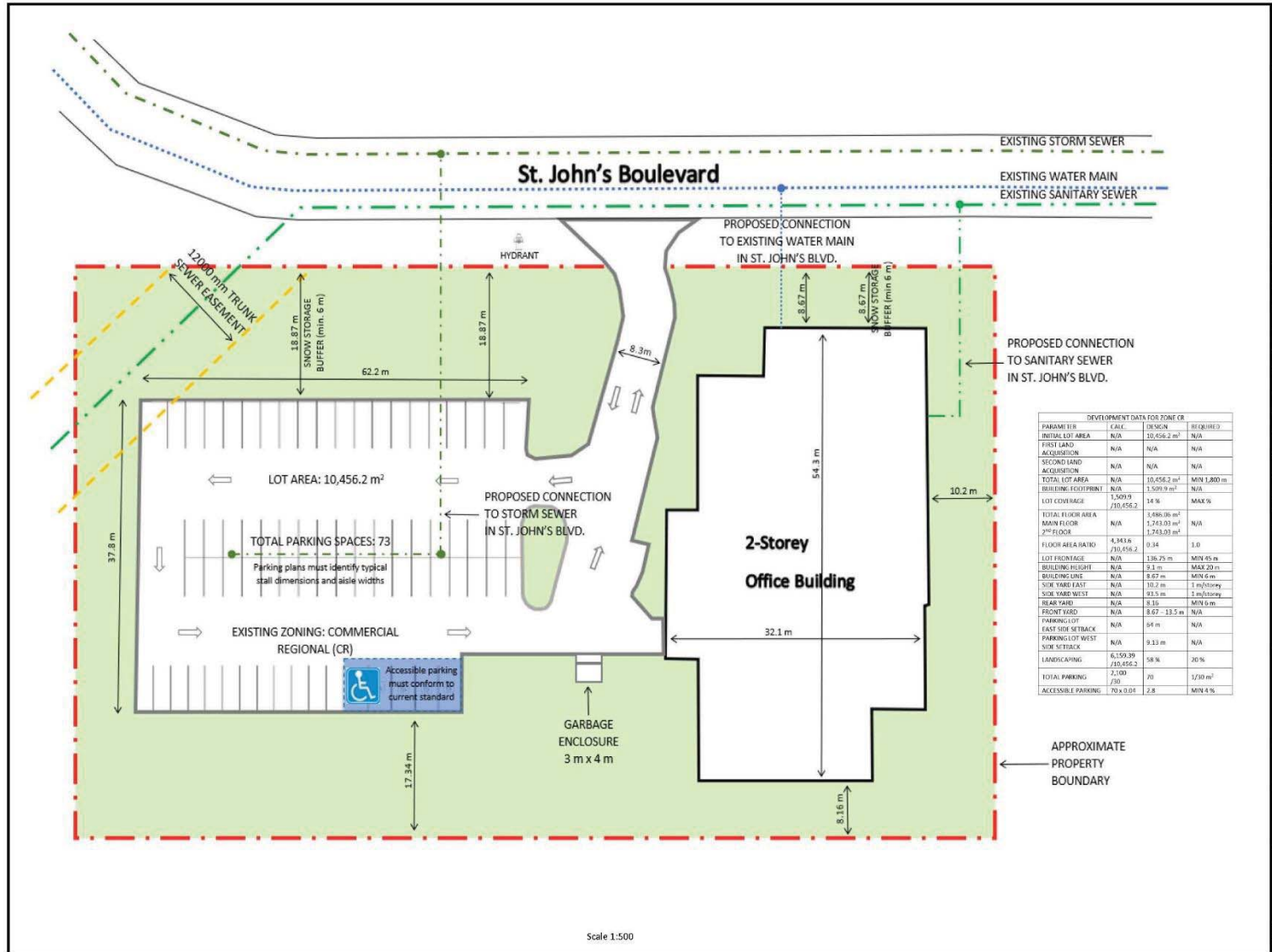
By signing this checklist, you verify that the information provided is accurate.

Signature _____ Date _____

Privacy Statement	SECTION 4
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Collection of Personal information via this form is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to process your Rezoning / Municipal Plan / Development Regulations Amendment Application. Questions about the collection and use of the information may be directed to the Supervisor of Planning and Development by email: planning@stjohns.ca or by phone 709-576-8220.

Please submit completed form to:	Inspection Services 3 rd Floor Annex 10 New Gower Street P.O. Box 908 St. John's, NL A1C 5M2	Email: permits@stjohns.ca Fax: 709-576-8160 Call: 709-576-8565
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DEVELOPMENT DATA FOR ZONE CR			
PARAMETER	CALC.	DIMEN.	REQUIRED
INITIAL LOT AREA	N/A	10,456.2 m²	N/A
FIRST LAND ACQUISITION	N/A	N/A	N/A
SECOND LAND ACQUISITION	N/A	N/A	N/A
TOTAL LOT AREA	N/A	10,456.2 m²	MIN 1,800 m²
BUILDING EQUIPMENT	N/A	1,509.9 m²	N/A
LOT COVERAGE	1,509.9 / 10,456.2	14%	MAX 9%
TOTAL FLOOR AREA	N/A	1,486.06 m²	N/A
1 ST FLOOR	N/A	1,741.03 m²	N/A
2 ND FLOOR	N/A	1,243.03 m²	N/A
FLOOR AREA RATIO	4,348.9 / 10,456.2	0.34	1.0
LOT FRONTAGE	N/A	136.75 m	MIN 45 m
BUILDING HEIGHT	N/A	7.1 m	MAX 20 m
BUILDING LINE	N/A	6.67 m	MIN 6 m
SIDE YARD EAST	N/A	10.2 m	1 m/1storey
SIDE YARD WEST	N/A	9.5 m	1 m/1storey
REAR YARD	N/A	6.16 m	MIN 6 m
FRONT SETBACK	N/A	8.67 m	13.5 m
PARKING LOT	N/A	64 m	N/A
EAST SIDE SETBACK	N/A	9.33 m	N/A
PARKING LOT WEST SIDE SETBACK	N/A	9.33 m	N/A
LANDSCAPING	6,159.39 / 10,456.2	58%	26%
TOTAL PARKING	73	0	1/20 m²
ACCESSIBLE PARKING	70 x 0.04	2.8	MIN 4%

PRELIMINARY/DRAFT PLAN NOT INTENDED FOR CONSTRUCTION. CONCEPT ONLY. DO NOT DIMENSION FROM PLAN.

2-Storey Office Building

1	ISSUED FOR DISCUSSION	02/24/20
No.	Revisions:	Date:
STAMP:		NORTH:
PRIME CONSULTANT:		
 Urban Planning Consultants		
SUB CONSULTANT:		
 CONTINUOUS IMPROVEMENT SERVICES		
DRAWING TITLE:		
Preliminary Site Plan		
Project No. 2020 - 101		
File No. 63450	PSP -1	