

135. MOSAIC RESIDENTIAL

Single dwelling, double dwelling, row dwelling, apartment building and recreational open space.

Place of worship, educational, convenience store, collective residential, child care, boarding house residential, antenna, home based occupation*.

Single Dwelling - S			Double Dwelling - D		Row Dwelling - R			
Lot Designation	Lot Area (m ²) minimum (mi)	Floor Area min (m ²)	Frontage (m) minimum (mi) maximum (ma)	Building Line Setback (m) minimum	Side-yard Width (m) minimum	Rear-yard Depth (m) minimum	Lot Coverage (%) maximum	Height (m) maximum
Category: 1								
1-S	mi: 375	70	mi: 12 ma: 14	mi: 8 ma: 10	1.2 3	8	33	8
1-D	mi: 275*	70*	mi: 20 ma: 22	"	3 3	"	"	"
1-R	200* Average	60*	Average / min: 10*	"	"	"	"	"

*Per Dwelling Unit (See Conditions)

Frontage maximums can be increased when addressing (1) street flanking side yards for corner lots, (2) irregular shaped lots on cul-de-sacs and (3) tight turns on streets with a centreline radius of less than 60 meters (See conditions for corner lots).

Category: 2								
Lot Designation	Lot Area (m ²) minimum (mi)	Floor Area min (m ²)	Frontage (m) minimum (mi) maximum (ma)	Building Line Setback (m) minimum	Side-yard Width (m) minimum	Rear-yard Depth (m) minimum	Lot Coverage (%) maximum	Height (m) maximum
2-S	mi: 450	80	mi: 15 ma: 19	mi: 8 ma: 10	1.2 3	"	"	"
2-D	mi: 365*	80*	mi: 22 ma: 24	"	3 3	"	"	"
2-R	240* Average	65*	Average / min: 10*	"	"	"	"	"
Category: 3								
3-S	mi: 650	110	mi: 20	mi: 8 ma: 10	1.2 3	"	"	"
3-D	mi: 450*	110*	mi: 25	"	3 3	"	"	"
3-R	340* Average	100*	Average / min: 10*	"	"	"	"	"
Category: 4								
S-4	mi: 836	110	mi: 21	mi: 8 ma: 10	3 3	"	"	"
D-4	mi: 578*	110*	mi: 27	"	"	"	"	"

*Per Dwelling Unit (See Conditions)

Frontage maximums can be increased when addressing (1) street flanking side yards for corner lots, (2) irregular shaped lots on cul-de-sacs and (3) tight turns on streets with a centreline radius of less than 60 meters (See conditions for corner lots).

Apartment Buildings - Go to next page

Apartment Buildings - A A-1,2,3,4 = number of bedrooms									
	Lot Area (m ²) minimum (mi)	Floor Area min (m ²)	Frontage (m) minimum		Building Line Setback (m) minimum	Side- yard Width (m) min.	Rear- yard Depth (m) min.	Lot Coverage (%) maximum	Height (m) max.
A-1	mi: 160*	40*	Apt. Bldg. 5 Units or More	25	One story: mi: 8 ma: 10	5	14	33	10
A-2	mi: 200*	50*							
A-3	mi: 225*	60*	Apt. Bldg. 4 Units or Less	23	Two story: mi: 10 ma: 12	4	12	"	8
A-4	mi: 240*	70*							

*Per Dwelling Unit (See Conditions)

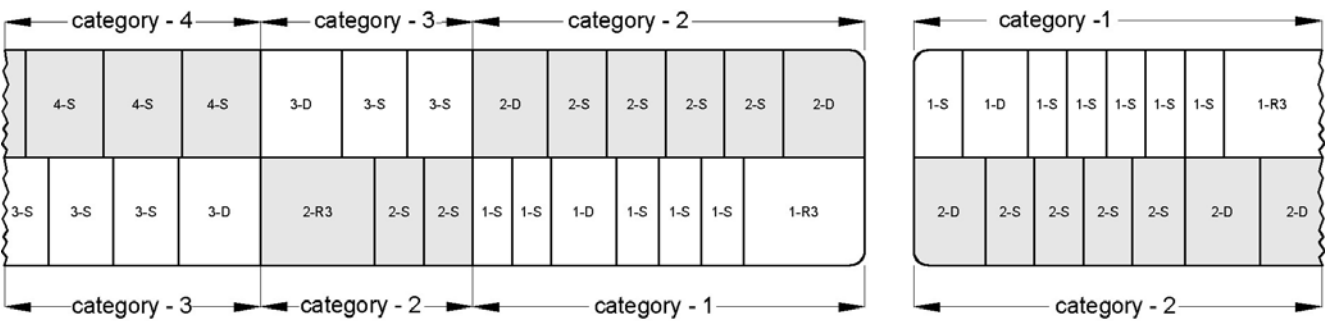
Frontage maximums can be increased when addressing (1) street flanking side yards for corner lots, (2) irregular shaped lots on cul-de-sacs and (3) tight turns on streets with a centreline radius of less than 60 meters (See conditions for corner lots).

CONDITIONS FOR MOSAIC RESIDENTIAL ZONE

1. Comprehensive Development Plan

Areas zoned as Mosaic Residential shall require a Comprehensive Mosaic Residential Development Plan for the entire zone, illustrating a balance of residential dwelling types and lots sizes.

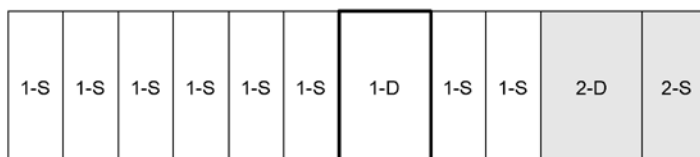
In the Plan, Mosaic subdivision design should result in streets with staggered categories in gradation of density. The lot *categories 1-4* establish the overall level of residential density to be designed for a row of lots along one side of a mosaic street. Similar to the standards for residential high, medium, low and special density, categories then offer *lot designation* options and accompanying standards to choose from when laying out individual lots within a category, i.e., single dwelling (S), double dwelling (D), row dwelling (R) and those additional standards for apartment buildings. The diagram below offers a **sample** of Mosaic site planning.



This Plan shall include a road layout; a plan for provision of water, sewer and other municipal servicing; a parking strategy; a pedestrian and landscape plan with locations for new public space and access or linkage to proximal neighbourhoods or amenities; identification of other proposed uses; and, take into account the physical, social and economic impacts of the development on the City, adjacent areas, and supporting infrastructure.

2. Lot Layout and Designation

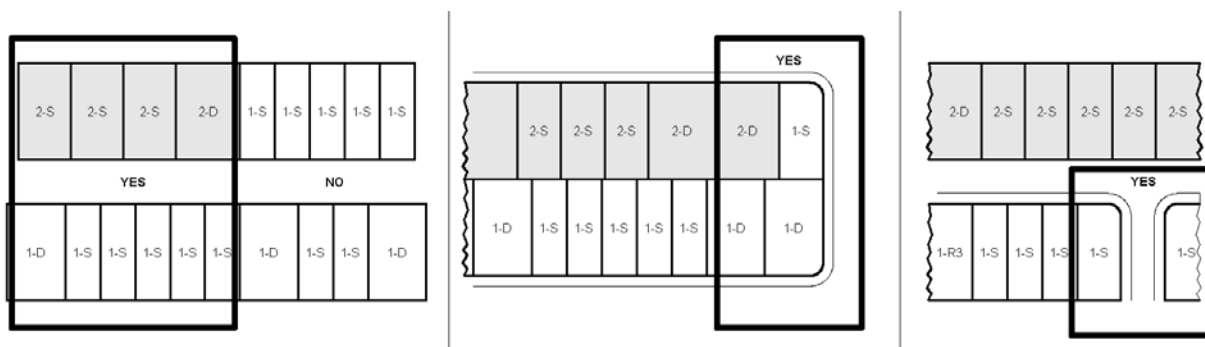
- (a) Where feasible, streets shall be planned with a minimum of three (3) separate mosaic categories with each category having a lot from at least two (2) different designations.
- (b) Each street shall, where feasible, restart a gradation category within the length of the street.
- (c) No one category shall encircle others or dominate a node.
- (d) No more than six (6) single dwelling lots (S) shall occur in contiguity unless the seventh (7th) lot is designated as a double (D) or row dwelling (R). Continuation of single dwelling lots following this configuration shall be limited to two (2) at which point a different category and designation must occur.



(31 Jan 2014)

- (e) No more than 3 double dwelling lots (D) shall occur in contiguity.
- (f) Lots of same category shall not back onto or be situated opposite of each other except where a run wraps around a cul-de-sac or crescent, or continues in a row on one side of a street.

(31 Jan 2014)



(31 Jan 2014)

- (g) Category-1 lots shall not be located at the end of a cul-de-sac.
- (h) No residential lot shall have a depth exceeding four times the frontage unless otherwise approved by the authority.

Row Dwellings

- (a) No more than six (6) row dwellings shall occur in contiguity and shall be separated from additional row dwellings by a minimum of two (2) single or double dwelling lots.
- (b) Lots designated for row dwellings shall have the designation letter followed by the number of dwellings planned in connection. For example, a lot planned for three-unit row dwelling in a category-1 areas would be shown on a plan as 1-R3.

Apartment Buildings

- (a) Lots designated for apartment buildings shall be located within or at the end of a row of Category-1 lots and shall not be located directly across from or connected to Category-3 or Category-4 lots, and
- (b) shall have the designation letter followed by the number of units planned for the apartment, not the number of bedrooms. For example, a lot planned for 30 unit apartment buildings shall be shown on a plan as A30. Separate plan and profile drawings showing the designation and arrangement of 1 and/or 2 and/or 3 and/or 4 bedroom apartments within a proposed apartment building will be required to accompany the overall site plan in order for proper assessment of required amount and location of parking and other features associated with the number of inhabitants planned for the building.

Corner Lots

- (a) The street flanking side yard of a corner lot shall be a minimum of five (5) meters.

3. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 62, Accessory Residential Buildings, in Part II of these Development Regulations.

4. Rear Yard

The Authority reserves the right to reduce the rear yard requirement for single dwelling and double dwelling to 7.25 metres, where, in the opinion of the Authority, the reduction to the rear yard area will not result in a negative impact on the adjoining properties.

5. Side Yard

(11 September 2015)

At the discretion of Council one side yard of a double dwelling, of any category of lot, may be decreased from 3 metres to 1.2 metres, if the double dwelling is side by side. In exercising its discretion, Council shall consider the impact on surrounding development, taking into account the established side yard requirement of the adjacent undeveloped lot(s) as well as any existing adjacent side yard of developed lot(s).

6. Subdivision & Consolidation of Land

- (a) In order to ensure the integrity of the Mosaic residential density plan, subdivision or consolidation of residential lots shall not be permitted.
- (b) Notwithstanding condition (a), the authority may, upon development of no less than 60% percent of the original site plan, permit the subdivision of lots originally designated for apartment buildings into Category-1 designations only. Subdivision for this purpose shall conform to the requirements for Lot Layout and Designation.
- (c) A Comprehensive Mosaic Residential Development Plan shall conform to the requirements of the Subdivision Design Procedures and Engineering Standards for the City of Corner Brook.

7. Convenience Stores

Convenience stores will only be permitted as a discretionary use under the following conditions:

- (a) The store shall form part of, or be attached to a dwelling unit located within 150 meters of a node or intersection.
- (b) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.

- (c) Advertisement to the building shall not exceed three square metres in area.
- (d) A minimum of 2 off-street parking spaces is required for the use of customers or as is set out in Schedule D, whichever is the greater. This requirement is in addition to the parking requirements for the dwelling.
- (e) A maximum of 25 percent of the habitable floor area of the dwelling up to a maximum floor area of 45 sq. metres may be used as a convenience store. The minimum required floor area of the dwelling must continue to be met.

8. Home Occupations/Home Office

Home based occupations include the following: home office, personal service, medical and professional service, family child care. A home based occupation or home office may be permitted at the discretion of council, subject to the following conditions:

- (a) The use is clearly a subsidiary use to the single dwelling, double dwelling, row dwelling use classes and does not detract from the residential character of the neighbourhood.
- (b) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the permitted use and that no repairs to vehicles or heavy equipment are carried out.
- (c) The use does not alter the residential appearance or require external modification of the dwelling unit.
- (d) Activities associated with the use shall be carried out inside the dwelling unit or inside a building separate from the dwelling unit but on the same lot.
- (e) Not more than twenty-five percent of the floor area of the dwelling unit up to a maximum of forty-five square metres is devoted to the use. The dwelling unit must continue to meet the dwelling unit minimum floor area requirements.

- (f) The use is operated by a resident of the dwelling unit and does not employ more than one person in addition to the resident on site.
- (g) Office uses shall be limited to small business services and professional offices.
- (h) Personal Service uses for the purpose of this condition shall include small scale production of baked goods, handmade articles such as clothing and arts and crafts and small business services.
- (i) There is no outside storage of goods or materials on the lot.
- (j) The use shall not generate traffic, sewerage or water use in excess of what is normal in the residential area and can be accommodated by the existing municipal road, water and sewer services.
- (k) Activities associated with the use are not hazardous and do not cause noticeable noise, odour, dust or fumes, nor cause electrical interference or in any other way result in a nuisance to the occupants of surrounding residences.
- (l) One building only, separate from the dwelling unit, may be used in connection with a Personal Service use and shall conform to the Accessory Building condition for this use zone.
- (m) No sign will be permitted other than a name plate not exceeding 0.22 m in area which is attached to the principal building. No illumination of the sign will be permitted.
- (n) The Authority which may require fencing, screening or separation to protect the amenity of adjacent uses.
- (o) Parking requirements are as set out in Schedule D; however a minimum of one space is required for a home occupation. The minimum required parking

for the dwelling unit must continue to be met.

- (p) No change in type, class or extent of the use shall be permitted except in accordance with a development permit issued by the Authority.
- (q) Family child care occupations shall be limited to a maximum of six children and shall conform to the guidelines and standards as set out by the province of Newfoundland and Labrador's Health and Community Services Department.
- (r) A maximum of fifty percent (50%) of the total floor area may be utilized for family child care.

9. Boarding House Residential

- (a) Each boarding house/lodging house or Bed and Breakfast shall comply with the National Building Code of Canada, the National Fire Code of Canada, the National Plumbing Code of Canada and the Life Safety Code as adopted by the Authority.
- (b) One parking space shall be required for each room that is available to be rented to a boarder or as a Bed and Breakfast guest room/suite. The minimum required parking for the dwelling use must continue to be met.

10. Deck in Front of Building Line of Single or Double Dwelling

A deck may be permitted to project in front of the building line of a single or double dwelling subject to the following conditions:

- (a) A deck shall be no closer than 4 metres to the street line and the maximum distance a deck may project in front of the building line shall be 3.6 metres.
- (b) The maximum floor height of a deck shall be equal to the level of the main floor of the dwelling or such lower level as the Authority may consider

appropriate.

- (c) The maximum height of any part of the deck shall be 1.2 metres above the deck's floor level, with the exception of part of the structure necessary to support a second storey deck, above the main floor deck.
- (d) The maximum width of a deck shall be 3.6 metres.
- (e) The Authority may require the area beneath the floor of the deck to be enclosed in order to maintain a neat and tidy appearance.
- (f) A deck shall not be used for storage purposes.
- (g) The Authority may require all decks permitted under this condition, or all decks on a particular street or in a neighbourhood to be constructed with specified materials and be of a specific colour or finish in order to maintain amenity.
- (h) The closest point of any deck shall be a minimum of 1.2 metres from the side property boundary, with the exception of a deck that is necessary to provide access to a door exiting into the side yard..

11. Porches and Verandahs in Front of Building Line of Dwelling Unit

- (a) A porch, with a maximum floor area of 3 square metres, may be permitted to project a maximum of 1.2 metres into the front setback area or 1.2 metres in front of the established building line setback, whichever is in effect for the property, provided the area will not be utilized as a habitable part of a dwelling.
- (b) A porch must be enclosed with walls and a roof.
- (c) A verandah may be permitted to project a maximum of 1.2 metres into the front setback area or 1.2 metres in front of the established building line

setback, whichever is in effect for the property.

- (d) A verandah may not be enclosed with walls and/or windows; however, a mesh screen material may be attached to the exterior sides of the verandah.
- (e) No part of the verandah may be used as a habitable room.
- (f) A verandah may extend across the entire front facade of the main dwelling, subject to the conditions listed.
- (g) A combination of porch and verandah may be permitted, subject to (a) and (c) above, provided that the area of the porch section of the structure does not exceed a maximum of 3 square metres.
- (h) The closest point of any part of a porch or verandah shall be a minimum of 5 metres from the front property boundary.

12. Parking

Where feasible, parking spaces for apartments shall be provided in the rear yard, and shall be adequately screened from any adjoining residential use.

13. Discretionary Uses

- (a) The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.
- (b) Where permitted, a place of worship, an educational use, a boarding house use, a collective residential use and a child care use shall conform to the minimum frontage, building line setback, side yard and rear yard requirements and the lot coverage and height requirements specified for a Category-2, single dwelling.