

THE URBAN AND RURAL PLANNING ACT

TOWN OF COW HEAD

LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS

AMENDMENT NO. 1, 1988

PUBLISHED BY AUTHORITY

The Council of the Town of Cow Head hereby adopts the following Amendment to its Land Use Zoning, Subdivision and Advertisement Regulations prepared pursuant to section 37 of The Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Cow Head on the 28th day of March, 1988.

Phyllis Cairns

Town Clerk

Lucia Louster

Mayor

Approved by me at St. John's this 3rd day of May, 1988.

R. Charles Brett

R. CHARLES BRETT
Minister of Municipal Affairs

All persons are hereby requested to take notice that anyone who wishes to view these Regulations may do so at the Office of the Town Council at the Town of Cow Head.

1. The Town of Cow Head Land Use Zoning, Subdivision and Advertisement Regulations are hereby amended by deleting the page titled "Mixed Development", page 4, and replacing it with the attached amended page 4.

The purpose of this amendment is to include the use category "convenience store" as a discretionary use in the Mixed Development Zone.

USE ZONE TABLE

ZONE TITLE	MIXED DEVELOPMENT	(COW HEAD)
<p>PERMITTED USE CLASSES - (see Regulation 85)</p> <p>Theatre, cultural and civic, passenger assembly, club and lodge, catering, funeral home, child care, office, medical and professional, personal service, general service, communications, police station, taxi stand, veterinary. shop, indoor market.</p>		
<p>DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)</p> <p>General assembly, place of worship, amusement, commercial residential, take-out food service, outdoor market, service station, recreational open space, antenna, single dwelling, and convenience store.</p>		

CONDITIONS1. Development Standards

- a) The development standards for this zone for all uses other than residential shall be as follows:

i) Minimum Building Line Setback	4 metres
ii) Minimum Sideyards Width, except where buildings are built with adjoining party walls	5 metres
iii) Minimum Rearyard	10 metres
iv) Maximum Height	15 metres
v) Minimum Floor Area	56 sq. metres
vi) Minimum Frontage	20 sq. metres
vii) Minimum lot size	650 sq. metres

- b) Residential development shall conform to the standards of the Residential Zone.

2. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of an advertisement on any lot or site in this zone occupied by a use permitted or existing as a legal non-conforming use in this use zone, shall be as follows:

- i) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of adjacent streets and sidewalks and the general amenities of the surrounding area.
- ii) No advertisement shall exceed 5 square metres in area.