

**TOWN OF RIGOLET**

**LAND USE ZONING, SUBDIVISION, AND  
ADVERTISEMENT REGULATIONS, 1994**

**AMENDMENT NO. 1**

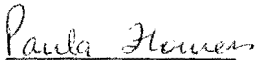
**JULY, 1998**

**URBAN AND RURAL PLANNING ACT**  
**TOWN OF RIGOLET**  
**LAND USE ZONING, SUBDIVISION, AND**  
**ADVERTISEMENT REGULATIONS 1994**  
**AMENDMENT NO. 1, 1998**

**PUBLISHED BY AUTHORITY**

The Council of the Town of Rigolet hereby adopts the following Land Use Zoning, Subdivision, and Advertisement Regulations Amendment No. 1, 1998, as required by section 36 of the Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Rigolet on the *15* day of *July*, 1998.

  
Clerk

  
Mayor

Approved by me at St. John's this       day of       , 1998.



ARTHUR D. REID, M.H.A.  
Carbonear District  
Minister of Municipal & Provincial Affairs

All persons are hereby requested to take notice that anyone who wishes to view this Amendment may do so at the Town Office of Rigolet, Rigolet, Labrador.

#### **PURPOSE OF AMENDMENT NO. 1**

Council having established a Residential land use designation in the Municipal Plan proposes to amend the Development Regulations by adding Residential Land Use Zone Table to Schedule "C" of the Town of Rigolet Development Regulations. The Residential Use Zone Table will provide development regulations for all development within the Residential zoned lands.

The Council also proposes to change the land use zoning for an area of land located southwest of the built community. The present land use zoning is Mixed Development and Council proposes to rezone this land to Residential.

#### **AMENDMENT NO. 1**

The Town of Rigolet Land Use Zoning, Subdivision and Advertisement Regulations are amended by;

- A) **Adding** the following Land Use Zone Table to Schedule "C"

**USE ZONE TABLE**

| <b>ZONE TITLE</b>   | <b>RESIDENTIAL (RES)</b> | <b>(RIGOLET)</b> |
|---|--------------------------|------------------|
| <b>PERMITTED USE CLASSES - (see Regulation 85)</b>  |                          |                  |
| Single dwelling, conservation.  |                          |                  |
| <b>DISCRETIONARY USE CLASSES - (see Regulation 22 and 86)</b>   |                          |                  |
| Double dwelling, row dwellings, apartment building, office, personal service, medical and professional service, child care, boarding home, recreational open space. |                          |                  |

**CONDITIONS**

**1. Discretionary Use Classes**

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are compatible or 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.

**2. Development Standards**

The development standards for the Residential Land Use zone shall be the same as those that are outlined in the Development Standards Table for the Mixed Development Land Use Zone in Schedule "C".

**3. Accessory Buildings**

- i) The total of all accessory buildings associated with a residential use shall have a lot coverage no greater than 7 % up to a maximum of 30 m<sup>2</sup> and no accessory building shall have a height of more than 3 m.
- ii) No accessory building shall project in front of any building line setback.

#### 4. Subdivision Development

- i) Refer to the Subdivision of Land section which forms Part IV of these Regulations.
- ii) With regards to residential subdivision design the Authority may require that ;
  - a) the number of accesses to the street shall be limited and designed to satisfaction of the Authority, having regard to the safety and efficiency of the street for both vehicles and pedestrians;
  - b) street layout and placement of building lots conform to natural features and topography as much as possible and a grid pattern be avoided;
  - c) at least two accesses from the subdivision to a collector street be provided;
  - d) waterbodies and watercourses be not altered and, if possible, integrated with open space and park areas;
  - e) original trees and plant growth be left on building lots and open space areas;
  - f) open space areas be landscaped and free of garbage and refuse;
  - g) utility poles be placed at the backs of building lots.

#### 5. Lot Area

Subject to the requirements of the Department of Government Services and Lands or Department of Environment and Labour, the area of land required per dwelling unit shall be determined, in accordance with the water and sewer services available, as follows:

|   |                     |
|---|---------------------|
| With a municipal piped water supply, and connection to a municipal sewer or to a private sewer discharging directly to the sea. | 450 m <sup>2</sup>  |
| With a municipal piped water supply, and sewage disposal by septic tank and tilefield.  | 1400 m <sup>2</sup> |
| With a well water supply and connection to a municipal sewer or to a private sewer discharging directly to the sea.             | 1400 m <sup>2</sup> |
| With a well water supply and sewage disposal by septic tank and tilefield.  | 1400 m <sup>2</sup> |

**6. Office, Personal Service, Child Care, Medical and Professional Service uses as Home Occupations**

Office, personal service, child care, medical and professional service uses may be permitted provided they are carried out as home occupations-business operated in the dwelling by the occupants of the dwelling, and meet the following requirements:

- a) Office uses shall be limited to small business services and professional offices;
- b) the use is clearly a subsidiary use to the residential use and does not detract from the residential character of the neighbourhood;
- c) the use does not alter the residential appearance or require external modification of the dwelling unit, and the gross floor area of the dwelling unit is not increased;
- d) there is no open storage of goods or materials and any retail sales are incidental and subsidiary to the approved uses;
- e) activities associated with the use shall be carried on inside the dwelling or in a building separate from the dwelling;
- f) the use shall not generate traffic, parking, or sewerage or water use in excess of what is normal in the residential area;
- g) activities associated with the use are not hazardous and do not cause a noticeable increase in noise, odour, dust or fumes, nor cause electrical interference or in any other way result in a nuisance to the occupants of surrounding residences;
- h) not more than twenty-five (25) percent of the total floor area of the dwelling up to a maximum of forty-five (45) m<sup>2</sup> is devoted to the use;
- i) the use is operated by a resident of the dwelling unit and does not employ more than one person in addition to the resident;
- j) no sign will be permitted other than a name plate not exceeding 0.2 metres in area which is attached to the principal building. No illumination of the sign will be permitted;

- k) the residential lot has sufficient area to accommodate the parking requirements of both the dwelling unit and the professional or personal service use;
- l) the authority may require fencing or other screening to protect the amenity of adjacent uses; and
- m) no change in type, class or extent of the use shall be permitted except in accordance with a permit issued by the authority.

#### **7. Advertisements Relating to Onsite Uses**

The conditions which shall apply to the erection or display of an advertisement on any lot or site 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 regards to the safety and convenience of users of adjacent streets and sidewalks, and the general amenities of the surrounding area.
- i) No advertisement shall exceed 5 m<sup>2</sup> in area.

#### **8. Advertisements Relating to Offsite Uses**

The conditions to be applied to the erection or display of an advertisement on any lot or site, relating to a use permitted in this or another zone, or non relating to a specific land use, shall be as follows:

- i) Each advertisement shall not exceed 3 m<sup>2</sup> in area.
- ii) When advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only thereon the name and nature of the distance or direction to the premises to which they relate.
- iii) The location, siting and illumination of each advertisement shall be to the satisfaction of the Authority, having regards to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and preservation of the amenities of the surrounding area.

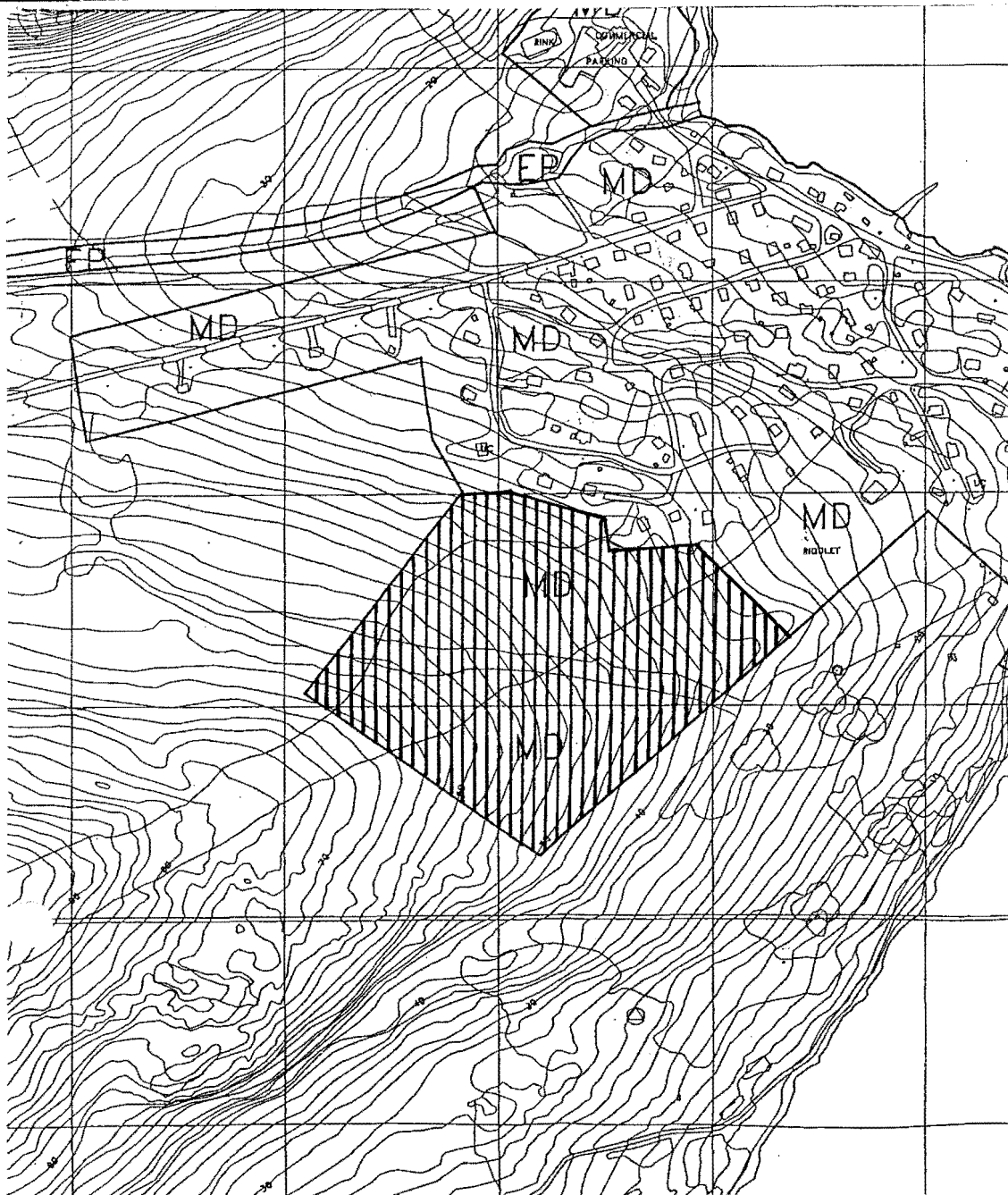
**9. Protection of Residential Use**

Adverse effects of any proposed development on an adjacent residential use shall be prevented or minimized through proper site planning and the provision of buffering by the developer to the satisfaction of the Authority.

**10. Occupancy Permit**

All dwellings must have properly finished exteriors and an occupancy permit must be issued by the Authority before the dwelling may be inhabited.

- B) **Changing** the Town of Rigolet Municipal Plan Land Use Zoning Map B from **“Mixed Development”** to **“Residential”** as shown on the attached portion of the map.



TOWN OF RIGOLET  
MUNICIPAL PLAN 1994-2004

AMENDMENT No. 1, 1998

Land Use Zoning, Map B



Area to be changed from  
"Mixed Development"  
To "Residential"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000

TOWN:

Dated at: Rigolet

This 15 Day of July 19 98

Arthur Reid Mayor  
Karen Horner Clerk

Seal

MINISTER:

Dated at St. John's,

This \_\_\_\_\_ Day of \_\_\_\_\_ 19 \_\_\_\_\_

Arthur Reid

Arthur D. Reid  
Minister of Municipal and  
Provincial Affairs