

THE URBAN AND RURAL PLANNING ACT

TOWN OF COW HEAD

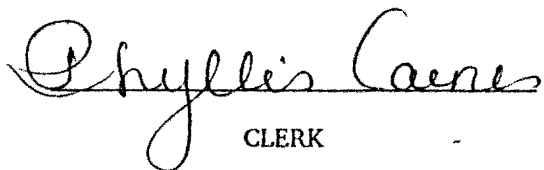
LAND USE ZONING, SUBDIVISION, AND ADVERTISEMENT REGULATIONS 1987

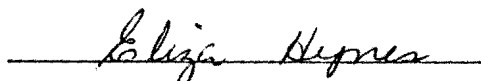
AMENDMENT NO. 3, 1989

PUBLISHED BY AUTHORITY


The Council of the Town of Cow Head hereby adopts the following Land Use Zoning, Subdivision, and Advertisement Regulations Amendment No. 3, 1989, as required by Section 37 of The Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Cow Head on the 16 day of Jan
1989.


CLERK


MAYOR

Approved by me at St. John's this 15th day of February, 1990


ERIC A. GULLAGE, C.L.U., M.H.A.
MINISTER OF MUNICIPAL AND
PROVINCIAL 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.

The Town of Cow Head Development Regulations, approved by the Minister of Municipal and Provincial Affairs and made official on the 22 day of January 1988, are hereby amended as follows:

Page 10 and Page 12, Schedule "C" of the Town of Cow Head Land Use Zoning, Subdivision, and Advertisement Regulations are deleted and replaced with the attached pages 10 and 12.

Dated this 16 day of Jan, 1989.

Islija Hynes

Mayor

Phyllis Cairns

Town Clerk

Dated at St. John's this 15th day of Feb A.D. 1990

Eric A. S. Magee

ERIC A. S. MAGEE, C.M.A., M.P.A.

MINISTER OF MUNICIPAL and PROVINCIAL AFFAIRS

USE ZONE TABLE

ZONE TITLE	RURAL RESOURCE	(COW HEAD)
PERMITTED USE CLASSES - (see Regulation 85)		
Agriculture, forestry		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Outdoor assembly, single dwelling, outdoor market, general industry, mineral working, recreational open space, cemetery, antenna, solid waste, transportation, convenience store.		

CONDITIONS

1. Development Standards

a) The development standards for this zone shall be as follows:

- i) Minimum Building Line Setback 8 metres
- ii) Minimum Sideyards Width 1860m²
- iii) Minimum Rearyard Depth 23 metres
- iv) Minimum Floor Area 56 m²
- v) Minimum Road Access Width 7.5 metres

2. Permanent Access

Dwellings and uses that require permanent year round access shall have frontage on a publically owned and maintained road as specified in the development standards for this zone.

3. Semi-Permanent Access

All uses other than those that require permanent year round access must provide a road access to a publically owned and maintained road according to the development standards for this zone.

4. Rural Resource

The Authority may waive or vary the requirement of road access for a non-building use that is not accessible to a publically owned and maintained road provided that vehicular access is not required and access for fire protection equipment is adequate.

Dated at St. John's this 15th day of Feb - A.D. 1990

Eric A. Calvert

ERIC A. CALVERT, C.M.U., M.B.A.

MINISTER OF MUNICIPAL and PROVINCIAL AFFAIRS

Amended 11/89

SCHEDULE "C"

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Conditions for Rural Resource (Cont'd)

10. Environmental Reserve

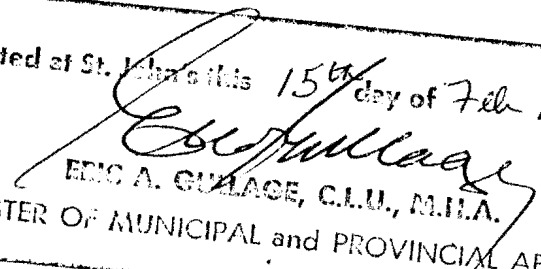
There shall not be any development in the Rural Resource Zone within 30.5 metres of the usual high water mark of any water course or water body in that zone, with the exception of Transportation uses.

11. Buffer Zone

The authority may establish a buffer zone between any rural resource use and any other use zone if the adjacent uses are not compatible.

12. Convenience Stores

Convenience stores in the Rural Resource zone shall be permitted only in conjunction with tourism related outdoor assembly and/or commercial-residential uses.

Dated at St. John's this 15th day of Feb A.D. 1990

ERIC A. GULLACE, C.L.U., M.I.A.
MINISTER OF MUNICIPAL and PROVINCIAL AFFAIRS

Background to the Municipal Plan:

The Cow Head Municipal Plan 1987-1997 was prepared and adopted by Council on December 9th, 1987. It was approved by the Minister on January 22, 1988. Subsequent to this the Cow Head Land Use Zoning, Subdivision and Advertisement Regulations were adopted by Council on April 22, 1987 and approved by the Minister of Municipal and Provincial Affairs on January 22, 1988. Council now proposes to amend the Land Use Zoning, Subdivision and Advertisement Regulations. The Municipal Plan and Development Regulations were previously amended in 1988.

Purpose of the Amendment

The purpose of the Amendment is to permit the establishment of tourism oriented convenience stores and recreational facilities in the rural resource zone.