

THE URBAN AND RURAL PLANNING ACT

TOWN OF COW HEAD

LAND USE ZONING, SUBDIVISION, AND ADVERTISEMENT REGULATIONS, 1987

AMENDMENT NO. 4, 1990

PUBLISHED BY AUTHORITY

The Council of the Town of Cow Head hereby adopts the following Land Use Zoning, Subdivision, and Advertisement Regulations Amendment No. 4, 1990, 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  
4 day of *June*, 1990.

*Phyllis Cairns*  
CLERK

*Eliza Wynne, Mayor*  
MAYOR

Approved by me at St. John's this 13<sup>th</sup> day of *July*,  
1990.

*Eric A. Gullage*  
ERIC A. GULLAGE, C.L.O., M.H.A.  
Minister of Municipal and  
Provincial Affairs

All persons are hereby requested to take notice that anyone who wished 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 and Provincial Affairs and made official on the 22nd day of January, 1988, are hereby amended as follows:

Page 1, Schedule "C" of the Town of Cow Head Land Use Zoning, Subdivision, and Advertisement Regulations is deleted and replaced with the attached page 1.

Dated this                      day of    , 1990.

*Eliza Idyns*  
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Mayor

*Phyllis Cairns*  
\_\_\_\_\_  
Town Clerk

Dated at St. John's this 13<sup>th</sup> day of July A.D. 1990  
*Eric A. Gullage*  
ERIC A. GULLAGE, C.L.U., M.H.A.  
MINISTER OF MUNICIPAL and PROVINCIAL AFFAIRS

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL (COW HEAD)	
PERMITTED USE CLASSES - (see Regulation 85)		
Single dwelling, recreational open space		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Double dwelling, place of worship, antenna, personal service, convenience store, cultural and civic, seasonal residence, educational, medical and professional, mobile home, child care, club, lodge, & boarding house residential		
STANDARDS	WHERE PERMITTED	
	Single Dwelling	Double Dwelling
Lot area (m <sup>2</sup> ) (minimum)	650	550 *
Floor area (m <sup>2</sup> ) (minimum)	56	110 *
Frontage (m) (minimum)	20	35
Building Line Setback (m) (minimum)	8	8
Sidyard Width (m) (minimum)	1	1
Rearyard Depth (m) (minimum)	15	15
Lot Coverage (%) (maximum)	33	33
Height (m) (maximum)	8	8
(see Conditions)		

\* per dwelling unit

Dated at St. John's this 13<sup>th</sup> day of July A.D. 1990

ERIC A. GULLAGE, C.L.U., M.P.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 9, 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 and 1989.

### Purpose of the Amendment

The purpose of the Amendment is to permit the establishment of tourism oriented Bed and Breakfast facilities in the Residential Zone. The amendment includes the use "Boarding-house Residential" as a discretionary use to the Residential Used Zone Table.