

URBAN AND RURAL PLANNING ACT
TOWN OF COW HEAD
LAND USE ZONING, SUBDIVISION
& ADVERTISEMENT REGULATIONS, 1987
AMENDMENT NO. 5, 1992

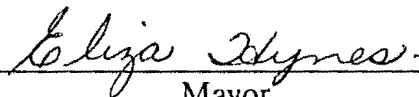
PUBLISHED BY AUTHORITY

The Council of the Town of Cow Head hereby adopts the following Land Use Zoning, Subdivision and Advertisement Regulations Amendment No. 5, 1992, as required by section 36 of the Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Cow Head, on the 16 day of *Nov.*, 1992.

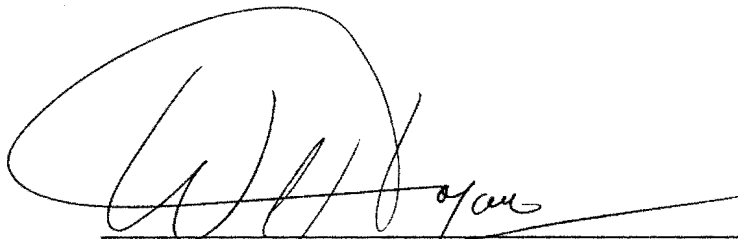


Clerk



Mayor

Approved by me at St. John's this *26th* day of *Nov*, 1992.



WILLIAM P. HOGAN, M.H.A.
Placentia District
Minister of Municipal and Provincial Affairs

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

PURPOSE OF AMENDMENT NO. 5

- A. The purpose of this amendment is to include the uses double dwelling and row dwelling as discretionary uses in the Mixed Development zone and to include standards to guide these forms of development.

The Newfoundland and Labrador Housing Corporation has proposed funding for semi-detached and triple housing units on a parcel of land that was originally granted to Council by the Crown for the construction of a firehall. This site is no longer needed for this purpose and Council now proposes to utilize this land for a housing project. The proposal is for three semi-detached double units and one triple row unit.

AMENDMENT NO. 5

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

- (1)
 - (a) The uses "double dwelling" and "row dwelling" are added as discretionary uses in the Mixed Development zone.
 - (b) The standards for the development of double dwellings and row dwellings are amended and added as indicated on the attached page 4.
- (2) Pages 4 and 5 of Schedule C are deleted and replaced with the attached pages 4, 5 and 5A.

USE ZONE TABLE

ZONE TITLE	MIXED DEVELOPMENT	(COW HEAD)
PERMITTED USE CLASSES - (see Regulation 85)		
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, verterinary, shop, indoor market.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
General assembly, place of worship, amuscment, commercial-residential, take-out food service, outdoor market, service station, recreational open space, antenna, single dwelling, convenience store, double dwelling, row dwelling.		

STANDARDS	WHERE PERMITTED		
	Single Dwelling	Double Dwelling	Row Dwelling
Lot area (m ²) minimum	650	470 per double unit	350 * (average)
Floor area (m ²) minimum	56	40 *	40 *
Floor area (m ²) (minimum)	20	15.2	12 * (average)
Building Line Setback (m) (minimum)	8	8	8
Sideyard Width (m) (minimum)	1	3	3
Rearyard Depth (m) (minimum)	15	13	13
Lot Coverage (%) (maximum)	33	33	33
Height (maximum)	8	8	8
(See Conditions)			
* Per dwelling unit			

Amended November, 1992

CONDITIONS

1. Development Standards - Non Residential

- (a) The development standards for this zone for non-residential development 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 metres |
| (vii) | Minimum Lot Size | 650 sq.metres |

2. 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 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.

3. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an advertisement on any site, relating to a use permitted in this or another zone, or not relating to a specific land use, shall be as follows:

- (i) Each advertisement shall not exceed three square metres in area.
- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show 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 regard to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and the preservation of the amenities of the surrounding area.

Amended November, 1992

Mixed Development Cont'd

4. **Discretionary Use Classes**

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.

5. All development in this zone shall front on a publically owned and maintained road and shall be serviced by municipal water and sewer.