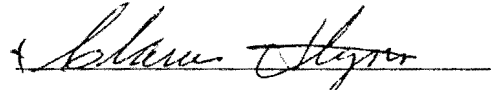


THE URBAN AND RURAL PLANNING ACT
COMMUNITY OF FORTEAU
LAND USE ZONING, SUBDIVISION, AND ADVERTISEMENT REGULATIONS
AMENDMENT NO. 1, 1990
PUBLISHED BY AUTHORITY

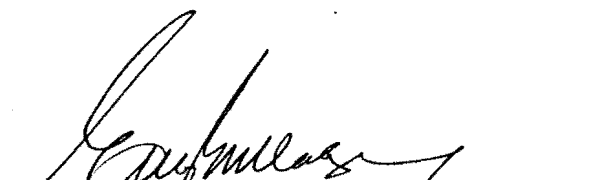
The Council of the Community of Forteau hereby adopts the following Amendment No. 1 to the Forteau Land Use Zoning, Subdivision and Advertisement Regulations prepared pursuant to section 37 of The Urban and Rural Planning Act.

Made and adopted by the Council of the Community of Forteau on the 30th day of Oct
1990.


CLERK


MAYOR

Approved by me at St. John's this 21st day of November, 1990.


ERIC A. GILLAGE, C.L.U., M.P.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 Clerk of the Forteau Community Council at the Municipal Office.

PURPOSE OF AMENDMENT NO. 1

The Community Council of Forteau has adopted the following amendment to the Land Use Zoning Subdivision and Advertisement Regulations. The amendment provides for the addition of apartment buildings as a discretionary use in the Mixed Development and Mixed Development - Unserviced land use zones. A condition is also added to each zone which specifies considerations the Authority shall take into account before permitting multiple uses on the same lot or within the same building.

AMENDMENT NO. 1

The Community of Forteau Land Use Zoning, Subdivision and Advertisement Regulations are hereby amended as follows:

- A. Schedule C, Mixed Development, Use Zone Table is amended by adding "apartment building" as a discretionary use class.

The Mixed Development Use Zone Table is further amended by the addition of the following as Condition 5.

"5. Multiple Use

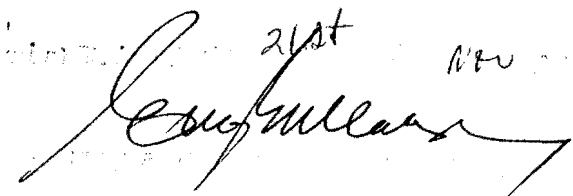
- a) A multiple use occurs when two or more different use classes exist in the same building or on the same lot. This definition shall exclude accessory buildings.
- b) The Authority shall refuse to permit a multiple use where in its opinion the use proposed is considered to be incompatible by reason of amenity, safety, appearance, design or nuisance to the existing use of the lot or building(s) on the lot or to the use(s) of adjacent lots.
- c) Where the standards, conditions or any other provisions of these regulations are different for each use contained in the multiple use, then the standards, conditions and provisions shall be cumulative or the more stringent will be applied depending on the requirements of the situation."

- B. Schedule C, Mixed Development Unserviced, Use Zone Table is amended by adding "apartment building" as a discretionary use class.

The Mixed Development Unserviced Use Zone Table is further amended by the addition of the following as Condition 6.

"6. Multiple Use

- a) A multiple use occurs when two or more different use classes exist in the same building or on the same lot. This definition shall exclude accessory buildings.
- b) The Authority shall refuse to permit a multiple use where in its opinion the use proposed is considered to be incompatible by reason of amenity, safety, appearance, design or nuisance to the existing use of the lot or building(s) on the lot or to the use(s) of adjacent lots.
- c) Where the standards, conditions and any other provisions of these regulations are different for each use contained in the multiple use, then the standards, conditions and provisions shall be cumulative or the more stringent will be applied depending on the requirements of the situation."

21st Nov 1990

MINISTER OF LOCAL GOVERNMENT