

THE URBAN AND RURAL PLANNING ACT

COMMUNITY OF FORTEAU

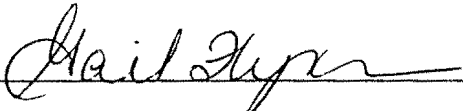
LAND USE ZONING, SUBDIVISION, AND ADVERTISEMENT REGULATIONS

AMENDMENT NO. 3, 1991

PUBLISHED BY AUTHORITY


The Council of the Community of Forteau hereby adopts the following Amendment No. 3 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 *16<sup>th</sup>* day of *June* 1992

  
CLERK

  
MAYOR

Approved by me at St. John's this *29<sup>th</sup>* day of *July*, 1992

  
WILLIAM P. HOGAN, 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 Clerk of the Forteau Community Council at the Municipal Office.

**PURPOSE OF AMENDMENT NO. 3**

The Community Council of Forteau has adopted the following amendment to the Land Use Zoning, Subdivision and Advertisement Regulations. The purpose of the amendment is to establish a new Seasonal Residential Land Use Zone, including a use zone table and delineation of the zones on zoning Plan No. 1. The existing Map No. 1 at a scale of 1:65,000 is replaced with a new map at a scale of 1:50,000.

**AMENDMENT NO. 3**

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

1. The Seasonal Residential use zone table is added to the list of use zone tables on the first page of Schedule C. A copy of the amended page is attached.
2. A new use zone table, titled Seasonal Residential is added to Schedule C and a copy of it is attached.
3. The Zoning Plan, Map No. 1 is deleted and replaced with a new zoning Plan Map No. 1, at a scale of 1:50,000.
4. The Zoning Plan, Map No. 1 is amended by changing some of the areas presently marked as Rural to Seasonal Residential as shown on the attached copy of the map.

USE ZONE TABLESNOTE:

This schedule contains tables showing the use classes which may be permitted or which may be treated as discretionary use classes for the purposes of these Regulations. The tables also indicate the required standards of development and may also include conditions affecting some or all of the use classes.

The schedule contains tables for the following Use Zones:

Residential - Low Density

Residential - Medium Density

Residential - Unserviced

Mixed Development

Mixed Development - Unserviced

Comprehensive Development Area

Commercial - General

Commercial - Highway

Industrial - General

Industrial - Marine

Cultural and Civic

Institutions - Medical

Recreational Open Space

Conservation

Watershed Conservation

Transportation

Rural

Schedule of Street Reservations

Seasonal Residential

USE ZONE TABLES

ZONE TITLE	SEASONAL RESIDENTIAL
PERMITTED USE CLASSES (see Regulation 85) Seasonal residential, conservation.	

CONDITIONS

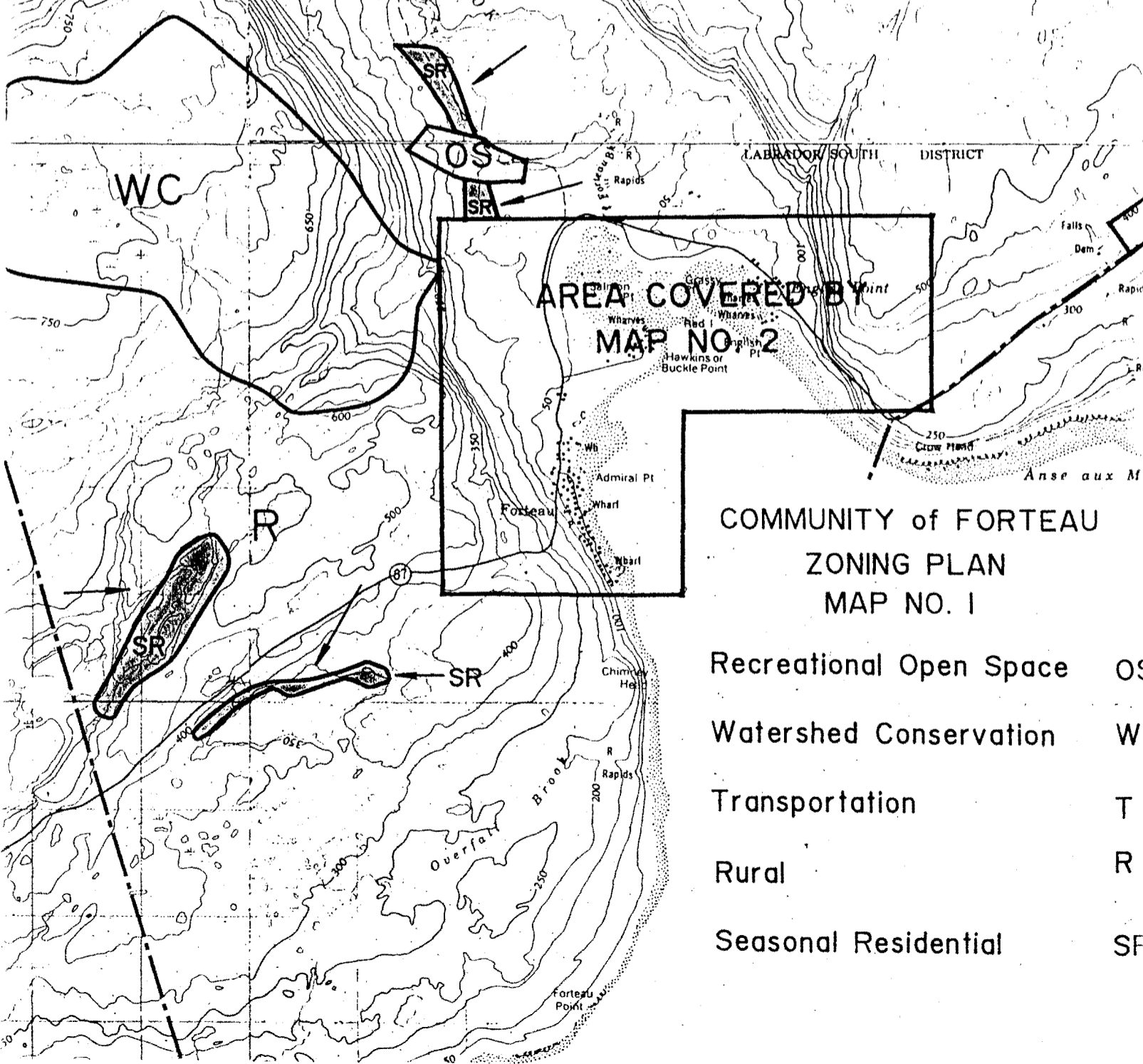
1. The minimum lot size shall be 3,000 m<sup>2</sup>.
2. A seasonal residence shall be a minimum of 15 m. from each lot line.
3. A seasonal residence, a septic tank and a septic disposal field shall be a minimum of 30 m. from a waterbody.
4. Provisions for a water supply and sewage disposal shall be approved by the Authority and the Department of Health or other department having jurisdiction.
5. A seasonal residence shall not have an individual access to Route 510. Accesses shall be limited in number and intended to serve a number of seasonal residences.
6. The Authority may refuse an application if the seasonal residence would be visible from Route 510 or would otherwise detrimentally affect the amenity of the area.

DEPT. OF ST. JOHN'S  
 29th July A.D. 1992  
 MANAGER OF LAND AND PROVINCIAL AFFAIRS

DATED AT St. John's  
 THIS 29th DAY OF July A.D. 1992  
Blaine Stephenson MAYOR  
Harold Stephenson CLERK

AMENDMENT NO. 3; 1991

Change from Rural TO SEASONAL RESIDENTIAL



AREA COVERED BY  
 MAP NO. 2

COMMUNITY of FORTEAU  
 ZONING PLAN  
 MAP NO. 1

- Recreational Open Space OS
- Watershed Conservation W
- Transportation T
- Rural R
- Seasonal Residential SR