

COMMUNITY OF FORTEAU

LAND USE ZONING, SUBDIVISION, AND ADVERTISEMENT REGULATIONS, 1984-1994

AMENDMENT NO. 2, 1991

MAY 1991

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Community of Forteau

Municipal Council

THE URBAN AND RURAL PLANNING ACT

COMMUNITY OF FORTEAU


LAND USE ZONING, SUBDIVISION, AND ADVERTISEMENT REGULATIONS

AMENDMENT NO. 2, 1991

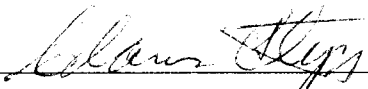
PUBLISHED BY AUTHORITY

The Council of the Community of Forteau hereby adopts the following Amendment No. 2 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 *4th* day of *June*, 1991.




CLERK



MAYOR

Approved by me at St. John's this *2nd* day of *April*, 1991.



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. 2

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 allow the Mountain Field subdivision to be developed with a municipal water supply system and on site septic disposal systems and larger minimum lot sizes until a municipal sewage disposal system can be installed.

AMENDMENT NO. 2

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

Schedule C, Residential Medium Density Use Zone Table is amended by adding the following, new paragraph to Condition 1, Partially Serviced Locations

"Development in the Mountain Field subdivision shall be serviced by the municipal water supply system and sewage may be disposed of by on site septic disposal systems until a municipal sewage disposal system is installed. Until the municipal sewage disposal system is installed the minimum lot size shall be 1400 m² or such larger size as may be determined by the Departments of Health or Environment and Lands. When a municipal sewage disposal system has been installed the minimum lot size shall be as shown in the Standards Table for this zone."

The following two pages show the incorporation of this amendment in the text of the regulations.

CONDITIONS FOR RESIDENTIAL MEDIUM DENSITY ZONE

1. Partially Serviced Locations

Where municipal water supply service is available, but sewage disposal is by private sewer line piped directly to a point below the low water mark, discretionary use classes are limited to child care, medical and professional, personal services, convenience store, and antenna, where such use is deemed by Council to be compatible with maintaining a publicly acceptable level of environmental quality in the area of sewage discharge.

"Development in the Mountain Field subdivision shall be serviced by the municipal water supply system and sewerage may be disposed of by on site septic disposal systems until a municipal sewage disposal system is installed. Until the municipal sewage disposal system is installed the minimum lot size shall be 1400 m² or such larger size as may be determined by the Departments of Health or Environment and Lands. When a municipal sewage disposal system has been installed the minimum lot size shall be as shown in the Standards Table for this zone."

2. Residential Density

In each Residential Low Density Zone there shall be not more than 33% apartment units, row housing units or a combination of apartment and row housing units, the remainder being either single or double dwellings or a combination of single and double dwellings.

3. Discretionary Uses - Site Standards

A place of worship or an educational use may be permitted only on sites to which municipal water and sewer services are directly available. Where permitted, they shall conform with development standards prescribed for Apartment Buildings.

4. Educational Uses

The only educational uses that may be permitted on a discretionary basis are elementary schools.

Conditions for Residential Medium Density Zone (Cont'd.)

5. Convenience Stores

Convenience stores will only be permitted as a discretionary use under the following conditions:

- (i) The store shall form part of, or be attached to a dwelling unit.
- (ii) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.

6. Medical, Professional and Personal Service Uses

Medical, professional and personal service uses may be permitted as a discretionary use in a dwelling unit in the form of doctors' consulting rooms, personal services, small business services, small appliance repair and sporting goods repair service and similar uses provided that:

- (i) The use is clearly a subsidiary use to the residential use and does not detract from the residential character of the neighbourhood.
- (ii) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the approved use and that no repairs to vehicles or heavy equipment are carried out.
- (iii) Activities associated with the use are not hazardous and do not cause noticeable noise, odour, dust or fumes, or inconvenience and are not a nuisance to the occupants of adjoining residences.
- (iv) Not more than twenty-five (25) percent of the total floor area of the dwelling up to a maximum of 45 square metres is devoted to the use.

7. Accessory Buildings

Accessory building shall have a lot coverage no greater than 7% and a height of not more than 3 metres.