

THE URBAN AND RURAL PLANNING ACT

TOWN OF GLENWOOD

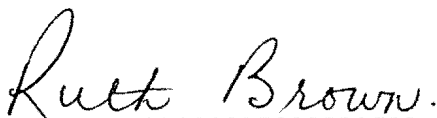
LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS

AMENDMENTS NO.1-5, 1992

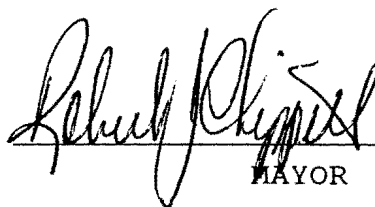
PUBLISHED BY AUTHORITY

The Council of the Town of Glenwood hereby adopts the following Land Use Zoning, Subdivision and Advertisement Regulations Amendments No. 1-5, 1992, as required by section 36 of The Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Glenwood on the 02nd day of April, 1992.



TOWN CLERK



MAYOR

of *April* Approved by me at St. John's this *8th* day, 199*3*.



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 Town Council at the Town of Glenwood, Newfoundland.

To correspond with the changes made to the Town of Glenwood Municipal Plan under the Town of Glenwood Municipal Plan Amendments 1-5 (1992), The Council of the Town of Glenwood hereby adopts the following amendments to its Land Use Zoning, Subdivision and Advertisement Regulations, prepared pursuant to section 36 of the Urban and Rural Planning Act, Chapter U-7 of the Revised Statutes of Newfoundland, 1990.

The Town of Glenwood Land Use Zoning, Subdivision and Advertisement Regulations signed by the Mayor and Town Clerk on the 30th day of September, 1991, under the Seal of the Town and approved by the Minister of Municipal and Provincial Affairs on the 25th day of October, 1991, are hereby amended as follows:

**Land Use Zoning, Subdivision and Advertisement Regulations
Amendment No. 1 (1992).**

Lands located along the Trans Canada Highway, originally having no zoning designation, are hereby zoned "Highway Commercial" (HC) as per Map B (attached).

Schedule "C" is amended as appended hereto.

**Land Use Zoning, Subdivision and Advertisement Regulations
Amendment No. 2 (1992).**

Lands located along the Trans Canada Highway, originally having no zoning designation, are hereby zoned "Rural" (RU) as per Map B (attached).

**Land Use Zoning, Subdivision and Advertisement Regulations
Amendment No. 3 (1992).**

Lands located along the Trans Canada Highway, originally having no zoning designation, are hereby zoned "Public Buildings" (PB) as per Map B (attached).

**Land Use Zoning, Subdivision and Advertisement Regulations
Amendment No. 4 (1992).**

Lands located along the Trans Canada Highway, originally having no zoning designation, are hereby zoned "Flood Risk Area" (FA) as per Map B (attached).

**Land Use Zoning, Subdivision and Advertisement Regulations
Amendment No. 5 (1992).**

Lands located along the Trans Canada Highway, originally having no zoning designation, are hereby zoned "Mixed Development" (MD) as per Map B (attached).

SCHEDULE "C"

ZONE TITLE	HIGHWAY COMMERCIAL (HC)	(GLENWOOD)
PERMITTED USE CLASSES - (see Regulation 85)		
Passenger assembly, commercial residential (e.g. hotel, motel), rest park, service station, conservation.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Taxi stand, takeout food service, catering, convenience store, police station, antenna and communications.		

CONDITIONS

1. Discretionary Use Classes

- (i) The discretionary use classes listed in this table may be permitted at the discretion of the Authority, provided that they are compatible or complementary to uses within the permitted use classes, and that their development will not inhibit or prejudice the existence or the development of such uses.
- (ii) Lounges will only be permitted in conjunction with motels, hotels and tourist lodges, operating year-round and having a minimum of six (6) sleeping units.
- (iii) Snack Bars will only be permitted in conjunction with a principal use. Where permitted, they shall be subordinate to, while forming an integral part of, a principal use.

2. Development Standards

- (i) The development standards for this zone shall be as follows:
 - (a) Minimum Building Line Setback 15 metres
 - (b) Minimum Sideyard Width 5 metres
 - (c) Minimum Rearyard Depth 10 metres
 - (d) Maximum Height 15 metres

3. 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.

4. 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.
- (iv) The permission of the owners, tenants and occupiers of the land on which the advertisement is to be displayed or erected shall be obtained.
- (v) The advertisement shall not be situated, in whole or in part, within the right-of-way of a public street.

5. Service Stations and Garages

The following requirements shall apply to all proposed service stations and garages:

- (i) All gasoline pumps shall be located on pump islands designed for such purpose, and to which automobiles may gain access from either side.
- (ii) Pump islands shall be set back at least 4 metres from the front lot line.
- (iii) Accesses shall not be less than 7 metres wide and shall be clearly marked, and where a service station is located on a corner lot, the centre line of any access shall be at least 30 metres from the centre line of the junction. The lot line between entrances shall be clearly indicated.

6. Access

The number of accesses to the highway shall be limited by, and their design to, the satisfaction of the Authority, having regard to the safety and efficiency of the transportation function of the highway.

7. Protection for Residential, Public or Mixed Use

Adverse effects of any proposed development on an adjacent existing Residential, Public or Mixed use shall be prevented or minimized through proper site planning and the provision of buffering by the developer, to the satisfaction of the Authority. In such a circumstance, the minimum Rearyard or Sideyard distance between the two properties may be increased to a distance prescribed by the Authority.

8. Landscaping

All land, except that used for customer parking and vehicle access, shall be landscaped and maintained by the owner or occupier to the satisfaction of the Authority.

9. Protection of Water Sources and Environment

All development applications shall be subject to review and approval by the Department of Environment and Lands.

10. Protection of Fish Habitat

All applications for development of the Gander River, Salmon Pond and Salmon Brook, or within their 30-metre buffer zones, shall be subject to the review, assessment and authorization by Fisheries and Oceans Canada.

TOWN OF GLENWOOD
 LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT REGULATIONS
 AMENDMENTS NO. 1, 2, 3, 4 AND 5, 1992

GLENWOOD LAND USE ZONING MAP B



Zoning designated as Highway Commercial (HC)



Zoning designated as Rural (RU)



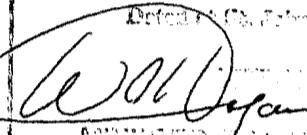
Zoning designated as Public Buildings (PB)

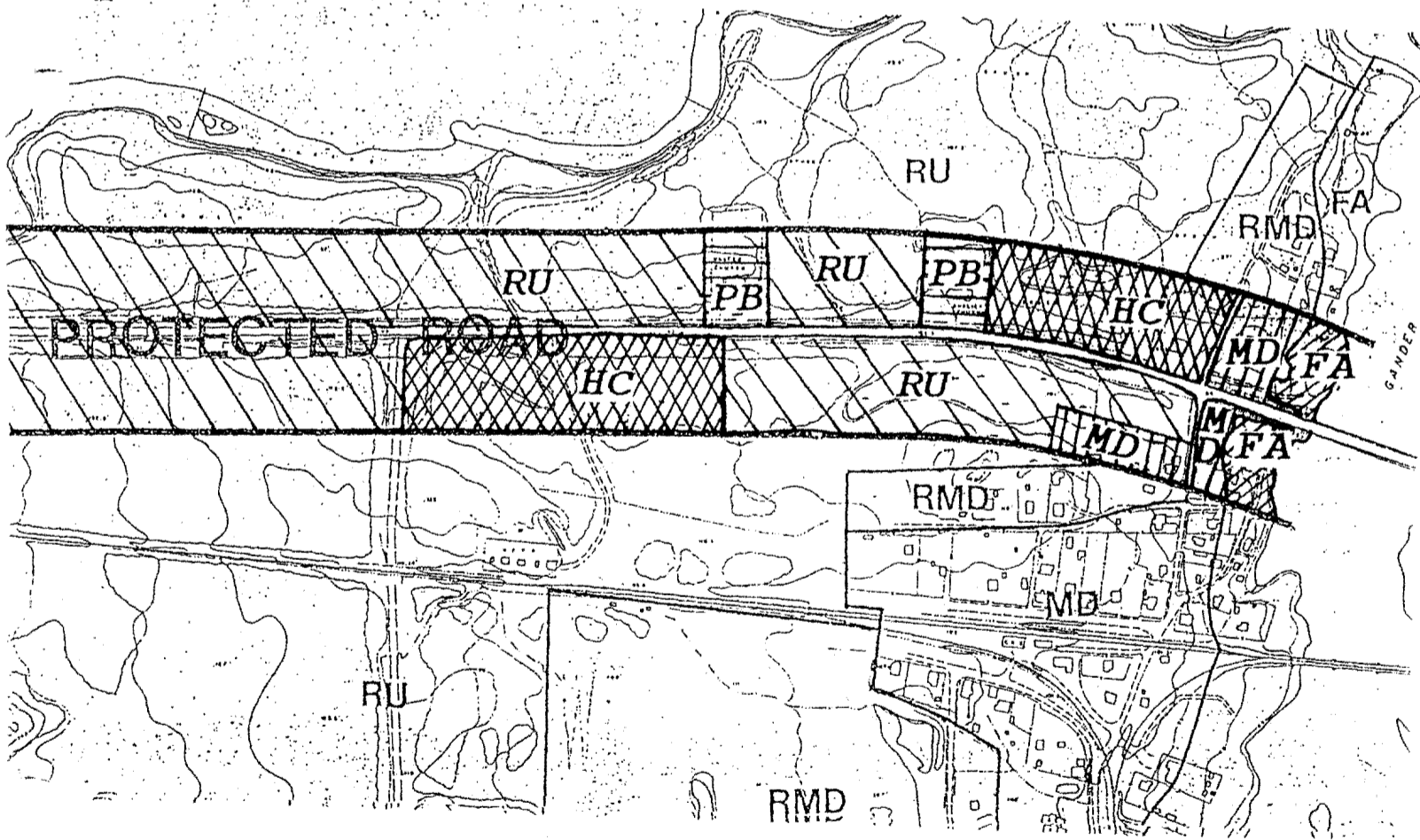


Zoning designated as Flood Risk Area (FA)



Zoning designated as Mixed Development (MD)

Dated at Glenwood this 8th day of April A.D. 1993

 ROBERT CHAPPELL
 COMMISSIONER OF LAND USE ZONING



DATED AT Glenwood
 THIS 07 DAY OF Feb A.D. 19 93
Robert Chappell MAYOR
Ruth Brown CLERK