

THE URBAN AND RURAL PLANNING ACT

TOWN OF ISLE AUX MORTS

LAND USE ZONING, SUBDIVISION AND ADVERTISEMENT

REGULATIONS 1989-1999

AMENDMENT NO. 1, 1990

PUBLISHED BY AUTHORITY

The Council of the Town of Isle aux Morts hereby adopts the following Land Use Zoning, Subdivision and Advertisement Regulations Amendment No. 1, 1990, as required by section 37 of The Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Isle aux Morts, on the 18 day of June, 1990.

Michelle King
Clerk

George A. H. H.
Mayor

Approved by me at St. John's this 13th day of
July, 1990.

Eric A. Gullage
ERIC A. GULLAGE, C.L.U., 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 Clerk of the Town Council of Isle aux Morts.

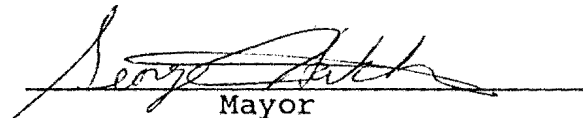
The Town of Isle aux Morts Development Regulations, approved by the Minister of Municipal and Provincial Affairs and made official on the 16th day of March, 1990 are hereby amended as followed:

Pages C-3, C-5, C-19, C-20 and C-21 of the Isle aux Morts Land Use Zoning, Advertisement and Subdivision Regulations are deleted and replaced with the attached Pages C-3, C-5 and C-6. The attached pages C-8, C-9, C-10, C-21, C-22 and C-23 C-10 are added and all pages re-numbered in sequence.

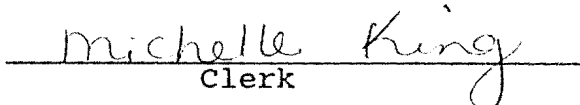
The amendment is as follows:

- (a) An increase in the minimum sideyard requirements in the Residential Infill and Residential Zones from one (1) to two (2) metres.
- (b) The inclusion of "mobile home" as a use in the Mixed Development and Residential Infill Zones.
- (c) The modification and expansion of regulations governing accessory buildings in the Mixed Development, Residential Infill and Residential Zones.
- (d) The addition of "Recreational Open Space" as a discretionary use in the Public Service Zone.
- (e) The addition of the use "subsidiary apartment" in the Commercial Zone along with a regulation limiting subsidiary apartments to a maximum of two dwelling units in conjunction with convenience store, shop, office, medical and professional, personal service and general service.

Dated the 18th day of June, 1990.



Mayor



Clerk

USE ZONE TABLE

ZONE TITLE		RESIDENTIAL INFILL		(ISLE AUX MORTS)			
PERMITTED USE CLASSES - (see Regulation 85)							
Single dwelling.							
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)							
Double dwelling, antenna, personal service, convenience store, office, child care, recreational open space, boarding house-residential, medical professional, club & lodge, mobile home.							
STANDARDS				WHERE PERMITTED			
		Single Dwelling	Double Dwelling		APARTMENT BUILDING		
Lot area (m ²) (minimum)		SEE CONDITION 1					
Floor area (m ²) (minimum)		56	110 *				
Frontage (m) (minimum)		20	35				
Building Line Setback (m) (minimum)		8	8				
Sidyard Width (m) (minimum)		2	2				
Rearyard Depth (m) (minimum)		15	15				
Lot Coverage (%) (minimum)		33	33				
Height (m)		8	8				
(See Conditions)							

* per dwelling unit.

Conditions for Residential Infill (cont'd)

4. Residential Servicing

All future residential development in this zone shall front on a publicly owned and maintained road and shall be serviced by municipal water and sewer where available.

5. Accessory Buildings

- (a) The maximum height of any accessory building shall be 3.7 metres.
- (b) No accessory building shall cover more than seven (7) percent of the lot area.
- (c) No accessory building shall be located within one (1) metre of a rear lot line or side lot line if located in a rear yard.
- (d) The sideyard width for any accessory building shall be the same as the sideyard requirements for dwellings in that zone, with the exception of an accessory building located in a rear yard.
- (e) No accessory building shall be located within one (1) metre of the nearest part of any dwelling on the same lot.
- (f) If an accessory building cannot meet the sideyard requirements for the zone, it may be located in a rear yard.
- (g) No accessory building shall project in front of any building line.

6. All Other Discretionary Uses

Where permitted as a discretionary use, all other uses shall conform to the frontage, building line setback, sideyard, rearyard, lot coverage and height requirements specified for a single dwelling.

USE ZONE TABLE

ZONE TITLE		RESIDENTIAL		(ISLE AUX MORTS)			
PERMITTED USE CLASSES - (see Regulation 85)							
Single dwelling.							
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)							
Double dwelling, antenna, personal service, convenience store, office, child care, recreational open space, boarding house-residential, medical professional.							
STANDARDS				WHERE PERMITTED			
		Single Dwelling	Double Dwelling		APARTMENT BUILDING		
Lot area (m ²) (minimum)	650	550 *					
Floor area (m ²) (minimum)	56	110 *					
Frontage (m) (minimum)	20	35					
Building Line Setback (m) (minimum)	8	8					
Sidyard Width (m) (minimum)	2	2					
Rearyard Depth (m) (minimum)	15	15					
Lot Coverage (%) (minimum)	33	33					
Height (m)	8	8					
(See Conditions)							

* per dwelling unit.

5. Accessory Building

- (a) The maximum height of any accessory building shall be 3.7 metres.
- (b) No accessory building shall cover more than seven (7) percent of the lot area.
- (c) No accessory building shall be located within one (1) metre of a rear lot line or side lot line if located in a rear yard.
- (d) The sideyard width for any accessory building shall be the same as the sideyard requirements for dwellings in that zone, with the exception of an accessory building located in a rearyard.
- (e) No accessory building shall be located within one (1) metre of the nearest part of any dwelling on the same lot.
- (f) If an accessory building cannot meet the sideyard requirements for the zone, it may only be located in a rear yard,
- (g) No accessory building shall project in front of any building line.

USE ZONE TABLE

ZONE TITLE	MIXED DEVELOPMENT	(ISLE AUX MORTS)
PERMITTED USE CLASSES - (see Regulation 85)		
Single family dwelling.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Place of worship, recreational open space, antenna, and convenience store.		
Double Dwelling. Shop, boarding house residential, funeral home, communications, veterinary, catering, theatre, passenger assembly, club & lodge, cultural & civic, child care office, medical & professional, personal service, general service, taxi stand, apartment, transportation, take out food service, amusement, mobile home, police station.		

CONDITIONS

1. Development Standards

- a) The development standards for this zone for all uses other than residential shall be as follows:
 - (i) Minimum Building Line Setback 4 metres
 - (ii) Minimum Sideyards Width, except 2 metres
where buildings are built with
adjoining party walls
 - (iii) Minimum Rearyard Depth 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
- b) Residential development shall conform to the standards of the Residential Zone.

2. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided they are complementary to uses within the permitted use classes or that,

- 3. All future development in this zone shall front on a publicly owned and maintained road and shall be serviced by municipal water and sewer where available.

4. Accessory Buildings

- (a) The maximum height of any accessory building shall be 3.7 metres.
- (b) No accessory building shall cover more than seven (7) percent of the lot area.
- (c) No accessory building shall be located within one (1) metre of a rear lot line or side lot line if located in a rear yard.
- (d) The sideyard width for any accessory building shall be the same as the sideyard requirements for dwellings in that zone, with the exception of an accessory building located in a rearyard.
- (e) No accessory building shall be located within one (1) metre of the nearest part of any dwelling on the same lot.
- (f) If an accessory building cannot meet the sideyard requirements for the zone, it may only be located in a rearyard.
- (g) No accessory building shall project in front of any building line.

USE ZONE TABLE

ZONE TITLE	COMMERCIAL	(ISLE AUX MORTS)
PERMITTED USE CLASSES - (see Regulation 85)		
Shops, convenience store, offices, medical and professional, personal service.		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Amusement, take-out food service, indoor market, outdoor market, service station, antenna, funeral home, commercial residential, taxi stand, theatre, catering, general service, communications, general industry, (see condition 4) shopping centre, veterinary, indoor assembly, outdoor assembly, subsidiary apartment.		

CONDITIONS

1. Development Standards

a) The development standards for this zone shall be as follows:

- | | | |
|-------|-------------------------------|-----------|
| (i) | Minimum Building Line Setback | 4 metres |
| (ii) | Minimum Sideyard Width | 5 metres |
| (iii) | Minimum Rearyard Depth | 10 metres |
| (iv) | Maximum Height | 15 metres |

2. Access and Parking

Street access to and off-street parking on Commercial lots shall be established in accordance with Regulations 32 and 47 respectively in order to providing a maximum level of public convenience and safety.

3. General Conditions

See General Regulations, Part II of this document, in particular, # 36, 50 and 52.

4. General Industry Uses

General Industry Uses permitted on a discretionary basis within this zone shall be limited to general garages and small scale warehouses.

AMENDED JUNE, 1990

SCHEDULE "C"
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5. 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.

6. Apartment Uses

A maximum of two subsidiary apartment units may be permitted in conjunction with convenience store, shop, office, medical and professional, personal service and general service uses.

USE ZONE TABLE

ZONE TITLE	PUBLIC SERVICE	(ISLE AUX MORTS)
PERMITTED USE CLASSES - (see Regulation 85)		
Educational		
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86)		
Antenna, indoor assembly, outdoor assembly, conservation, cultural and civic, club and lodge, office, recreational open space.		

CONDITIONS

1. Development Standards

a) The development standards for this zone shall be as follows:

- | | | |
|-------|-------------------------------|-----------|
| (i) | Minimum Building Line Setback | 10 metres |
| (ii) | Minimum Sideyard Width | 5 metres |
| (iii) | Minimum Rearyard Depth | 5 metres |
| (iv) | Maximum Height | 15 metres |

2. Off-Street Parking

All uses in this zone shall provide off-street parking in accordance to the standards set out in Schedule "D", V of these Regulations.

3. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided 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.

4. Services

All uses in this zone shall be serviced with municipal water and sewer where available.

Background to the Municipal Plan

The Isle Aux Morts Municipal Plan 1989-99 was prepared and adopted by Council on July 17, 1989. The Plan was approved by the Minister of Municipal and Provincial Affairs on March 9, 1990. The Isle Aux Morts Land Use Zoning, Subdivision and Advertisement Regulations 1989-99 were adopted by the Minister of Municipal and Provincial Affairs on March 9, 1990. Council now proposes an amendment to the Development Regulations.

The Purpose of the amendment is as follows:

- (a) The increase in sideyard width is to increase the separation from buildings for fire safety purposes.
- (b) The "mobile home" use is added to the Mixed Development and Residential Infill Zones because the construction of a designated mobile home park has been delayed. The amendment will provide alternate sites for mobile homes.
- (c) The regulations governing accessory buildings consolidate existing regulations and address and number of locational generalities.
- (d) The addition of the Recreational Open Space Land Use to the Public Service Zone is to permit the development of expanded recreational facilities in conjunction with the school.
- (e) The addition of the use "subsidiary apartment" in the commercial land use zone is to permit this use in conjunction with other limited commercial uses. The surrounding land use zones are Mixed Development and Residential Infill which have a high percentage of residential uses.