

**TOWN OF ISLE AUX MORTS
DEVELOPMENT REGULATIONS
AMENDMENT NO. 3**

1993

Town of Isle aux Morts
Municipal Council

URBAN AND RURAL PLANNING ACT
TOWN OF ISLE AUX MORTS DEVELOPMENT REGULATIONS
AMENDMENT NO. 3, 1993

PUBLISHED BY AUTHORITY

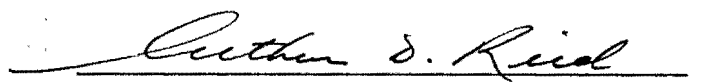
The Council of the Town of Isle aux Morts hereby adopts the following Amendment to the Isle aux Morts Land Use Zoning, Subdivision and Advertisement Regulations Amendment No. 3, 1993, as required by section 36 of the Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Isle aux Morts on the 8TH day of June, 1993.


MAYOR


TOWN CLERK

Approved by me at St. John's this 31st day of August, 1993.


ARTHUR D. REID, M.H.A.
Carbonear District
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 of the Town of Isle aux Morts.

ISLE AUX MORTS DEVELOPMENT REGULATIONS

AMENDMENT NO. 3, 1993

BACKGROUND

The Council of the Town of Isle aux Morts has adopted the following amendment to the Island aux Morts Development Regulations. This amendment has become necessary as a result of the changes to the Municipal Plan that were carried out to create a Commercial-Industrial zone and adds the Commercial-Industrial Use Zone Table to the Development Regulations.

The amendment changes section of the Industrial Zone and the Mixed Development Zone bordering Route 470 to the Commercial-industrial Zone.

AMENDMENT NO. 3, 1993

- a) The attached use zone table, "Commercial-Industrial", page C-22, is hereby added to Schedule C of the Isle aux Morts Development Regulations.
- b) Land Use Zoning Map 2 is hereby amended by changing a section of the Industrial Zone and the Mixed Development Zone to Commercial-Industrial as indicated on the attached copy of that map.

USE ZONE TABLE

ZONE TITLE INDUSTRIAL - COMMERCIAL (Isle aux Morts)
PERMITTED USE CLASSES - (see Regulation 85) Light industry, general industry, shop, convenience store.
DISCRETIONARY USE CLASSES - (see Regulations 22 and 86) Hazardous industry, scrap yard, transportation, general service, office, personal service, outdoor market, service station, antenna, take-out food service, amusement.

CONDITIONS

1. Development Standards

The development standards for this zone shall be as follows:

- (i) Minimum Sideyard Width 8 metres
- (ii) Minimum Rearyard Depth 20 metres
- (iii) Maximum Lot Area 1400 square metres
- (iv) Minimum Setback 15 metres
- (v) Minimum Frontage 23 metres
- (vi) Minimum Access Width 7.5 metres
- (vii) Minimum Floor Area 50 square metres

2. Lot Area - Semi-serviced Development

The minimum lot area shall be determined by the standards set by Department of Health Regulations for piped water and septic system installation.

3. Septic Systems and Water Service

All sanitary facilities shall be installed at the cost of the developer and all development shall be connected to the Municipal water system.

4. Access

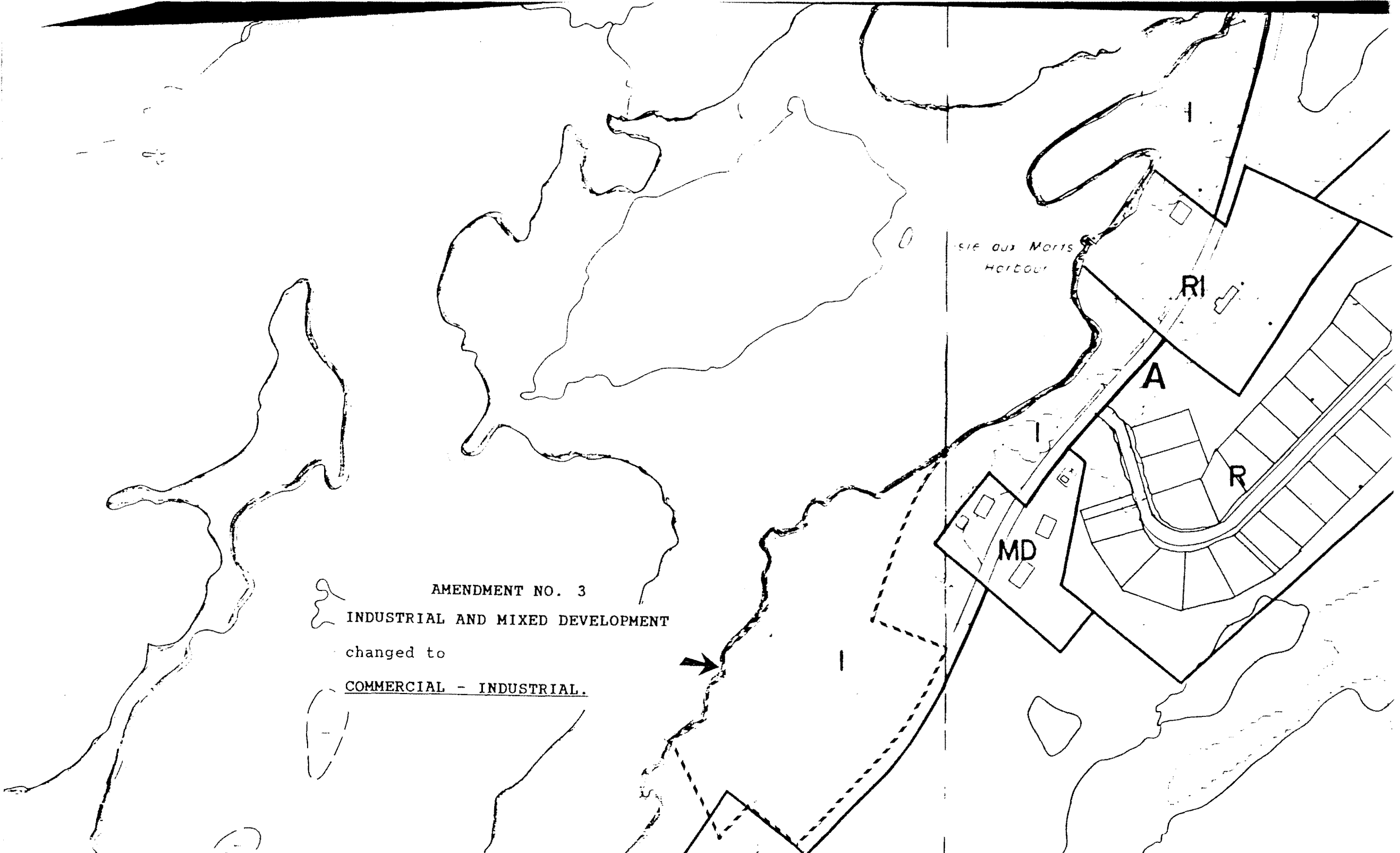
There shall be only one defined point of access from each developed lot in the Industrial-Commercial zone to Route 470.

5. Buffers

A visual screen or buffer area not less than 15 metres in width shall be maintained between Route 470 and all development in this zone.

6. Parking

All uses shall provide adequate onsite parking in accordance with the standards set out in Schedule D of these Regulations.



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AMENDMENT NO. 3

INDUSTRIAL AND MIXED DEVELOPMENT

changed to

COMMERCIAL - INDUSTRIAL.

