

**COMMUNITY OF WEST ST. MODESTE
LAND USE ZONING, SUBDIVISION, AND
ADVERTISEMENT REGULATIONS**

AMENDMENT NO. 1, 1992

JUNE, 1992

**Community of West St. Modeste
Municipal Council**



THE URBAN AND RURAL PLANNING ACT
COMMUNITY OF WEST ST. MODESTE
LAND USE ZONING, SUBDIVISION
AND ADVERTISEMENT REGULATIONS, 1984
AMENDMENT NO. 1, 1992

PUBLISHED BY AUTHORITY


The Council of the Community of West St. Modeste hereby adopts the following Land Use Zoning, Subdivision, and Advertisement Regulations Amendment No. 1, 1992, as required by Section 36 of the Urban and Rural Planning Act.

Made and adopted by the Council of the Community of West St. Modeste on the 24 day of July, 1992.


CLERK


MAYOR

Approved by me at St. John's this 10th day of Nov, 1992.


WILLIAM P. HOGAN, M.H.A.
Minister of Municipal & Provincial Affairs

All persons are hereby requested to take notice that anyone who wishes to view this Amendment may do so at the Office of the Clerk of the Community of West St. Modeste.

BACKGROUND TO AMENDMENT NO. 1

The Community Council of West St. Modeste has adopted the following amendment to its Land Use Zoning, Subdivision and Advertisement Regulations.

The proposal is to make a number of changes to the regulations to zone additional land for residential and commercial purposes. Additional residential zoning is established along the highway south of and on the same side as the Community Hall, at the road to the community gardens, Bone Cove and on the road to the public wharf. Additional commercial zoning is established at the east end of the community south of the Community Hall and on the opposite side of the highway, and at the west end of the community on the south side of the highway. In order to adequately show the west end amendment a new Map 3 is added and the area shown on this map is deleted from Map 1. The Commercial-Highway use zone table is deleted and all of the Commercial-Highway zones shown on the maps are changed to Commercial-General. The Commercial-General use zone table is changed by adding the Medical Treatment and Special Care use class as a discretionary use class and by adding a new condition that limits this use class to homes for the aged. A minimum building line setback of 15 metres from the highway is also added to this zone. The location of two Roadway Reservations for the proposed subdivision and a future residential area are also changed.

AMENDMENT NO. 1

The West St. Modeste Land Use Zoning, Subdivision & Advertisement Regulations are amended as follows:

- A. Zoning Plan Map No. 2 is amended by changing the zoning from Public Buildings and Rural to Residential Low Density as shown on the attached portion of the map.
- B. Zoning Plan Map No. 2 is amended by changing the zoning from Industrial General, Commercial Highway, Rural and Recreational Open Space to Rural and Commercial General as shown on the attached portion of the map.
- C. Zoning Plan Map No. 2 is amended by changing the location of two Roadway Reservations as shown on the attached portion of the map.
- D. Zoning Plan Map No. 2 is amended by changing the zoning of three sites from Conservation to Residential Unserviced as shown on the attached portion of the map.

- E. Zoning Plan Map No. 1 is amended by deleting the area shown and indicating it is shown on Zoning Plan, Map No. 3. A new Zoning Plan Map No. 3 is added showing the area deleted from Map No. 1. Zoning Plan Map No. 3 is amended by changing the zoning of a site at the west entrance to the community from Rural to Commercial-General as shown on the attached portion of the map.
- F. Zoning Plan Map No. 2 is amended by changing all of the Commercial Highway zones to Commercial General zones.
- G. Schedule C the Commercial-Highway use zone table is deleted.
- H. Schedule C the Commercial-General use zone table is amended as follows:

Condition 1(a) is changed by adding the following at the end of the condition,

"except,

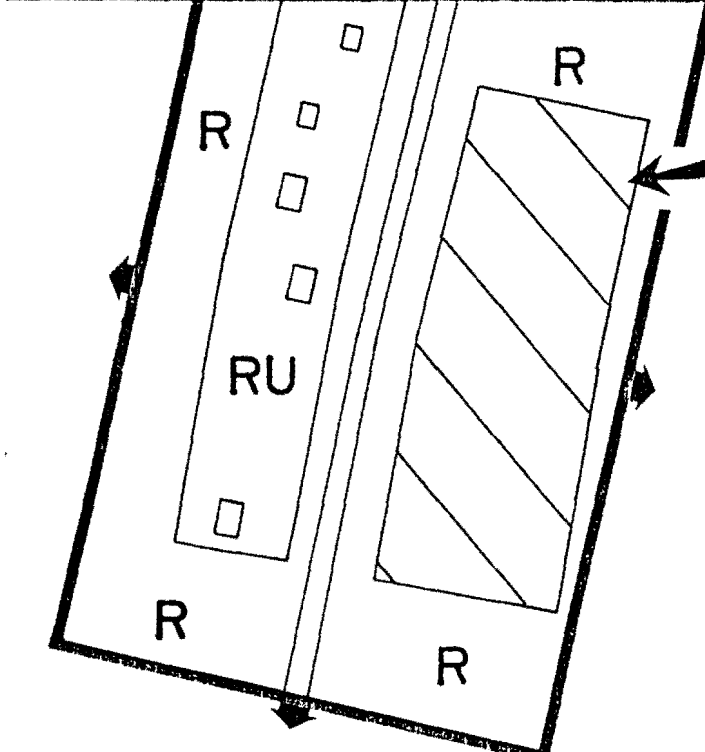
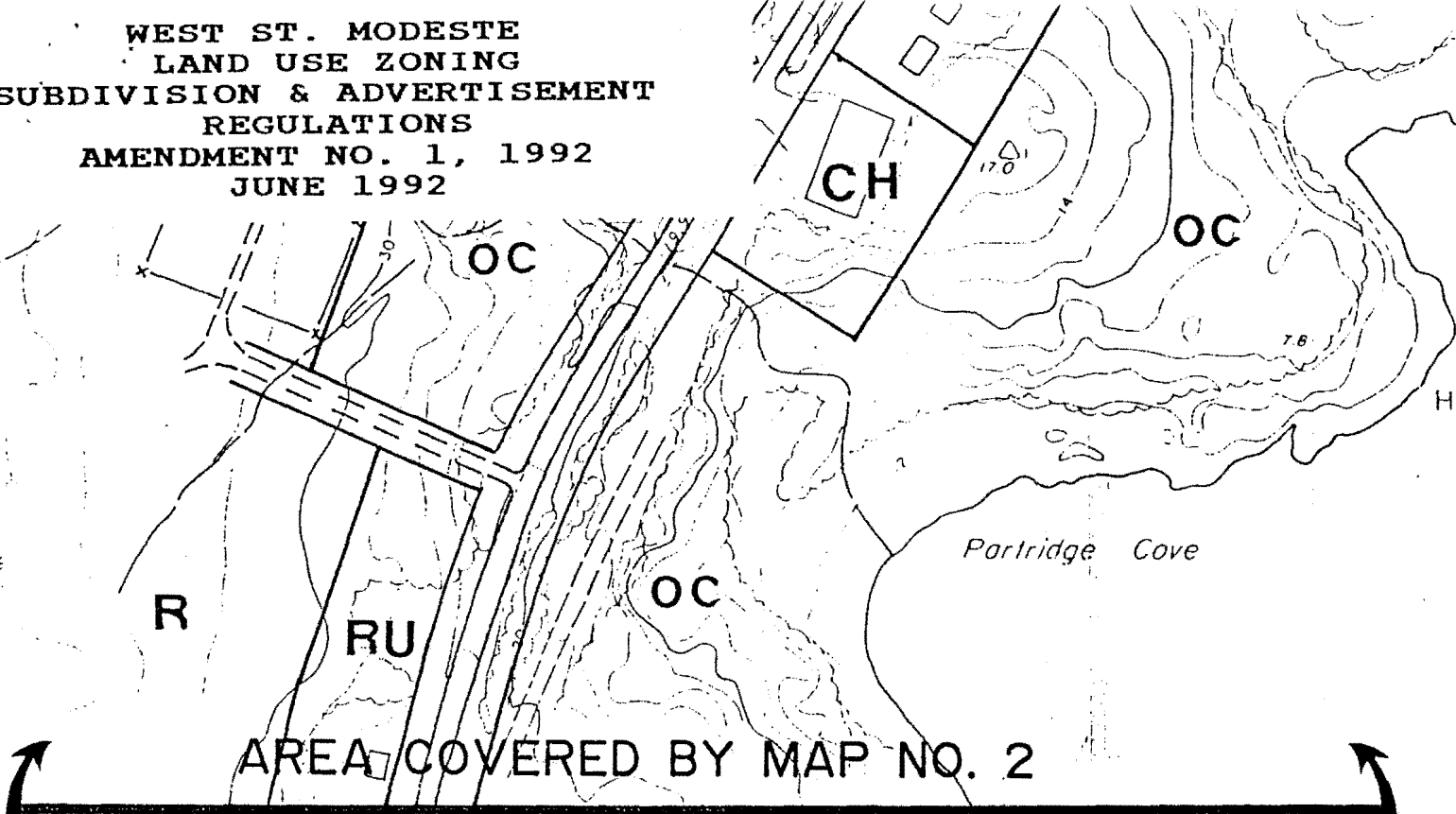
Minimum building line setback from the highway. 15 metres"

- I. Schedule C the Commercial-General use zone table is amended by adding the Medical Treatment and Special Care use class as a discretionary use class and adding the following new condition:

"6. Medical Treatment and Special Care

- (i) The Medical Treatment and Special Care use class is limited to homes for the aged.
- (ii) Homes for the aged shall be separated from other uses a distance sufficient to maintain amenity and an environment suitable for the residents. To achieve this the sideyard requirement shall be a minimum of 10 metres."

WEST ST. MODESTE
 LAND USE ZONING
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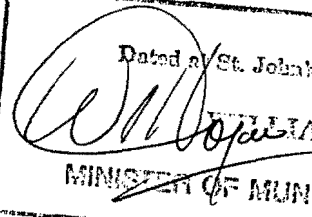
AMENDMENT NO. 1, 1992
 Change from Rural TO COMMERCIAL GENERAL

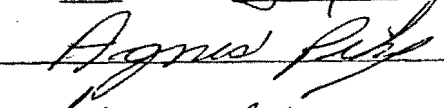
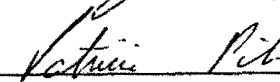
COMMUNITY
 OF
WEST ST. MODESTE
 ZONING PLAN
MAP NO. 3

Scale 1 : 2500

AREA COVERED BY MAP NO. 1

Residential Unserviced _____RU
 Rural _____R

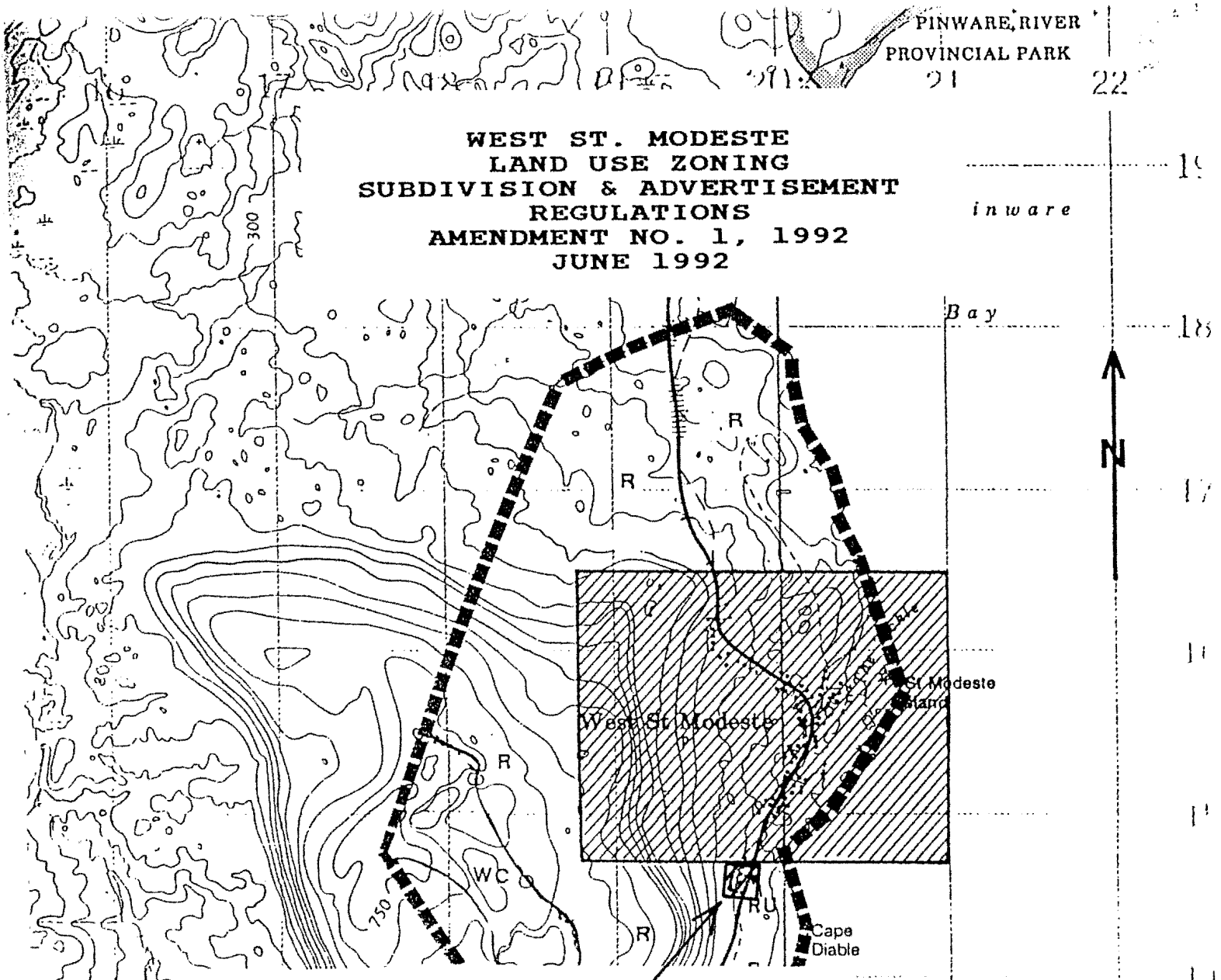
Dated at St. John's this 10th day of Nov A.D. 1992

 WILLIAM R. BERNARD, M.L.A.
 MINISTER OF MUNICIPAL AND PROVINCIAL AFFAIRS

DATED AT West St. Modeste
 THIS 27 DAY OF July A.D. 1992
 MAYOR
 CLERK

WEST ST. MODESTE
LAND USE ZONING
SUBDIVISION & ADVERTISEMENT
REGULATIONS
AMENDMENT NO. 1, 1992
JUNE 1992

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AMENDMENT No. 1, 1992

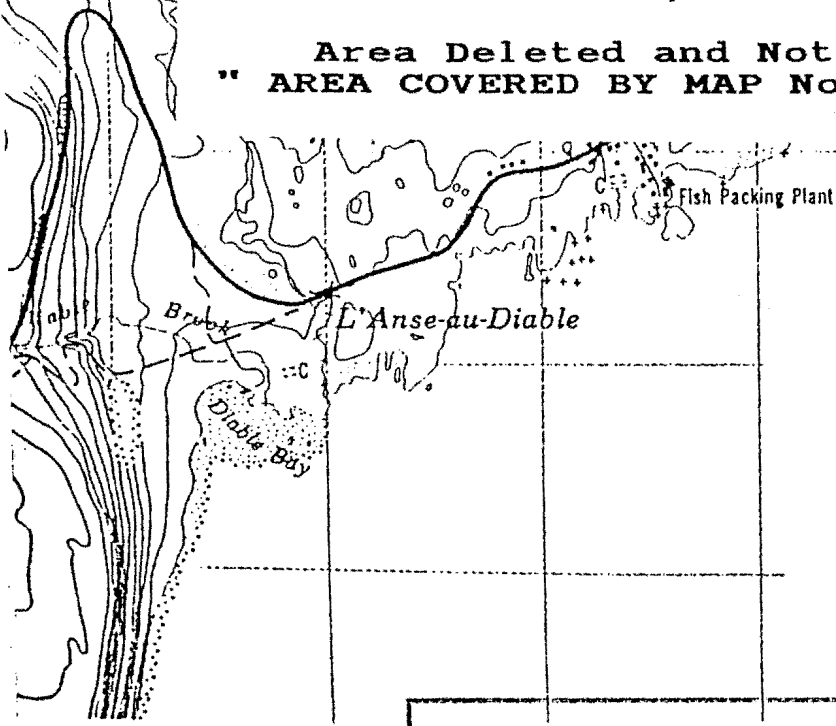
Area Deleted and Noted as
" AREA COVERED BY MAP No. 3 "

COMMUNITY
OF

WEST ST. MODESTE
ZONING PLAN
MAP No. 1

SCALE - 1 : 35 000

- Area covered by Map No. 2
- Watershed Conservation
- Residential - Unserviced
- Rural
- Planning area boundary



Dated at St. John's this 10th day of Nov A.D. 1992

 WILLIAM R. HOGAN, M.P.A.
 MINISTER OF MUNICIPAL and PROVINCIAL AFFAIRS

DATED AT West St. Modeste
 THIS 24 DAY OF July A.D. 19 92
Agnes Pige MAYOR
Patricia Pile CLERK