

TOWN OF CLARENVILLE
DEVELOPMENT REGULATIONS 2010-2020

SCHEDULE C
USE ZONE TABLES

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SCHEDULE C

USE ZONE SCHEDULES

Schedule C contains tables showing the use classes which may be permitted or which may be treated as discretionary use classes for the purpose of these Regulations. The tables also indicate the required standards of development and conditions affecting some or all of the use classes.

Before issuing an Approval in Principle or a permit for a development, Council shall review the application to ensure that it is in compliance with Application, Parts I – General Regulations, II – General Development Standards, III – Advertisements, IV – Subdivision of Land; and Schedules A – Definitions, B – Classification of Uses of Land and Buildings, C – Use Zone Schedules, and D – Offstreet Loading and Parking Requirements of the Development Regulations.

Schedule C contains tables for the following Use Zones:

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ZONE TITLE ENVIRONMENTAL PROTECTION “EP”	
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)
Conservation Passive recreational use	Dock (See Condition 3) Energy generation facility (See Condition 6) Fisheries facility (See Condition 2) Marine facility (See Condition 2) Mineral exploration Open space Recreational open space Single dwelling (See Condition 7) Transportation (See Condition 4)

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of Council provided the development would not be contrary to the purpose and intent of the Environmental Protection zone.

2. Fisheries and Marine Developments

A fisheries or marine facility will be permitted only if it is deemed by Council to be coastal location essential and not contrary to the public interest.

3. Recreational Docks

(1) Coastal Locations

In coastal areas of the Environmental Protection zone, a recreational dock may be permitted as a Discretionary Use only if the proposed location, size, and use of the dock are deemed by Council to be environmentally acceptable and compatible with surrounding development and public access along the shoreline. Approval to erect a dock will be subject to approval and comments by appropriate government agencies as well as terms and conditions set by Council.

(2) Freshwater Locations

On a pond or other watercourse, a recreational dock may be permitted as a Discretionary Use only if the dock is a floating structure attached to the land and is deemed by Council to be environmentally acceptable and compatible with surrounding development and public access along the shoreline. No dock will be permitted that requires any type of pier located in the water. Approval to install a

floating dock will be subject to approval and comments by appropriate government agencies as well as terms and conditions set by Council.

4. Transportation

- (1) Transportation uses that may be permitted at Council's discretion in the EP zone will be limited to public streets and associated infrastructure as well as private driveways.
- (2) The development of a transportation use in the EP zone will be permitted only if:
 - (a) Alternative locations for access are not reasonably available,
 - (b) It is clearly demonstrated to Council that potential environmental impacts can be satisfactorily minimized or mitigated,
 - (c) The development satisfies any terms and conditions that may be set Council, and
 - (d) The development conforms to necessary Provincial approvals.

5. Tree Removal and Landscaping

All portions of a lot located within the Environmental Protection zone will be subject to the following:

- (a) In any ten (10) year period, tree removal shall be limited to a maximum of thirty percent (30%) of the number of trees on the area within the EP zone,
- (b) Any excavation or filling-in of land, or other altering of the landscape, will be limited to a maximum of ten percent (10%) of the area within the EP one.

6. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

7. Single Dwelling

Council will not consider an application to develop a single dwelling as a discretionary use within the Environmental Protection zone except under the following circumstances:

- (a) The lot on which the proposed dwelling is to be erected was in existence on the date that these Development Regulations came into effect,
- (b) There is no opportunity on the lot to erect the dwelling outside the Environmental Protection zone,
- (c) Necessary approvals are obtained from relevant government agencies, and
- (d) The erection of the dwelling, as well as associated clearing of vegetation and landscaping, meets all terms and conditions set by Council aimed at mitigating potential environmental impacts.

8. Environmental Control

- (1) All approved developments and utilities must be designed and constructed in accordance with high environmental standards as specified in terms and conditions established by Council.
- (2) Where it deems necessary, Council may require a proposed discretionary use to undergo an appropriate assessment to ensure that the development will be undertaken in a way that minimizes potential environmental effects.

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ZONE TITLE		WATER SUPPLY PROTECTION		“WP”
PERMITTED USE CLASSES (See Regulation 101)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)		
Conservation		Developments related to water supply management and protection Mineral exploration Open space Passive recreational use		

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of Council provided the development would be in the public interest and would not be contrary to the purpose and intent of the Water Supply Protection zone.

Development that is permitted at the discretion of Council will be subject to terms and conditions to ensure there will be no adverse impact on the drinking water supply.

2. Existing Uses

Maintenance and continuation of an existing use or resource activity may be permitted at the discretion of Council provided:

- (a) It is always carried out in a way that will cause no detrimental effect on the drinking water supply.
- (b) It adheres to the approval and regulations of the Minister of Environment and Conservation, and
- (c) It adheres to all terms and conditions set by Council, as may be changed or updated from time to time.

3. Activities Not Permitted

Although they may be associated with an existing Permitted or Discretionary Use, the following activities shall not be permitted in the Water Supply Protection zone:

- (a) Placing, depositing or discharging into a body of water any sewage, refuse, chemicals, municipal and industrial waste, or any other material which impairs or has potential to impair water quality.
- (b) Using an intake, pond, lake or specified buffer zone for any activity detrimental to water quality, and not permitted in the *Environment Act*.
- (c) Using ice covered water body to transport logs, ride motorized vehicles, lead animals, litter, or undertake any other activity that has the potential to impair water quality.

- (d) Using or operating existing facilities in such a manner that impairs or has potential to impair water quality.
- (a) Storage, disposal, or application of fertilizers, pesticides, manure, or chemicals.
- (b) Extensive clearing of land or drainage of peat bogs and other wetlands.
- (f) Application of herbicides in a utility right-of-way, or use of chemically treated utility poles or other structures.
- (g) Any other storage or disposal facilities that the Minister of Environment and Conservation considers environmentally unacceptable.

3. Regulated Activities

Subject to the other provisions of these Regulations, no person shall undertake any of the following activities in the Water Supply Protection zone without obtaining a permit from Council and written approval from the Minister of Environment and Conservation:

- (a) Expansion or upgrading of any existing use, activity, or operation,
- (b) Clearing or drainage of land, construction of an access road, or servicing of lands for subsequent use,
- (c) Installation of storm or sanitary sewer pipelines, pipelines for transmission of water for hydroelectric generation, agriculture uses, or any other purposes,
- (d) Construction of roads, bridges, culverts, and other stream crossings, and installation of power and telecommunication transmission lines;
- (e) Modification to water control structures, intake structures, pump houses, water pipes, or reservoirs,
- (f) Development and operation of a public utility, including a hydro transmission line,
- (f) Any other permitted development or activity which, in the opinion of the Minister of Environment and Conservation, has caused or has potential to cause impairment of water quality.

4. Approval of Department of Environment and Conservation

Council will not approve any development or activity in the Water Supply Protection zone until all required approvals have been obtained from the Minister of Environment and Conservation.

ZONE TITLE	WATERSHED	“W”
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Conservation Open space Passive recreational use	Agriculture (See Condition 3) Developments related to water supply management and protection Energy generation facility (See Condition 5) Forestry (See Condition 3) Mineral exploration Mineral working (See Condition 4)	

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of Council provided the development would be in the public interest and would not be contrary to the purpose and intent of the Watershed zone.

Development that is permitted at the discretion of Council will be subject to terms and conditions to ensure there will be no adverse impact on the drinking water supply.

2. Buffer Zones

- (1) Other than a development related to conservation and water supply management or protection, no development, forest harvesting, or other resource use activity will be permitted in the vicinity of a watercourse except in accordance with the following minimum buffers from the top of the bank of a watercourse.

Watercourse	Minimum Width of Buffer Zones
Intake pond or lake	150 metres
Intake river	150 metres for 1 km. upstream and 100 m. downstream of water supply intake
Main river channel	75 metres
Major tributaries, lakes or ponds	50 metres
Other watercourses	30 metres
Southeast shore of Shoal Harbour Pond	300 metres

- (2) Notwithstanding Paragraph (1), no agriculture or mineral working use, nor any drainage ditch or channel originating from an agriculture or forestry use, will be permitted within 75 metres of any watercourse.

3. Forestry and Agriculture

A forestry or agriculture use, which may be permitted at the discretion of Council, will be limited to activities that are deemed by Council to be environmentally acceptable in the proposed location with respect to potential impacts on the drinking water supply.

4. Mineral Working

In addition to the requirements of this zone, a mineral working use will be subject to all requirements for mineral working set out in the Rural zone.

5. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

6. Environmental Control

- (1) All approved developments and utilities must be designed and constructed in accordance with high environmental standards as specified in terms and conditions established by Council.
- (2) Where it deems necessary, Council may require a proposed discretionary use to undergo an appropriate assessment to ensure that the development will be undertaken in a way that minimizes potential environmental effects.

7. Approval of Department of Environment and Conservation

Council will not approve any development or activity in the Watershed zone until all required approvals have been obtained from the Minister of Environment and Conservation.

ZONE TITLE	FLOOD RISK	“FR”
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Conservation Open space Passive recreational use	Accessory building to an existing building Home occupation (See Condition 3) Improvement or reconstruction of an existing dwelling or structure Mineral exploration Public work or infrastructure Recreational open space (See Condition 5) Agriculture (See Condition 6)	

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of Council provided the development would be in the public interest and would not be contrary to the purpose and intent of the Floodway zone.

Development that is permitted at the discretion of Council will be subject to terms and conditions to ensure there will be no increase in flood risk or adverse environmental impact.

2. Existing Dwellings and Structures

At its discretion, Council can permit an existing dwelling or structure in the Floodway Fringe zone to be altered, replaced, or repaired, as long as the alteration, replacement, or repair does not change the location or increase the lot coverage or floor area of the building.

3. Home Occupation

At Council’s discretion, a home occupation may be permitted in an existing dwelling subject to the conditions for home occupations in Regulation 40 of the General Development Regulations, as well as any additional conditions that Council deems to be appropriate due to the location of the dwelling in a flood risk area.

4. Flood Risk Considerations

- (1) Projected 1:100 year flood levels, wave action, and ice action will be taken into account when determining the suitability of a proposed development on a particular site.

- (2) A proposed development will not be approved if the applicant is unable to show that it would not be at risk from flooding or flood related events or that it would increase the flood risk to existing uses and natural features.
- (3) A public work such as the filling-in of land or water for the purposes of flood protection or redirection of flood waters would be permitted only in accordance with the approval of the Department of Environment and Conservation.
- (4) A municipal public work unrelated to flood protection will not be permitted except if there is no feasible alternative location and only if the development is in accordance with the approval of the Department of Environment and Conservation.

5. Recreational Open Space

Recreational open space uses will be limited to outdoor, non-building facilities that will not significantly displace, obstruct the flow of, or be damaged by flood waters.

6. Agriculture

- (1) Agriculture in the Flood Risk zone will be limited to the cultivation of ground located no closer than thirty (30) metres from the edge of a watercourse or wetland.
- (2) The keeping of livestock, including horses, will not be permitted.

7. Environmental Control

- (1) All approved developments and utilities must be designed and constructed in accordance with high environmental standards as specified in terms and conditions established by Council.
- (2) Where it deems necessary, Council may require a proposed discretionary use to undergo an appropriate assessment to ensure that the development will be undertaken in a way that minimizes potential environmental effects.

7. Approval of Department of Environment and Conservation

Council will not approve any development or activity in the Floodway zone until all required approvals have been obtained from the Minister of Environment and Conservation.

ZONE TITLE RESIDENTIAL “RES”						
PERMITTED USE CLASSES (See Regulation 101)			DISCRETIONARY USE CLASSES (See Regulations 30 and 102)			
Single dwelling Agriculture (See Condition 14) Conservation Home occupation (See Condition 7) Open space Passive recreational use Subsidiary apartment (See Condition 10)			Apartment building Boarding house Double dwelling Mini home Townhouse or row dwelling Bed and breakfast (See Condition 9) Child care (See Condition 8) Convenience store (See Condition 12) Energy generation facility (See Condition 17) Family and group care centre Kennel (See Condition 15) Nursing home Recreational open space Seniors housing and personal care facility (See Condition 13) Tourist cottage establishment (See Condition 16)			
DEVELOPMENT STANDARDS						
STANDARDS	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building		
				One Bedroom	Two Bedroom	Three Bedroom
Min. Lot Area (m ²)	450	330 per unit	170 per interior unit 230 per end unit	230 per unit for up to four units 120 per additional unit		
Min. Floor Area (m ²)	80	75	65 per unit	40 per unit	45 per unit	50 per unit
Min. Frontage (m)	15	13 per unit	6 per interior unit 8.5 per end unit	20 for three units plus 5 per additional unit		
Min. Frontyard (m)	7.5	7.5	7.5	7.5		
Min. Sideyard (m)	2.5 & 1	2.5	2.5	5		
Min. Sideyard Flanking Street (m)	7.5	7.5	7.5	7.5		
Min. Rearyard (m)	9	9	9	14		
Max. Lot Coverage of All Buildings	35%	35%	35%	35%		
Max. Number of Dwelling Units	1 main unit plus 1 subsidiary apartment	2	5	10		
Max. Height (m)	8	8	10	10		

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of permitted uses, and would not be contrary to the general intent of the Municipal Plan, these Regulations or the public interest.

2. Larger Frontages Required on Steeper Streets

Notwithstanding the minimum lot frontage standards in the Use Zone Table, Council will require residential lots on steeper streets to meet the following higher standards.

Minimum Lot Frontage on Steeper Streets				
Street Grade	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building
5.1 - 7.5% (m)	22	19 per unit	Development will not be permitted	Development will not be permitted
7.6 - 10.0% (m)	27	23 per unit		

3. Backlot Development

At its discretion, Council can permit the development of a backlot to the rear of existing residential lot(s) if it deems that the location is suitable, that the back lot will be compatible with neighbouring properties, and that the backlot will not impede efficient future development of adjacent developable land.

To be approved by Council, a back lot must meet the following conditions:

- (a) Notwithstanding the minimum lot frontage standards in the Use Zone Table, the lot will have a frontage of no less than 10.5 metres as measured at the street line.
- (b) The building line setback from the street will be no less than 32 metres and no more than 50 metres.
- (c) The lot must meet all other standards specified in the Use Zone table, including:
 - (i) Minimum Lot Area (calculation of the lot area will exclude the portion of the lot that provides access from the street),
 - (ii) Minimum Frontage (as measured at the building line),
 - (iii) Minimum Frontyard (as measured from the rear property line of the abutting property toward the street),
 - (iv) Minimum Side Yards, and
 - (v) Minimum Rear Yard.

4. Minimum Lot Width at Street Line

With the exception of a lot located on the turning circle of a cul de sac or a back lot as outlined in Condition 3 above, the minimum width of any residential lot at the street line will be no less than 75 percent of the minimum frontage required in the Use Zone Table.

5. Compatible Yard Setbacks

Notwithstanding the yard setback standards in the Use Zone Table, Council may require residential and other building setbacks to complement existing building setbacks on adjoining lots or in the neighbourhood.

6. Municipal Servicing Requirements

No new lots, new dwellings, or other new buildings except accessory buildings will be approved in the Residential zone that would not be connected to municipal piped services.

7. Home Occupations

See Regulation 40, Part II – General Development Standards

8. Child Care Service

See Regulation 41, Part II – General Development Standards

9. Bed and Breakfast

See Regulation 42, Part II – General Development Standards

10. Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in a single dwelling.
- (2) Approval of a subsidiary apartment in a single dwelling will be subject to the following conditions:
 - (a) Provision shall be made for at least one additional off-street parking space.
 - (b) The apartment will be completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (c) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

11. Accessory Buildings on Residential Lots

In addition to the requirements for accessory buildings set out in Regulation 38 of the General Development Standards, an accessory building on a residential lot will be subject to the following standards and conditions:

- (a) The use of an accessory building shall be clearly incidental and complementary to the main dwelling.

- (b) On a residential lot, no accessory building will be permitted that is larger than the maximum floor area specified in the following table. In addition, no accessory building will be permitted, which results in a lot coverage larger than the maximum lot coverage specified in the table.

Maximum Floor Area & Lot Coverage of Accessory Buildings		
Lot Size	Maximum Floor Area of One Accessory Building	Maximum Lot Coverage of All Accessory Buildings
Up to 750 m ²	80 m ²	35% of the area of the rear yard
751 m ² to 1500 m ²	100 m ²	35 % of the area of the rear yard
More than 1500 m ²	120 m ²	35% of the area of the rear yard

- (c) The maximum building height of an accessory building is 5.0 metres.
- (d) An accessory building will be erected behind the building line unless otherwise authorized by Council in accordance with Regulation 38.
- (e) Except as allowed in Paragraph (f), an accessory buildings must be at least 1.0 metre from any side or rear lot line.
- (f) Notwithstanding Paragraph (e), an accessory building with a floor area less than 6 m² or a carport will be at least 0.5 metres from any side or rear lot line.
- (g) Except for minor vehicle maintenance, an accessory building shall not be used for the repairing, painting, dismantling, or scrapping of vehicles or machinery.
- (h) In accordance with Regulation 40 of Part II of these Regulations, an accessory building will not be used for a home occupation.

12. Convenience Stores

A convenience store that is permitted as a discretionary use will be subject to the following conditions:

- (a) The store may form part of or be attached to a self-contained dwelling unit or it may be located on a separate lot.
- (b) The development standards for a freestanding convenience store on a separate lot shall comply with the development standards established for a single dwelling in this zone with respect to lot area, lot width, frontyard setback, sideyard and rearyard widths and lot coverage.

- (c) The floor area of a freestanding convenience store will not be more than eighty (80) square metres. If it forms part of a single dwelling, the floor area of a convenience store will not be more than eighty (80) square metres or twenty-five (25) percent of the total building, whichever is smaller.
- (d) The convenience store shall be subsidiary to the residential character of the area and shall not detract from the residential amenities of adjoining properties.
- (e) Provision for off-street parking must meet the parking standards specified in Schedule “D”.
- (f) In considering an application, Council will pay particular attention to site access and the effects of the store on traffic flow.

13. Seniors Housing and Personal Care Facilities

Notwithstanding any other provisions of these Regulations, the following provisions shall apply to the development of a Seniors Housing and Personal Care Facility:

- (a) The development will be treated as a single comprehensive development as set out in Part II of these Regulations, except that the minimum dwelling floor areas, building line setbacks and yards shall be as determined by Council.
- (b) The development shall be tailored to the needs of the persons occupying the development in accordance with their condition.
- (c) The overall design of the development – including road layout, landscaping, building design and location, parking areas, and so forth – will be attractive and compatible with other uses in the vicinity.
- (d) A single management authority shall be responsible for the maintenance of properties within the development.
- (e) Building types can be as necessary to serve the purposes of the development, including a variety of dwelling types, care facilities, and communal facilities such as storage rooms, hobby rooms, workshops, and garages.
- (f) The total lot coverage of all buildings will not exceed 35%.
- (g) Parking standards will accommodate the needs of the residents, staff, and visitors, and at least one (1) parking space will be provided adjacent to each independent living dwelling unit with a separate exterior entrance.

14. Agriculture

- (1) Agriculture in the Residential zone will be limited to home gardens and similar activities that Council deems to be compatible with surrounding residential areas.
- (2) The cultivation of ground and the erection of greenhouses, root cellars, and other accessory buildings for agricultural use will be limited to small-scale developments as determined by Council.
- (3) The keeping of livestock, including horses, will not be permitted.

15. Kennels

A new kennel, if permitted as a Discretionary Use, will be subject to the following:

- (a) It will be permitted only as a home occupation
- (b) It will be permitted only on a lot of 5,000 square metres or more, and
- (b) It will adhere to such other terms and conditions of Council aimed at restricting the number and breed of dogs or cats on the premises and minimizing potential noise, odour, and other impacts on neighbouring land uses.

16. Tourist Cottage Establishment

At the discretion of Council, a tourist cottage establishment may be permitted on a residential property containing a bed and breakfast, subject to the following:

- (a) The maximum floor area of a tourist cottage will not exceed 45 square metres or a height of 4 metres,
- (b) The development must be complementary to a bed and breakfast operation,
- (c) The lot will not be less than one hectare,
- (d) Total lot coverage of all buildings will not exceed 15% of the lot area,
- (e) The tourist cottage site must be adequately buffered from nearby residential uses, and
- (f) The development must satisfy the requirements of the Department of Tourism, Culture, and Recreation.

17. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

18. Advertisements

- (1) All provisions of Part III (Regulations 72 to 78) of the General Development Regulations apply to this zone except that:
 - (a) The maximum size of an on-site sign (see Regulation 79) on a bed and breakfast or commercial building cannot exceed 5 square metres,
 - (b) No freestanding temporary or portable sign (see Regulation 77) is permitted.
- (2) In accordance with Regulations 40 and 77, a home occupation will be permitted one, non-illuminated sign of 0.2 square metres or less mounted on the dwelling.

ZONE TITLE		MIXED USE	“MU”
PERMITTED USE CLASSES (See Regulation 101)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Single dwelling		Apartment building	
Double dwelling		Amusement use (See Condition 17)	
Subsidiary apartment (See Condition 12)		Antenna	
Townhouse or row dwelling		Auto body shop	
Bed and breakfast (See Condition 11)		Automobile dealership	
Boarding house		Campground	
Child care (See Condition 10)		Drinking establishment (See Condition 17)	
Communications		Energy generation facility (See Condition 20)	
Conservation		Fire station	
Convenience store		Funeral home	
Educational		General assembly	
Family and group care centre		General garage	
General service		Kennel (See Condition 18)	
Home occupation (See Condition 9)		Light industry	
Hotel		Marina	
Indoor market		Marine facility	
Medical and professional		Mini storage establishment	
Medical clinic		Mineral exploration	
Motel		Outdoor amusement use	
Nursing home		Passenger assembly	
Office		Place of worship	
Open space		Recreational facility	
Outdoor market		Seniors housing and personal care facility (See Condition 13)	
Passive recreation use		Service station	
Personal service		Shopping centre	
Police station		Take out restaurant (See Condition 17)	
Public building		Taxi stand	
Recreational open space		Tourist cottage establishment	
Restaurant		Warehouse	
Retail use			
Shop			
Theatre			
Veterinary			

DEVELOPMENT STANDARDS						
STANDARDS	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building		
				One Bedroom	Two Bedroom	Three Bedroom
Min. Lot Area (m ²)	450	330 per unit	170 per interior unit 230 per end unit	230 per unit for up to four units 120 per additional unit		
Min. Floor Area (m ²)	80	75	65 per unit	40 per unit	45 per unit	50 per unit
Min. Frontage (m)	15	13 per unit	6 per interior unit 8.5 per end unit	20 for three units plus 5 per additional unit		
Min. Frontyard (m)	7.5	7.5	7.5	7.5		
Min. Sideyard (m)	2.5 & 1	2.5	2.5	5		
Min. Sideyard Flanking Street (m)	7.5	7.5	7.5	7.5		
Min. Rearyard (m)	9	9	9	14		
Max. Lot Coverage of All Buildings	35%	35%	35%	35%		
Max. Number of Dwelling Units	1 main unit plus 1 subsidiary apartment	2	5	10		
Max. Height (m)	8	8	10	10		

CONDITIONS

1. Residential Areas

Notwithstanding the Permitted and Discretionary Uses listed in the Use Zone Table, where an area within the Mixed Use designation is predominantly residential in character, a proposed use will not be approved if it is deemed by Council to be incompatible with existing dwellings and the general residential character of the area.

2. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

3. Compatible Yard Setbacks

Notwithstanding the yard setback standards in the Use Zone Table, Council may require residential and other building setbacks to complement existing building setbacks on adjoining lots or in the neighbourhood.

4. Minimum Residential Lot Frontages on Steeper Streets

Notwithstanding the minimum lot frontage standards in the Use Zone Table, Council will require residential lots on steeper streets to meet the following higher standards.

Minimum Lot Frontage on Steeper Streets				
Street Grade	Single Dwelling	Double Dwelling	Row Dwelling	Apartment Building
5.1 - 7.5% (m)	22	19 per unit	Development will not be permitted	Development will not be permitted
7.6 - 10.0% (m)	27	23 per unit		

5. Backlot Development

At its discretion, Council can permit the development of a backlot to the rear of existing residential lot(s) if it deems that the location is suitable, that the back lot will be compatible with neighbouring properties, and that the backlot will not impede efficient future development of adjacent developable land.

To be approved by Council, a back lot must meet the following conditions:

- (a) Notwithstanding the minimum lot frontage standards in the Use Zone Table, the lot will have a frontage of no less than 10.5 metres as measured at the street line.
- (b) The building line setback from the street will be no less than 32 metres and no more than 50 metres.
- (c) The lot must meet all other standards specified in the Use Zone table, including:
 - (i) Minimum Lot Area (calculation of the lot area will exclude the portion of the lot that provides access from the street),
 - (ii) Minimum Frontage (as measured at the building line),
 - (iii) Minimum Frontyard (as measured from the rear property line of the abutting property toward the street),
 - (iv) Minimum Side Yards, and
 - (v) Minimum Rear Yard.

6. Minimum Lot Width at Street Line

With the exception of a lot located on the turning circle of a cul de sac or a back lot as outlined in Condition 5 above, the minimum width of any residential lot at the street line will be no less than 75 percent of the minimum frontage required in the Use Zone Table.

7. Conditions for Non-Residential Development

A non-residential use that is not located in a dwelling and not on a residential lot will be subject to the following:

- (a) It must meet the minimum development standards established for a single dwelling or such higher standards as Council may require,
- (b) It must be located and designed to minimize the impact of traffic, appearance, noise, odour, lighting, and signage on surrounding residential uses.
- (c) It must be designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
- (d) It must provide for adequate off-street parking in accordance with “Schedule D”, or such other parking requirements that Council may permit that will not result in traffic or parking problems.
- (e) Outdoor storage associated with the use will not be permitted in the front yard unless otherwise authorized by Council. Storage may be permitted in side and rear yards subject to terms and conditions aimed at reducing potential impacts on neighbouring properties.
- (f) At the discretion of Council, spatial buffers and/or screening (e.g. fencing, vegetation) may be required between the development and abutting residential uses.
- (g) It will be separated from the adjoining street by a curb or other suitable barrier against unguided motor vehicle access. Unless the barrier takes the form of a curb in the street reservation, it will be located on the private lot.
- (h) It will be subject to such other conditions that are deemed by Council to be appropriate to the use, to the site, and to the amenity of adjacent and nearby land uses, and
- (h) No change in the type or scale of the use will be permitted except in accordance with a development permit and conditions set by Council.

8. Municipal Servicing Requirements

No new lots or new buildings except accessory buildings will be approved in the Mixed Use zone that would not be connected to municipal piped services.

9. Home Occupations

See Regulation 40, Part II – General Development Standards

10. Child Care Service

See Regulation 41, Part II – General Development Standards

11. Bed and Breakfast

See Regulation 42, Part II – General Development Standards

12. Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in a single dwelling, a commercial building, or a public building.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) Provision shall be made for at least one additional off-street parking space.
 - (b) The apartment will be completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (c) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

13. Seniors Housing and Personal Care Facilities

Notwithstanding any other provisions of these Regulations, the following provisions shall apply to the development of a Seniors Housing and Personal Care Facility:

- (a) The development will be treated as a single comprehensive development as set out in Regulation 48 of Part II of these Regulations, except that the minimum dwelling floor areas, building line setbacks and yards shall be as determined by Council.
- (b) The development shall be tailored to the needs of the persons occupying the development in accordance with their condition.
- (c) The overall design of the development – including road layout, landscaping, building design and location, parking areas, and so forth – will be attractive and compatible with other uses in the vicinity.
- (d) A single management authority shall be responsible for the maintenance of properties within the development.
- (e) Building types can be as necessary to serve the purposes of the development, including a variety of dwelling types, care facilities, and communal facilities such as storage rooms, hobby rooms, workshops, and garages.

- (f) The total lot coverage of all buildings will not exceed 35%.
- (g) Parking standards will accommodate the needs of the residents, staff, and visitors, and at least one (1) parking space will be provided adjacent to each independent living dwelling unit with a separate exterior entrance.

14. Accessory Buildings on Residential Lots

In addition to the requirements for accessory buildings set out in Regulation 38 of the General Development Standards, an accessory building on a residential lot will be subject to the following standards and conditions:

- (a) The use of an accessory building shall be clearly incidental and complementary to the main dwelling.
- (b) On a residential lot, no accessory building will be permitted that is larger than the maximum floor area specified in the following table. In addition, no accessory building will be permitted, which results in a lot coverage larger than the maximum lot coverage specified in the table.

Maximum Floor Area & Lot Coverage of Accessory Buildings		
Lot Size	Maximum Floor Area of One Accessory Building	Maximum Lot Coverage of All Accessory Buildings
Up to 750 m ²	80 m ²	35% of the area of the rear yard
751 m ² to 1500 m ²	100 m ²	35 % of the area of the rear yard
More than 1500 m ²	120 m ²	35% of the area of the rear yard

- (c) The maximum building height of an accessory building is 5.0 metres.
- (d) An accessory building will be erected behind the building line unless otherwise authorized by Council in accordance with Regulation 38.
- (e) Except as allowed in Paragraph (f), an accessory buildings must be at least 1.0 metre from any side or rear lot line.
- (f) Notwithstanding Paragraph (e), an accessory building with a floor area less than 6 m² or a carport will be at least 0.5 metres from any side or rear lot line.
- (g) Except for minor vehicle maintenance, an accessory building shall not be used for the repairing, painting, dismantling, or scrapping of vehicles or machinery.
- (h) In accordance with Regulation 40 of Part II of these Regulations, an accessory building will not be used for a home occupation.

15. Open Storage

Council will not permit outdoor storage of goods or materials on sites abutting or on the opposite side of a road from a residential property. Where permitted, open storage shall meet the following requirements:

- (a) Open storage on will not occupy more than 25 percent of the lot and will not be located in the front yard or in any required buffer area.
- (b) Open storage areas shall be enclosed by a wall or fence not less than 2 metres in height constructed of uniform materials approved by Council.
- (c) Open storage areas shall be maintained with a stable surface to prevent the raising or movement of dust, clay, mud, and loose particles.

16. Non-Residential Property Maintenance Standards

Any use other than a private dwelling occupying a site in the Mixed Development zone will be subject to the following conditions:

- (a) Trash and garbage receptacles that contain garbage awaiting collection shall be located within a screened enclosure of a design satisfactory to Council.
- (b) Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cause direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.
- (c) Lots will be landscaped or provided with a stable surface to prevent the raising or movement of dust, clay, mud, and loose particles.

17. Take-Out Restaurants, Amusement Uses, and Drinking Establishments

Take-out restaurants, amusement uses, and drinking establishments will be considered for approval only if the proposed site does not abut private residential properties.

18. Kennels

The establishment of a new kennel, if permitted as a Discretionary Use, will be subject to the following:

- (a) It will be permitted only on a lot of 5,000 square metres or more, and
- (b) It will adhere to such other terms and conditions of Council aimed at restricting the number and breed of dogs or cats on the premises and minimizing potential noise, odour, and other impacts on neighbouring land uses.

19. Hazardous and Noxious Uses

In accordance with Regulation 57, Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance that would affect neighbouring properties.

20. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

21. Advertisements

See Part III – Advertisements.

DRAFT

ZONE TITLE COMMERCIAL GENERAL “CG”	
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)
Recreational open space Recreational facility Restaurant Take out restaurant Hotel Motel Educational Retail use Shop Convenience store Cultural and civic General service Personal service Indoor market Medical and professional Office Light industry General assembly Shopping centre Mini storage establishment Warehouse Taxi stand Passenger assembly Medical clinic Police station Public building Outdoor market Theatre Veterinary Child care (See Condition 7) Communications Open space Passive recreational use Service station Conservation	Funeral Home Place of worship Tourist cottage establishment Campground Drinking establishment Amusement use Outdoor amusement use Automobile dealership Auto body shop General garage Fire station Energy generation facility (See Condition 10) Kennel (See Condition 9) Subsidiary apartment (See Condition 8) Recycling facility Mineral exploration

DEVELOPMENT STANDARDS	
ALL USES EXCEPT SHOPPING CENTRES	
Minimum Frontyard (m)	9 (Council may require higher setbacks)
Minimum Sideyard (m)	2.5 (may be waived for buildings with adjoining walls)
Minimum Sideyard for Open Storage (m)	5
Min. Flanking Road Sideyard (m)	6
Minimum Rearyard (m)	10
Maximum Lot Coverage	40%
Maximum Height (m)	10
SHOPPING CENTRES	
Minimum Lot Area (m ²)	10,000
Minimum Floor Area (m ²)	1,000
Minimum Frontyard (m)	9 (Council may require higher setbacks)
Minimum Sideyard (m)	5 (may be waived for buildings with adjoining walls)
Minimum Rearyard (m)	10
Maximum Lot Coverage	35%
Maximum Height (m)	10

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Compatible Yard Setbacks

Notwithstanding the yard setback standards in the Use Zone Table, Council may require the setbacks of new buildings to complement existing building setbacks on adjoining lots or in the neighbourhood.

3. Conditions for Development

Every development will be subject to the following:

- (a) It must be located and designed to minimize the impact of traffic, appearance, noise, odour, lighting, and signage on adjacent and nearby uses.
- (c) It must be designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
- (d) It must provide for adequate off-street parking in accordance with “Schedule D”, or such other parking requirements that Council may permit that will not result in traffic or parking problems.
- (e) Outdoor storage associated with the use will not be permitted in the front yard unless otherwise authorized by Council. Storage may be permitted in side and rear yards subject to terms and conditions aimed at reducing potential impacts on neighbouring properties.
- (f) At the discretion of Council, a development may be required to establish spatial buffers and/or screening (e.g. fencing, vegetation) between the development and abutting uses.
- (g) It will be separated from the adjoining street by a curb or other suitable barrier against unguided motor vehicle access. Unless the barrier takes the form of a curb in the street reservation, it will be located on the private lot.
- (h) It will be subject to such other conditions that are deemed by Council to be appropriate to the use, to the site, and to the amenity of adjacent and nearby land uses, and
- (i) No change in the type or scale of the use will be permitted except in accordance with a development permit and conditions set by Council.

4. Hazardous and Noxious Uses

In accordance with Regulation 57, Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance that would affect neighbouring properties.

5. Municipal Servicing Requirements

No new lots or new buildings except accessory buildings will be approved in the Mixed Use zone that would not be connected to municipal piped services.

6. Property Maintenance Standards

Any use other than a private dwelling occupying a site in the Mixed Development zone will be subject to the following conditions:

- (a) Trash and garbage receptacles that contain garbage awaiting collection shall be located within a screened enclosure of a design satisfactory to Council.
- (b) Outdoor storage of scrap and other unsightly materials will not be permitted except within a screened enclosure of a design satisfactory to Council.
- (c) Exterior lighting for use on the site shall be erected and maintained so the light is confined to the property and will not cause direct light or glare upon the adjacent properties or roads. The light source shall not be higher than 6 metres.
- (d) Lots will be landscaped or provided with a stable surface to prevent the raising or movement of dust, clay, mud, and loose particles.

7. Child Care Service

See Regulation 41, Part II – General Development Standards

8. Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in a commercial or public building.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) Provision shall be made for at least one additional off-street parking space.
 - (b) The apartment will be completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (c) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

9. Kennels

The establishment of a new kennel, if permitted as a Discretionary Use, will be subject to the following:

- (a) It will be permitted only on a lot of 5,000 square metres or more, and
- (b) It will adhere to such other terms and conditions of Council aimed at restricting the number and breed of dogs or cats on the premises and minimizing potential noise, odour, and other impacts on neighbouring land uses.

10. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

11. Advertisements

See Part III – Advertisements.

DRAFT

ZONE TITLE COMMERCIAL HIGHWAY “CH”	
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)
Hotel Motel Restaurant (See Condition 3) Take out restaurant (See Condition 3) Service station Tourist information service Passenger assembly Police station, Recreational open space Shop (See Condition 3) Convenience store (See Condition 3) Passive recreational use Conservation Open space Antenna	Campground (See Condition 2) Tourist cottage establishment (See Condition 2) Drinking establishment (See Condition 3) Outdoor amusement use (See Condition 3) Energy generation facility (See Condition 6)
DEVELOPMENT STANDARDS	
Minimum Frontyard (m)	10 (Council may require higher setbacks)
Minimum Sideyard (m)	5 & 1 (may be waived for buildings with adjoining walls)
Minimum Sideyard for Open Storage (m)	5
Min. Flanking Road Sideyard (m)	6
Minimum Rearyard (m)	10
Maximum Lot Coverage	40%
Maximum Height (m)	15

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Tourist Cottage Establishments and Campgrounds

- (1) A proposed tourist cottage establishment or a campground, if being considered for approval as a discretionary use, will require a development plan satisfactory to Council containing the following information:
 - (a) Location and size of campsites and/or cottage units
 - (b) Internal roads and accesses
 - (c) Parking areas
 - (d) Accessory uses such as laundry facilities, storage areas, washrooms, showers, convenience store, caretaker residence, and outdoor and indoor recreation facilities
 - (e) Water supply and waste disposal
 - (f) Landscaping
 - (g) Buffers and screening between the site and other nearby land uses
 - (h) Delineation of the property to be developed on a legal survey
 - (i) Where deemed necessary by Council, a phasing plans for development.
- (2) Commercial uses, washroom facilities, recreational areas, parking areas, laundries and similar facilities directly associated with the development will not be located on separate properties.
- (3) All camp sites, cottages, and on-site facilities that form part of the development will be accessible only via the internal road network of the development.
- (4) Council may require the development to include suitable buffers and screening on any portion of the development that abuts an existing or future public street or residential area. Any buffering or screening shall be maintained in a condition that is acceptable to Council.
- (5) The development permit will specify the maximum number of cottage units and/or campsites for different uses such as tents and trailers that will be permitted on the site.

- (6) No expansion or alteration of a campground, other than repairs and maintenance, will take place without the discretionary approval of Council.
- (7) The operation will comply with all bylaws and regulations of Council pertaining to noise and unruly behaviour.
- (8) Where deemed necessary by Council, a deposit sufficient to cover the cost of buffers and screening shall be deposited with Council until the work is completed in accordance with the approved plan.

3. Uses Permitted Only as Accessory Uses

In the Commercial Highway zone, restaurants, take-outs, drinking establishments, convenience stores, and shops will be permitted only as accessory uses to another permitted or discretionary use in the zone. .

4. Property Upkeep and Maintenance

Land and buildings in the Commercial Highway zone will be landscaped and maintained to the satisfaction of Council.

5. Hazardous and Noxious Uses

In accordance with Regulation 57, Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance that would affect neighbouring properties.

5. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

6. Advertisements

See Part III – Advertisements.

ZONE TITLE		TOURISM RECREATION	“TR”
PERMITTED USE CLASSES (See Regulation 103)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Hotel Motel Tourist cottage establishment (See Condition 6) Campground (See Condition 6) Restaurant (See Condition 7) Take out restaurant(See Condition 7) Tourist information service Outdoor assembly (See Condition 7) Personal Service (See Condition 7) Recreational open space Outdoor amusement use Shop (See Condition 7) Convenience store (See Condition 7) Subsidiary apartment (See Condition 9) Passive recreational use Open space Conservation	Drinking establishment (See Condition 7) Amusement use (See Condition 7) Boarding and riding stable (See Condition 8) Land extensive recreational use (See Condition 10) A multiple dwelling (See Condition 10) Recreational dwelling (See Condition 10) Outfitter operation Mineral exploration Forestry (See Condition 11) Agriculture (See Condition 11) Mineral working (See Condition 11) Energy generation facility (See Condition 12)		

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Development Plan

No tourism or recreation development will be permitted in the Tourism Recreation zone until a comprehensive development plan has been submitted by the developer and approved by Council. A development plan will include the following:

- (a) A full investigation of all biophysical features of the site and the opportunities and constraints to development that they represent.

- (b) A demonstration of how the proposed development will be compatible with adjacent land uses.
- (c) Location of all development components
- (d) Internal roads and accesses,
- (e) Parking areas
- (f) Water supply and waste disposal
- (g) Landscaping
- (h) Buffers and screening between the site and other nearby land uses
- (i) Delineation of the property to be developed on a legal survey
- (j) Proposals on how the development will accommodate the transmission line and other land uses existing on the site.
- (k) A demonstration of adequate access to the Trans Canada Highway satisfactory to the Department of Transportation and Works,
- (l) A layout of internal roads and accesses, a description of road construction standards, and a description of how the developer proposes to keep the roads maintained.

A phasing plan may be required by Council. Also, at every stage of a phasing plan, a full report will be made by the developer to Council to ensure the continued integrity of the development plan.

3. Development Standards

- (1) If the development adjoins a public street or highway, the development standards under the Commercial Highway Zone shall apply along with any additional requirements of Council, and, where applicable, the Department of Government Services for unserviced development..
- (2) If the development does not front on or adjoin a public street or highway, the development standards shall be as determined by Council, and, where applicable the Department of Government Services for unserviced development.

2. Lot Frontage – See Regulation 54 of the General Development Standards

4. Emergency Services

- (1) All access roads must be developed and maintained to an adequate standard to permit access by fire trucks and other emergency vehicles. Council will inspect access roads on a regular basis. If the roads are not maintained to Council's satisfaction, operating permits may be cancelled.
- (2) Provision for on-site fire fighting capability shall be provided by the developer to the satisfaction of Council.

5. Municipal Services

Uses that require the extension of municipal streets or piped services will not be approved unless the extension is provided by the developer.

6. Tourist Cottage Establishments and Campgrounds

- (1) A proposed tourist cottage establishment or a campground, if being considered for approval as a discretionary use, will require a development plan satisfactory to Council containing the following information:
 - (a) Location and size of campsites and/or cottage units
 - (b) Internal roads and accesses
 - (c) Parking areas
 - (d) Accessory uses such as laundries, storage areas, showers, convenience store, staff accommodations, and outdoor and indoor recreation facilities
 - (e) Water supply and waste disposal
 - (f) Landscaping
 - (g) Buffers and screening between the site and other nearby land uses
 - (h) Delineation of the property to be developed on a legal survey
 - (i) Where deemed necessary by Council, a phasing plan for development.
- (2) Commercial uses, washroom facilities, recreational areas, parking areas, laundries and similar facilities directly associated with the development will not be located on separate properties.

- (3) All camp sites, cottages, and on-site facilities that form part of the development will be accessible only via the internal road network of the development.
- (4) Council may require the development to include suitable buffers and screening on any portion of the development that abuts an existing or future public street or residential area. Any buffering or screening shall be maintained in a condition that is acceptable to Council.
- (5) The development permit will specify the maximum number of cottage units and/or campsites for different uses such as tents and trailers that will be permitted on the site.
- (6) No expansion or alteration of a campground, other than repairs and maintenance, will take place without the discretionary approval of Council.
- (7) The operation will comply with all bylaws and regulations of Council pertaining to noise and unruly behaviour.
- (8) Where deemed necessary by Council, a deposit sufficient to cover the cost of buffers and screening shall be deposited with Council until the work is completed in accordance with the approved plan.

7. Uses Permitted Only as Accessory Uses

In the Tourism Recreation zone, a restaurant, take-out, drinking establishment, convenience store, personal service, amusement use, subsidiary apartment, outdoor assembly use, and shop will be permitted only as an accessory use to another permitted or discretionary use in the zone.

8. Boarding and Riding Stables

- (1) A boarding and riding stable will be subject to terms and conditions deemed necessary by Council.
- (2) The keeping of livestock other than horses will not be permitted in the Tourism Recreation zone.

9. Subsidiary Apartments

- (1) One or more subsidiary apartments may be permitted in a main commercial or other building to accommodate staff needed to operate a permitted use.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) The apartment will be used only to accommodate staff of a permitted main use.

- (b) The apartment will completely self-contained, with facilities for cooking, sleeping, and bathing.
- (c) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

10. Major Tourism and Recreation Developments

Land extensive recreational facilities, multiple dwellings, and recreational dwellings can be permitted in the Tourism Recreation zone at Council's discretion only if:

- (a) The development forms part of a comprehensive commercial development related to a major tourism and/or recreational initiative, for example, a golf course, race track, or time-share residential development.
- (b) Satisfactory provision is made for the development and maintenance of infrastructure and services such as water supply, sewage disposal and treatment, waste collection and disposal, roads, and electricity.
- (c) The development meets all necessary environmental and other government approvals.
- (d) It is demonstrated to the satisfaction of Council that the development will be able to operate independently of municipal services or other input.

11. Forestry, Agriculture, and Mineral Working

- (1) A forestry, agriculture, or mineral working use, which may be permitted at the discretion of Council, will be restricted to locations and activities that are deemed by Council to be environmentally and aesthetically acceptable with respect to potential impacts on tourism and recreational developments.
- (2) In addition to the requirements of this zone, an agricultural use will be subject to all requirements for agriculture set out in the Rural zone.
- (3) In addition to the requirements of this zone, a mineral working use will be subject to all requirements for mineral working set out in the Rural zone.

12. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

13. Environmental Control

- (1) All approved developments and utilities must be designed and constructed in accordance with high environmental standards as specified in terms and conditions established by Council.
- (2) Where it deems necessary, Council may require a proposed discretionary use to undergo an appropriate assessment to ensure that the development will be undertaken in a way that minimizes potential environmental effects.

14. Property Upkeep and Maintenance

Land and buildings in the Tourism Recreation zone will be landscaped and maintained to the satisfaction of Council.

15. Advertisements

See Part III – Advertisements.

DRAFT

ZONE TITLE INDUSTRIAL GENERAL "IG"	
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)
General industry Light industry Auto body shop Construction yard Energy generation facility General garage General service shop Fisheries facility Marine facility Mineral exploration Mini storage facility Office (See Condition 2) Shop (See Condition 2) Trucking/heavy equipment depot Open space Passive recreational use Conservation	Hazardous industry (See Condition 10) Mineral working (See Condition 7) Salvage yard (See Condition 6) Subsidiary apartment (See Conditions 2 & 9) Energy generation facility (See Condition 11)
DEVELOPMENT STANDARDS	
Minimum Frontyard (m)	8 (Council may require higher setbacks)
Minimum Sideyard (m)	5 & 1 (may be waived for buildings with adjoining walls)
Minimum Sideyard for Open Storage (m)	5
Min. Flanking Road Sideyard (m)	8
Minimum Rearyard (m)	15
Maximum Lot Coverage	40%
Maximum Height (m)	14

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Uses Permitted Only as Accessory Uses

In the Industrial General zone, an office, shop, and subsidiary apartment will be permitted only as an accessory use to another permitted or discretionary use.

3. Flammable Liquids Storage

All buildings, tanks, and structures related to the bulk storage of flammable liquids will conform to the requirements of the Provincial Fire Commissioner and shall be surrounded by such buffers and landscaping as Council may require to reduce risks to adjacent uses due to fire, explosion, or spillage of flammable liquid.

4. Streets and Municipal Services

- (1) All uses must be provided with streets and municipal services designed for industrial use including fire fighting capability.
- (2) Industrial establishments must provide adequate off-street parking facilities for all employees and customers.

5. Outdoor Storage

- (1) Outdoor storage and parking of materials and equipment will generally be permitted in the sideyards and rearyards of buildings. In certain circumstances, Council may permit outdoor storage in frontyards.
- (2) Council may require fencing or other forms of screening where the quantity or type of material being stored would contribute to unsightly appearance.

6. Salvage Yards

Salvage yards will be subject to the following separation distances from other forms of development.

Type of Development	Minimum Distance from Solid Waste Site or Salvage Yard
Existing or future residential areas	200 metres
Other future development areas	100 metres
Public highway or street	50 metres
Watercourse or water body	50 metres

7. Mineral Working

- (1) A mineral working use, which may be permitted at the discretion of Council, will be restricted to locations and activities that are deemed by Council to be environmentally and aesthetically acceptable.
- (2) In addition to conditions that may be set by Council, a mineral working use will be subject to all requirements for mineral working set out in the Rural zone.

8. Screening and Landscaping

Council may require buffering or screening of sites with natural or planted vegetation, fencing, or structural barriers to reduce the aesthetic impact of industrial uses on nearby residential areas and public streets and highways.

9. Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in a main use if it deemed by Council as necessary for the operation of that use.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) The apartment will completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (b) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

10. Hazardous and Noxious Uses

In accordance with Regulation 57, Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance that would affect neighbouring properties.

11. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

12. Advertisements

See Part III – Advertisements.

ZONE TITLE		INDUSTRIAL LIGHT	“IG”
PERMITTED USE CLASSES (See Regulation 101)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Light industry Automobile dealer or rental agency (See Condition 6) General service shop General garage Office Retail use (See Condition 6) Shop (See Condition 6) Taxi stand (See Condition 6) Truck/heavy equipment dealer (See Condition 6) Veterinary (See Condition 6) Warehouse or storage facility Open space Conservation		Auto body shop Communications Fire station Indoor market (See Condition 6) Kennel (See Conditions 6 & 9) Mineral exploration Outdoor market (See Condition 6) Recreational facility (See Condition 6) Recycling facility Service station Shopping centre (See Condition 6) Trucking/heavy equipment depot Subsidiary apartment (See Conditions 5 & 6) Energy generation facility (See Condition 10)	
DEVELOPMENT STANDARDS			
Minimum Frontyard (m)		8 (Council may require higher setbacks)	
Minimum Sideyard (m)		5 & 1 (may be waived for buildings with adjoining walls)	
Minimum Sideyard for Open Storage (m)		5	
Min. Flanking Road Sideyard (m)		8	
Minimum Rearyard (m)		15	
Maximum Lot Coverage		40%	
Maximum Height (m)		14	

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Streets and Municipal Services

- (1) All uses must be provided with streets and municipal services designed for industrial use including fire fighting capability.
- (2) Industrial establishments must provide adequate off-street parking facilities for all employees and customers.

3. Outdoor Storage

- (1) Outdoor storage and parking of materials and equipment will generally be permitted in the sideyards and rearyards of buildings. In certain circumstances, Council may permit outdoor storage in frontyards.
- (2) Council may require fencing or other forms of screening where the quantity or type of material being stored would contribute to unsightly appearance.

4. Screening and Landscaping

Council may require buffering or screening of sites with natural or planted vegetation, fencing, or structural barriers to reduce the aesthetic impact of industrial uses on nearby residential areas and public streets and highways.

5. Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in a main use if it deemed by Council as necessary for the operation of that use.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) The apartment will completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (b) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

6. Compatibility with Industrial Uses

The main intent of the Industrial Light zone is to facilitate light industrial and related uses and activities. Non-industrial uses such as shops, shopping centres, personal services, and indoor and outdoor markets will not be permitted unless Council is assured that they will be compatible and will not object to approved industrial and related activities in this zone.

7. Flammable Liquids Storage

All buildings, tanks, and structures related to the bulk storage of flammable liquids will conform to the requirements of the Provincial Fire Commissioner and shall be surrounded by such buffers and landscaping as Council may require to reduce risks to adjacent uses due to fire, explosion, or spillage of flammable liquid.

8. Hazardous and Noxious Uses

In accordance with Regulation 57, Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance that would affect neighbouring properties.

9. Kennels

The establishment of a new kennel, if permitted as a Discretionary Use, will be subject to the following:

- (a) It will be permitted only on a lot of 5,000 square metres or more, and
- (b) It will adhere to such other terms and conditions of Council aimed at restricting the number and breed of dogs or cats on the premises and minimizing potential noise, odour, and other impacts on neighbouring land uses.

10. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

11. Advertisements

See Part III – Advertisements.

ZONE TITLE		PUBLIC USE	“PU”
PERMITTED USE CLASSES (See Regulation 101)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Child care Cultural and civic Educational General assembly Indoor assembly Medical treatment and special care Office (See Condition 2) Outdoor assembly Place of worship Open space Recreational open space Conservation		Cemetery (See Condition 4) Club and lodge Catering (See Condition 2) Collective residential Penal and correctional detention Subsidiary apartment (See Conditions 2 & 5) Energy generation facility (See Condition 6) Mineral exploration	
DEVELOPMENT STANDARDS			
Minimum Frontyard (m)		8 (Council may require higher setbacks)	
Minimum Sideyard (m)		5 & 1 (may be waived for buildings with adjoining walls)	
Min. Flanking Road Sideyard (m)		8	
Minimum Rearyard (m)		8	
Maximum Lot Coverage		40%	
Maximum Height (m)		14	

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Uses Permitted Only as Accessory Uses

In the Public Use zone, an office, catering use, and subsidiary apartment will be permitted only as an accessory use to another permitted or discretionary use.

3. Development Criteria

A development will be subject to the following criteria:

- (a) It will meet the development standards or such higher standards as deemed necessary by Council.
- (b) It will be located and designed to minimize the impact of traffic, noise, lighting, and signage on surrounding residential uses. Where necessary, Council may require screening through the provision of trees, shrubs, berms, landscaping, or fencing.
- (c) With the exception of non-building uses, full municipal piped services will be required for new developments.
- (d) It will provide for adequate off-street parking in accordance with "Schedule D".
- (e) No change in the type or scale of the use will be permitted except in accordance with a development permit.
- (f) It will be subject to such other conditions as Council deems necessary to ensure maximum compatibility with nearby residential uses.

4. Cemetery

The development and expansion of cemeteries will be subject to the following:

- (a) The erection or display of advertisements specified in Regulation 73 is permitted without application to Council. No other advertisements related to cemeteries are permitted in this zone.
- (2) A site design plan illustrating the location of the cemetery, access points, landscaping, and buffers with adjacent properties will be required prior to issuing a development permit.

5. Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in a main use if it deemed by Council to be necessary for the operation of that use.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) The apartment will completely self-contained, with facilities for cooking, sleeping, and bathing.

- (b) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

6. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

7. Advertisements

See Part III – Advertisements.

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ZONE TITLE RECREATIONAL OPEN SPACE “ROS”	
PERMITTED USE CLASSES (See Regulation 101)	DISCRETIONARY USE CLASSES (See Regulations 30 and 102)
Recreational open space Recreational facility Open space Passive recreational use Conservation	Cemetery (See Condition 3) Outdoor assembly Indoor assembly Club and lodge Collective residential Energy generation facility (See Condition 4) Mineral exploration
DEVELOPMENT STANDARDS	
Minimum Frontyard (m)	8 (Council may require higher setbacks)
Minimum Sideyard (m)	5 & 1
Minimum Rearyard (m)	8
Maximum Lot Coverage	40%
Maximum Height (m)	14

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations or the public interest.

2. Development Criteria

A development will be subject to the following criteria:

- (a) It will meet the development standards or such higher standards as deemed necessary by Council.
- (b) It will be located and designed to minimize the impact of traffic, noise, lighting, and signage on surrounding residential uses. Where necessary, Council may require screening through the provision of trees, shrubs, berms, landscaping, or fencing.

- (c) With the exception of non-building uses, full municipal piped services will be required for new developments.
- (d) It will provide for adequate off-street parking in accordance with “Schedule D”.
- (e) No change in the type or scale of the use will be permitted except in accordance with a development permit.
- (f) It will be subject to such other conditions as Council deems necessary to ensure maximum compatibility with nearby residential uses.

3. Cemetery

The development and expansion of cemeteries will be subject to the following:

- (a) The erection or display of advertisements specified in Regulation 73 is permitted without application to Council. No other advertisements related to cemeteries are permitted in this zone.
- (2) A site design plan illustrating the location of the cemetery, access points, landscaping, and buffers with adjacent properties will be required prior to issuing a development permit.

4. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

5. Advertisements

See Part III – Advertisements.

ZONE TITLE		OPEN SPACE	“OS”
PERMITTED USE CLASSES (See Regulation 101)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Open space Passive recreation Conservation		Cemetery (See Condition 3) Energy generation facility (See Condition 4) Mineral exploration	

CONDITIONS

1. **Discretionary Use Classes**
 The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations.
2. **Development Criteria**
 A development will meet the development standards deemed necessary by Council.
3. **Cemetery**
 The development and expansion of cemeteries will be subject to the following:
 - (a) The erection or display of advertisements specified in Regulation 73 is permitted without application to Council. No other advertisements related to cemeteries are permitted in this zone.
 - (2) A site design plan illustrating the location of the cemetery, access points, landscaping, and buffers with adjacent properties will be required prior to issuing a development permit.
4. **Energy Generation Facilities**
 An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.
5. **Advertisements**
 See Part III – Advertisements.

ZONE TITLE		RURAL	“RUR”
PERMITTED USE CLASSES (See Regulation 101)		DISCRETIONARY USE CLASSES (See Regulations 30 and 102)	
Agriculture (See Condition 6) Antenna Conservation Forestry (See Condition 7) Mineral exploration Open space Recreational open space General industry (See Condition 9) Light industry (See Condition 9) Mineral working (See Condition 5) Temporary dwelling (See Condition 2 & 8.3)	Aquaculture Boarding/riding stable Campground (See Condition 4) Catering (See Condition 2) Cemetery Construction yard Energy generation facility (See Condition 14) Kennel (See Condition x) Land extensive recreational facility Mining Outdoor amusement use Outdoor assembly (See Condition 2) Outfitter operation Recreational dwelling (See Condition 12) Recreational open space Salvage yard (See Condition 11) Shop (See Condition 2) Single dwelling (See Condition 2 & 8.2) Subsidiary apartment (See Condition 2 & 8.1) Tourist cottage establishment (See Condition 4)		

CONDITIONS

1. **Discretionary Use Classes**
 The discretionary use classes listed in this table can be permitted at the discretion of Council provided the development would be complementary to the uses within the Permitted Use Classes, would not inhibit or prejudice the development of such permitted uses, and would not be contrary to the general intent of the Municipal Plan and these Regulations.

2. **Uses Permitted Only as Accessory Uses**
 In the Rural zone, catering uses, single dwellings, subsidiary apartments, temporary dwellings, shops, outdoor assembly uses, light industries, and general industries can be developed only as accessory uses to a main use or building permitted in the zone.

3. Development Criteria

A development will be subject to the following criteria:

- (a) It must meet the development standards and conditions deemed necessary by Council.
- (b) It must be located and designed to minimize the impact of traffic, noise, lighting, and signage on nearby residential uses. Where necessary, Council may require screening through the provision of trees, shrubs, berms, landscaping, or fencing.
- (c) It must be designed and maintained to a high standard with regard to safety, appearance, and compatibility with surrounding land uses.
- (d) Permission to develop will be in accordance with a development permit issued by Council, and
- (e) No change in the type or scale of the use will be permitted except in accordance with a development permit.

4. Tourist Cottages and Campgrounds

- (1) A proposed tourist cottage or campground establishment will require a development plan satisfactory to Council containing the following information:
 - (a) Location and size of campsites and/or cottage units
 - (b) Internal roads and accesses
 - (c) Parking areas
 - (d) Accessory uses such as laundry facilities, storage areas, washrooms, showers, convenience store, staff accommodations, and outdoor and indoor recreation facilities
 - (e) Water supply and waste disposal
 - (f) Landscaping
 - (g) Buffers and screening between the site and other nearby land uses
 - (h) Delineation of the property to be developed on a legal survey
 - (i) Where deemed necessary by Council, a phasing plan for development.

- (2) On-site water and sewer services must meet minimum standards required by relevant Provincial agencies and Council.
- (3) Commercial uses, washroom facilities, recreational areas, parking areas, laundries and similar facilities directly associated with the development will not be located on separate properties.
- (4) All camp sites, cottages, and on-site facilities that form part of the development will be accessible only via the internal road network of the development.
- (5) Council may require the development to include suitable buffers and screening on any portion of the development that abuts an existing or future public street or residential area. Any buffering or screening shall be maintained in a condition that is acceptable to Council.
- (6) The development permit will specify the maximum number of cottage units and/or campsites for different uses such as tents and trailers that will be permitted on the site.
- (7) No expansion or alteration of a campground, other than repairs and maintenance, will take place without the discretionary approval of Council.
- (8) The operation will comply with all bylaws and regulations of Council pertaining to noise and unruly behaviour.
- (9) Where deemed necessary by Council, a deposit sufficient to cover the cost of buffers and screening shall be deposited with Council until the work is completed in accordance with the approved plan.

5. Mineral Working Uses

5.1 Mineral Working Sites

A mineral working use will be subject to the following, unless otherwise authorized by Council:

- (a) No new mineral working operation will be developed without a development permit issued by Council. The development, operation, termination, and rehabilitation of the mineral working site will be carried out only in accordance with terms and conditions specified in the development permit. The development permit will be revoked if the operator does not comply with the terms and conditions of the development permit.

- (b) An application to Council for the development of an extraction pit or rock quarry will include a site development plan with the following information:
 - (i) the site's biophysical features
 - (ii) a delineation of the proposed extraction area
 - (iii) the type and location of aggregate processing equipment
 - (iv) a site rehabilitation plan (see Paragraph 5.4)
- (c) No extraction of any sort will take place closer than:
 - (i) 50 metres from a watercourse or wetland,
 - (ii) 50 metres from a public street or highway,
 - (iii) 200 metres of a residential, commercial, or public building,
- (d) No quarrying of hard rock will take place within 800 metres of a residential, commercial, or public building.
- (e) All topsoil and organic material, including the rusty coloured and iron stained layer, will be securely stockpiled for future rehabilitation of the site. The operator will ensure that the topsoil is not mixed with aggregate materials.
- (f) An undisturbed buffer strip will be maintained at least 30 metres wide between the final perimeter of a pit or quarry and the boundary of the lot on which it is located. Council may permit this buffer width to be reduced by up to 50% with the written consent of the adjacent property owner,
- (g) Where a proposed mineral working site is located in the vicinity of a public street or highway, or an existing or proposed residential, commercial, or recreational area, Council may require the owner to provide for natural or artificial screening to obstruct visibility of the site.
- (h) Council may require the mineral working site or excavated area to be fully or partially enclosed by a fence designed and constructed to Council's specifications.
- (i) No mineral working shall create excessive drainage or erosion onto adjacent properties or into nearby watercourses.
- (j) No mineral working shall cause the accumulation or ponding of water in any part of the site. Settling ponds will be permitted only with approval from the Department of Environment and Conservation.

- (k) The mineral working site shall be kept clean of refuse, abandoned vehicles, abandoned equipment and derelict buildings.
- (l) During seasonal or other extended periods of shutdown, the slope of any sand or gravel embankment shall not have a gradient steeper than 60% for the full depth thereof, and
- (o) Other such conditions that Council deems as necessary.

5.2 Permit Fee

The development permit fee for a mineral working will be determined by Council in an amount sufficient to cover costs associated with

- (a) A review of the development plan by a professional planner or engineer,
- (b) Regular inspections of the site to determine conformity with the permit, and
- (c) Inspections to determine acceptable site rehabilitation in accordance with the rehabilitation plan

5.3 Mineral Working Processing Plant

- (1) Council can permit a mineral working processing plant (e.g. washing and screening plant, crusher) provided that the use will not significantly affect surrounding land uses by reason of noise, vibration, fumes, dust, odour, water drainage, unsightly storage of materials, or general appearance.
- (2) Council can specify a minimum separation distance between a processing plant and an existing residential, commercial, public, or recreational area.

5.4 Site Rehabilitation

- (1) A development application for a new mineral working site will not be approved unless it includes a plan for site rehabilitation acceptable to Council.
- (2) Council can require the extraction site to be rehabilitated at progressive stages of excavation or after the mineral working operation has terminated.
- (3) Upon full completion of the mineral working, the following work shall be carried out by the operation:
 - (a) All buildings, machinery and equipment shall be removed,
 - (b) All pit and quarry slopes shall be graded to a slope of less than 60 percent,
 - (c) The entire excavated area will be rehabilitated in accordance with the rehabilitation plan.
 - (d) If required, the closure or decommissioning of the access road in accordance with Paragraph 10.

6. Minimum Distance Separations for Livestock Facilities

- (1) New development and expansions of livestock facilities located near residential and other non-agricultural uses will be subject to the minimum separation distance requirements specified in Regulation 51 of the Development Regulations.
- (2) New development and expansions of residential and other non-agricultural uses located near livestock facilities will be subject to the minimum separation distance requirements specified in Regulation 51 of the Development Regulations.

7. Forestry

Forestry activities must preserve scenic views from the community. Council can set conditions for forest harvesting and silviculture activities in areas within or visible from any built-up area of the town.

8. Accessory Residential Uses

8.1 Subsidiary Apartments

- (1) One subsidiary apartment may be permitted in the building of a main use if it deemed by Council to be necessary for the operation of that use.
- (2) Approval of a subsidiary apartment will be subject to the following conditions:
 - (a) The apartment will completely self-contained, with facilities for cooking, sleeping, and bathing.
 - (b) A minimum floor area of forty (40) square metres is required for a one-bedroom apartment, plus an additional ten (10) square metres for each additional bedroom.

8.2 Single Dwellings

At Council's discretion, a single dwelling can be permitted that is accessory to a commercial agricultural operation, boarding stable, or other main use subject to the following:

- (a) It is demonstrated to Council's satisfaction that the main use is a bona fide commercial operation from which the owner derives a major portion of his or her income, and
- (b) It is demonstrated to Council's satisfaction that full-time habitation on the site is necessary for the feasible operation of the main use.

8.3 Temporary Dwellings

At Council's discretion, a temporary dwelling can be permitted that is accessory to a main use subject to the following:

- (a) It is demonstrated to Council's satisfaction that temporary habitation on the site is necessary for the feasible operation of the main use.
- (b) It will not be the full-time residence of any person,
- (c) It will not be used for any purpose other than as an accessory dwelling to the main use,
- (d) It will be erected only on the ground surface and will not have any portion of its foundation underground,
- (e) It will be erected and located in such a manner that in the opinion of Council, it can be easily dismantled or removed upon termination of the operation, and
- (f) It will be removed from the site as soon as the permitted use ceases to operate.

9. General and Light Industry

Industrial uses will be restricted to general and light industrial uses that are directly related to forestry, agriculture, aquaculture, mining, or mineral working, or that meet the following criteria:

- (a) The use is unsuitable for a built-up area by reason of appearance, noise, vibration, smell, fumes, smoke, grit, soot, ash, dust, or glare.
- (b) The use requires large outdoor areas for open storage and handling of materials, goods, and equipment.
- (c) The use is capable of being serviced by on-site water and sewage services.
- (d) The use can be screened from public streets and lands designated for urban uses.
- (e) The use generates low volumes of traffic.
- (f) The use will have no deleterious effects on the environment.
- (g) The use will not include warehousing, wholesale, or retail activities.

10. Access Roads

- (1) Roads constructed to provide access for resource harvesting or extraction or a permitted industrial use will require a development permit from Council. All road construction will be subject to the conditions of the Department of Environment and Conservation.
- (2) No access road will pass through a built-up residential area.
- (3) Council may set conditions related to the location, design, construction, operation, and decommissioning of an access road.
- (4) Council may require an access road to be closed to access by the general public during shutdown periods to provide for security, public safety, and environmental protection.
- (5) After the operation has terminated, Council can require an access road to be closed permanently to public access or fully decommissioned so that it is not passable by wheeled vehicles.

11. Salvage Yards

The development of a new salvage yard will adhere to the following separation distances from sensitive areas or other forms of development.

Type of Development	Minimum Separation Distance
Existing or proposed residential areas	300 metres
Any other built-up area likely to be developed	150 metres
Public highway or street	50 metres
Watercourse or water body	50 metres

12. Recreational Dwellings

- (1) Recreational dwellings may be permitted on land west of the main power transmission line and the proposed NALCOR transmission line.

- (2) Recreational dwelling lots are subject to the following standards:

Standards	Camps
Minimum Lot Size	0.4 hectares
Minimum Lot Width	54 m
Minimum Lot Depth	38 m
Minimum Frontyard Setback	15 m
Minimum Sideyard Setback	3 m
Minimum Rearyard Setback	7.5 m
Minimum Distance Between Buildings	3 m
Maximum Floor Area (including basement)	75 m ²

13. Hazardous and Noxious Uses

In accordance with Regulation 57, Council may restrict the development or location of any use or activity that might release or emit a hazardous or noxious substance that would affect neighbouring properties.

14. Energy Generation Facilities

An energy generation facility, if permitted by Council, will be subject to Regulation 64 of the General Development Standards.

15. Advertisements

See Part III – Advertisements.