

USE ZONE TABLE

142. GENERAL COMMERCIAL

PERMITTED USE CLASSES - (see Regulation 127)

Theatre, cultural and civic, passenger assembly, catering, funeral home, child care, office, medical and professional, personal service, general service, communications, police station, taxi stand, veterinary, shop, indoor market, service station, apartments - (attached to shops or other business), take-out food service and convenience store.

DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

General assembly, educational, place of worship, amusement, collective residential, commercial residential, apartment building*, outdoor market, recreational open space, antenna, club and lodge,

*(See condition no. 6)

CONDITIONS

1. Development Standards

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

- | | | |
|-------|--|--------------|
| (i) | Minimum Building Line Setback | 4 metres |
| (ii) | Minimum Side yard Width, except where buildings are built with adjoining party walls | 2 & 5 metres |
| (iii) | Minimum Rear yard Depth | 10 metres |
| (iv) | Maximum Height | 15 metres |

2. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of advertisements on any lot or site occupied by a use permitted or existing as a legal non-conforming use in this use zone shall be as follows:

- (a) The size, shape, illumination and material construction of the advertisement shall meet the requirements of the Authority, having regard to the safety and convenience of users of the adjacent streets and sidewalk and the general amenities of the surrounding areas.
- (b) Building advertisements shall not exceed eight (8) percent of the building facade area. This includes name/occupant of the building plus additional advertisements that may be on the lot and/or building, however, excludes a temporary advertisement.
- (c) Onsite advertisement is not to exceed five (5) square metres in area. This five (5) square metres is to be part of the eight (8) percent as described in Section (b) above.
- (d) Notwithstanding (b) and (c) above;

Advertisement on any lot may be permitted up to 3 square metres in area regardless of building facade area. *(22 June 2017)*

3. Advertisement Relating to Offsite Uses / Third Party Advertisements

The conditions to be applied to the erection or display of Third Party advertisements on any site, relating to a use permitted in this or another zone or not relating to a specific land use, shall be as follows:

- (a) The location, siting and illumination of each advertisement shall be to the satisfaction of the Authority, having regard to the grade and alignment of streets, the location of street junctions, the location of nearby buildings and the preservation of the amenities of the surrounding area.
- (b) Each advertisement shall not exceed three (3) square metres in area, to a maximum of eight (8) percent of the building facade area for on and offsite advertisements.

(22 June 2017)

4. Temporary Advertisement

Temporary advertisement located in this Use Zone shall be issued under the following conditions:

- (a) The permit will be for a maximum period of three (3) months and the advertisement is to be removed for a minimum of six (6) months before an application will be considered for the same site. (Only one (1) advertisement will be permitted per site).
- (b) The advertisement is not to pose a nuisance and/or inconvenience to pedestrians, motorists or to any neighbouring residential units.
- (c) The advertisement must be located within the lot boundary and each application will be assessed on its own merits based on the specific site conditions. Temporary advertisement shall be located a minimum distance of fifty (50) feet from any street intersection must be kept off public right-of-ways.
- (d) The advertisement is not to exceed a maximum of three (3) square metres in area.

5. Apartments Attached to Shops or Other Business

Apartments attached to shops or other business are required to meet the Residential High Density (RHD) Zone requirements for apartment buildings for floor area and overall residential densities. A portion of the structure or site, equivalent to thirty (30) percent of the floor area of the dwelling units shall be developed as Amenity Areas which are properly designed indoor and/or outdoor spaces for the use of the tenants and includes balconies, roof terraces, recreation rooms and playgrounds. This Amenity Area shall be calculated or included as part of the lot area, so that the lot area required in these regulations may include the Amenity Area.

6. Apartment Building

Apartment Buildings in this zone shall be required to meet the Residential High Density standards for all other setbacks not specified in this use zone table. Parking shall be as required for apartment buildings in Schedule D.

7. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 61, Accessory Commercial and Industrial Buildings, in Part II of these Development Regulations.

8. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complementary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.