

USE ZONE TABLE

146. LARGE SCALE COMMERCIAL

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Shopping Centre, shop</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)</p> <p>Service station, antenna, taxi stand, theatre, office, catering, commercial residential* general industry**</p> <p>*(See condition no. 4) **(See condition no. 5)</p>

CONDITIONS

1. Advertisements Relating to Onsite Uses

The conditions which shall apply to the erection or display of an advertisement 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 adjacent streets and sidewalks, and the general amenities of the surrounding area.
- (b) Building advertisement coverage 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 sign).
- (c) Onsite advertisement would be at the discretion of the Authority, but is not to exceed ten (10) square metres in area. This ten (10) 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 at the discretion of the Authority, regardless of building facade area.

- (e) Notwithstanding (b) and (c) and (d) above;

The Authority reserves the right to permit three (3) on-site advertisements to a maximum of 12 square metres each, where, in the opinion of the Authority, the size of the sign is appropriate to the use and size of the development and will not detract from the site or present a nuisance by its size and illumination, to the adjacent properties. The Authority reserves the right to give public notice when considering the advertisement.

(22 June 2017)

2. Advertisements 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)

3. 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.

4. Commercial residential

Commercial residential uses, limited to hotels and motels, may be permitted at the discretion of the Authority at suitable locations in the Large Scale Commercial zone provided that they are complementary to uses within the permitted use class or that their development will not inhibit or prejudice the existence of the development of such uses. Furthermore, commercial residential uses may only be considered at appropriate sites which have adequate water, sewer, and fire protection services necessary for the size and scale of the development and that meet with the satisfaction of the Authority. The use must be accessible by fire department and other emergency vehicles. All parking for commercial residential uses must be available within the lot on which the use is developed. Commercial residential uses may not be located adjacent to or near any industrial use, as determined by the Authority, if such adjacent or nearby use involves the bulk storage of hazardous materials which may be considered to pose a danger or nuisance to users of the commercial residential use. Adequate buffering and/or screening may be required between commercial residential uses and existing industrial uses and such buffering shall be installed and maintained as the developer's (of the commercial residential

lot) responsibility.

5. General Industry

Uses in this classification shall be restricted to vehicle dealerships with a maximum of 200 vehicles on-site, including cars and light passenger trucks and may include, as an accessory use, the sale and supply of other motorized vehicles, to be included in the total number of vehicles permitted on the lot, and may also include attached service bay areas or garages for the servicing and repair of vehicles.

(27 February 2015)

6. Accessory Building

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

7. 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.