

USE ZONE TABLE

147. WATERFRONT MIXED USE

<p>PERMITTED USE CLASSES – (See Regulation no. 127)</p> <p>Theatre, cultural and civic, indoor assembly, outdoor assembly, place of worship, educational, passenger assembly, club and lodge, catering, child care, commercial residential, office, personal service, general service, police station, take-out food service, shop, indoor market, outdoor market, conservation, recreational open space, convenience store (accessory use only), light industry*, general industry*</p> <p>* (See condition no. 8) <i>(22 June 2017)</i></p>
<p>DISCRETIONARY USE CLASSES – (See Regulation no. 26 and 128)</p> <p>Medical and professional, communications, amusement, collective residential, apartment building*</p> <p>*(See condition no. 7) <i>(22 June 2017)</i></p>

CONDITIONS

1. Development Standards

- | | | |
|-----|--|-----------|
| (a) | Maximum Height | 20 metres |
| (b) | Minimum Building Line Setback | 0 metres |
| (c) | Minimum Building Setback from the water's edge* | 10 metres |
| (d) | All other development standards to be determined through a Comprehensive Waterfront Development Plan | |

* as defined by the ordinary high water mark

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.

(22 June 2017)

5. Non-Conforming Uses

Regulation 82 and/or Regulation 83 apply to legal use of buildings or land as non-conforming uses in this zone.

6. Developments and Improvements

- (a) No major developments or improvements shall take place in this zone until a Comprehensive Development Plan has been adopted by the Authority for the

entire area or a portion thereof of the Waterfront Mixed Use Zone, as the Authority deems necessary.

- (b) Some limited uses may be permitted subject to satisfactory servicing, road access and fire protection, provided that the uses will not inhibit or prejudice the remaining land from comprehensive development. No development shall be permitted in the Curling Waterfront Mixed Use Zone area prior to approval of a Comprehensive Development Plan by the Authority.
- (c) Costs associated with preparation of a Comprehensive Development Plan shall be the responsibility of the applicant and /or the developer.
- (d) Notwithstanding, conditions 2 (a), (b), and (c) above, development proposals for light-industrial or commercial uses in the defined as The Port Waterfront Mixed Use Zone may be approved prior to the preparation and approval of the Comprehensive Development Plan, provided that they are in keeping with the vision, goals and policies of this Plan.
- (e) A Comprehensive Development Plan for the Waterfront Mixed Use Zone shall include land use, road layout, water, sewer and stormwater services, fire protection parking, site access, service access, pedestrian movement and public access to the water's edge, landscaping, built form, locations of public spaces and development standards.

(22 June 2017)

7. Residential Uses in The Port

Residential uses shall not be permitted in The Port Waterfront Mixed-Use area.

8. Industrial Uses

It is preferred that industrial uses permitted under this standard are marine related in order to best utilize the unique attributes of waterfront locations.

9. Public Access

All Comprehensive Development Plans shall provide for continuous public access to the water's edge, except where there is a significant risk to public safety or where

public access would inhibit the commercial function of The Port.

10. Public Open Space

The City of Corner Brook shall require dedication of a minimum of public open space as part of any Comprehensive waterfront Development Plan. Dedication of the public open space will be required prior to issuance of a building permit of any significant development in the area.

11. Parking

Above-grade or surface parking shall not be permitted between a public street or public open space and the Building Line.

12. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 60, Accessory Buildings - General, in Part II of these Development Regulations.

13. 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.