

**USE ZONE TABLE**

**148. GENERAL INDUSTRIAL**

<p><b>PERMITTED USE CLASSES</b> (see Regulation 127)</p> <p>General industry, service station, light industry, taxi stand, passenger assembly and animal.</p>
<p><b>DISCRETIONARY USE CLASSES</b> (see Regulations 26 and 128)</p> <p>Transportation, catering, child care, all use classes in the business and personal service uses group, shop, recreational open space, antenna, convenience store, hazardous industry*, commercial residential**, amusement, general assembly***.</p> <p>*(See condition no. 6) ** (See condition no. 8) *** (See condition no. 9)</p>

**CONDITIONS**

*(13 May 2016)*

**1. Development Standards**

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

(i)	Minimum Building Line Setback	10 metres
(ii)	Minimum Side yard Width	2 and 5 metres
(iii)	Minimum Rear yard Depth	15 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 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 regardless of the building facade area.
- (e) Notwithstanding (b) and (c) and (d) above;

The Authority reserves the right to permit an on-site advertisement to a maximum of 12 square metres, 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 illumination, to the adjacent properties. The Authority reserves the right to give public notice when considering the advertisement.

*(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 Advertisements**

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

- (a) The advertisement is not to exceed three (3) months in operation, and is to be removed for a minimum of six (6) months before the advertisement can be relocated on the same site. (Only one (1) advertisement is to 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 is to be located within the property boundary, and each application would be assessed on its own merits based on its specific site conditions. Temporary advertisement shall be located a minimum distance of fifty (50) feet from any street intersection, and is to be kept off public right-of-ways.
- (d) The advertisement is not to exceed a maximum of three (3) square metres in area.

**5. Services**

Industrial development shall not be permitted in this zone unless adequate services and fire fighting capability designed to meet the needs of the particular industrial uses permitted, are available.

**6. Hazardous Industry**

The uses permitted in this class are limited to the bulk storage of flammable and hazardous liquids and substances and the total volume of storage on each lot shall not exceed 341,000 litres or 90,000 USWG.

- (a) The siting of such hazardous industrial uses shall take place in such a manner

that the site conditions meet all municipal, provincial, and federal regulations with regard to site boundary distances and adequate separations from other industrial uses.

- (b) Separation distances shall be appropriate to maintain public safety, fire safety and landslope separation for the protection of the amenity of surrounding uses.
- (c) The use does not abut or is sufficiently far removed from a residential neighbourhood, public assembly use, community service use or a street where an alternative route is not available.
- (d) The use may only be located where an adequate municipal water supply is available or where an alternative adequate water volume and water pressure can be obtained according to all regulating agencies.
- (e) The authority may also impose other conditions as deemed necessary from an environmental, occupational health and safety, fire and life safety and aesthetic point-of-view.

**7. Landscaping, Screening and Outdoor Storage**

- (a) Where land designated industrial or any industrial development abuts or is close to an existing or proposed residential land use or recreational/public land use, then the owner or developer of the industrial site shall provide a strip not less than 10 metres wide between any industrial activity or any new industrial building and such residential, recreational or public use area. The buffer shall include the provision of such natural or structural barrier as may be required and shall be maintained by the owner or occupier to the satisfaction of the Authority.
- (b) Where vegetation of sufficient width and density to constitute a satisfactory visual screen does not exist, dies, or is removed from the 10-metre buffer strip, the Authority may require conditions (a) and (b) to be undertaken to the

satisfaction of the Authority”

- (i) Berms shall be constructed to a height sufficient to prevent or minimize visibility of the use from adjacent residential, recreational or public uses.
  - (ii) Plantings shall contain tree and shrub species with a minimum 50% coniferous species mix and be of a suitable size/height to function as a visual screen when installed or replaced.
- (c) The outdoor storage of goods, materials or equipment shall be conducted as neatly and orderly as possible giving consideration to the overall site appearance and visual or other impact upon adjoining industrial uses or nearby residential or other areas. Consideration will also be given as to the storage of materials and equipment with regard to the safety of authorized personnel and general public where applicable. Outdoor storage is prohibited in the building line setback.
- (d) Driveway and parking areas shall be paved or constructed with an alternative hard surface material in order to maintain the functional and visual quality of the parking area. Gravel or other loose material shall not be permitted for use in driveways or parking areas.

## **8. Commercial Residential**

Commercial residential uses, limited to hotels and motels, may be permitted at the discretion of the Authority at suitable locations in the General Industrial 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.

**9. General Assembly**

Uses in this classification shall be limited to gymnasias, bowling alleys and other similar indoor recreational/fitness facilities.

*(13 May 2016)*

**10. 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.

**11. 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.