

USE ZONE TABLE

150. HAZARDOUS INDUSTRIAL

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Hazardous industry.</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)</p> <p>Antenna, transportation.</p>

CONDITIONS

1. Development Standards

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

i)	Minimum Building Line Setback	20 metres
(ii)	Minimum Side yard Width	20 metres
(iii)	Minimum Rear yard Depth	20 metres
(iv)	Maximum Height	14 metres

or such higher standards as may be prescribed in the National Building Code of Canada, or by the Authority, depending on the specific use of the building or site.

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 seven (7) square metres in area. This seven (7) 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.

- (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

The conditions to be applied to the erection or display of 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. Use and Structures

All uses and structures for the bulk storage of flammable liquids shall conform to the requirements of the Provincial Fire Commissioner's office and shall be surrounded by such buffers and landscaping as the Authority may require in order to prevent damage to adjacent uses by fire, explosion or spillage of flammable liquid.

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.