

USE ZONE TABLE

152. INNOVATION DISTRICT

PERMITTED USE CLASSES – (see Regulation 127)

Educational, cultural and civic, general assembly, theatre, place of worship, day care centre, recreational open space, office, indoor assembly, outdoor assembly, police station, medical treatment and special care, medical and professional, personal service, general service, catering*, shop (as an accessory use), convenience store (as an accessory use), recreational open space, conservation.

*(See condition no. 8)

DISCRETIONARY USE CLASSES – (see Regulations 26 and 128)

Passenger assembly, club and lodge, communications, collective residential, taxi stand, convenience store, antenna, funeral home, amusement, veterinary, apartment building, commercial residential, take-out food service, shop, light industry, service station*.

*(See condition no. 9)

CONDITIONS

1. Development Standards

The development standards for this zone shall be as follows:

- | | | |
|-------|-------------------------------|-----------|
| (i) | Minimum Building Line setback | 6 metres |
| (ii) | Minimum side yard width | 4 metres |
| (iii) | Minimum rear yard depth | 12 metres |
| (iv) | Maximum height | 20 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 seven (7) square metres in area. This seven (7) square metres is to be part of the eight (8) percent as described in Section (bi) 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 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. Parking

Surface or above-grade parking will not be permitted between the Building Line and the Building Lot Line facing a public street.

6. Traffic and Road Capacity

A Traffic Study and Road Capacity Study shall be approved by the Authority prior to the issuance of a building permit for any significant development within the zone. Where appropriate, the City of Corner Brook may choose to conduct the study or may require that a study be prepared at the expense of the Applicant. Where appropriate, the Authority may require that the Applicant implement the recommendations of the

Traffic and Road Capacity Study as a condition of development approval.

7. Accessory Building

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

8. Drive-thru

When a drive-thru function of a catering use (or other type of drive-thru window service) is proposed in the Innovation District, it may be considered as an accessory use to a permitted or discretionary use when developed as part of a comprehensive development. Access to the drive-thru windows and all driving or parking lanes associated with the drive-thru function must be contained entirely on the private lot and may not be accessed directly from a street.

9. Service Station

When a service station use, limited to a gas bar, is proposed in the Innovation District, it may be considered as an accessory use to a permitted or discretionary use and when developed as part of a comprehensive development, located on the same private lot as the main permitted or discretionary use. Direct access to a gas bar or any parking or lanes associated with the gas bar function will not be permitted directly from a street.

10. 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.