

**USE ZONE TABLE**

**153. OPEN SPACE**

<p><b>PERMITTED USE CLASSES</b> - (see Regulation 127)</p> <p>Recreational open space</p>
<p><b>DISCRETIONARY USE CLASSES</b> - (see Regulations 26 and 128)</p> <p>Theatre, cultural and civic, catering*, indoor assembly, outdoor assembly, take-out food service, convenience store, antenna, transportation.</p> <p>*(See condition no. 2)</p>

**CONDITIONS**

**1. Development Standards**

The development standards for this zone shall be as follows:

- |    |                               |           |
|----|-------------------------------|-----------|
| a) | Minimum building line setback | 10 metres |
| b) | Minimum side yard width       | 5 metres  |
| c) | Minimum rear yard depth       | 15 metres |
| d) | Maximum height                | 15 metres |

**2. Catering**

This use classification shall be restricted to restaurants when considered to be an accessory use to a permitted recreational open space use.

**3. 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.

**4. Non-conforming Residential Use**

Existing non-conforming residential dwellings within an Open Space Zone shall be required to comply with the development standards consistent with residential

**5. 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)*

**6. 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)*

## **7. 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)*

**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.