

**USE ZONE TABLE**

**158. RURAL**

PERMITTED USE CLASSES - (see Regulation 127)

Agriculture, forestry.

DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

Outdoor assembly, single dwelling, single dwelling (existing), veterinary, outdoor market, general industry, service station, mineral working, recreational open space, conservation, transportation, animal, antenna, hazardous industry\*, cemetery\*\*

\*(See condition no. 8) \*\*(See condition no. 9)

**CONDITIONS**

**1. Advertisements Relating to Onsite Uses**

The conditions which shall apply to the erection or display of an advertisement 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 adjacent streets and sidewalks, and the general amenities of the surrounding area.
- (b) No advertisement shall exceed five (5) square metres in area.

**2. Advertisements Relating to Offsite Uses / Third Party Advertisements**

The conditions to be applied to the erection or display of a Third Party advertisement 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) Each advertisement shall not exceed three (3) square metres in area.
- (b) 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.

*(22 June 2017)*

### 3. 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.

### 4. Single Dwelling

One single dwelling may be permitted with a farm or forestry operation and it must be demonstrated to the satisfaction of the Authority that the residence onsite is necessary to the successful operation of the use and the minimum lot size for inclusion of a dwelling is to be 3 hectares. The agricultural or forestry use must be in active operation for a minimum of two years prior to an application for a dwelling use onsite.

### 5. Single Dwelling (Existing)

When determining whether an existing dwelling may be replaced by new construction, extensively renovated, repaired or extended, consideration will include, but not be limited to, the following:

- (a) The dwelling must already exist in the zone at the coming into effect of these Development Regulations.
- (b) The lot on which the dwelling is located shall not be located in an area where the Authority has determined that existing houses are to be eventually removed in order to clear the area of all development, either for safety reasons or to accommodate new or different development under the existing land use designation/zone or a proposed new land use designation/zone.
- (c) The land on which the dwelling is located is not on a slope of 20% or greater,

nor are there any other inherent or obvious hazard(s) or potential hazard(s) that would have a negative impact on the replacement or redevelopment of the existing dwelling or on adjacent lands. Should the topography where the dwelling is located exceed 20 % and major renovations, extension or replacement of the dwelling is proposed, a Land Use Assessment Report will be required to address how the development will be accommodated, taking into account the slope and any other relevant considerations.

- (d) The replacement of an existing dwelling is to result in a single dwelling unit only. Double dwellings, row dwellings or apartment buildings will not be permitted to replace an existing dwelling unit, regardless of whether the original dwelling was double dwelling or contained a subsidiary apartment unit, nor will a subsidiary apartment/secondary suite to the main dwelling unit be permitted.
- (e) An application to replace an existing dwelling in accordance with the above criteria will be assessed on an individual basis.
- (f) The dwelling must be accessible to fire department and other emergency vehicles and located on a recognized city street where municipal snow clearing and other maintenance is normally carried out.
- (g) Where fire protection or access may be considered deficient, the owner or applicant requesting to repair, extend or replace the single dwelling may be required to upgrade, install, or otherwise improve the capacity to provide fire protection service or access to a level that is satisfactory to the City of Corner Brook. All costs associated with this will be the responsibility of the owner or developer.
- (h) Where one or more municipal services are absent, the City of Corner Brook assumes no responsibility to provide any service which is not currently available. The owner or developer may undertake the cost and responsibility to install any services to the single dwelling if approved by the City of Corner Brook.
- (i) As an existing single dwelling is deemed to be a discretionary use of the Rural Zone, the owner of the dwelling being repaired, extended or replaced may be required to sign a Development Agreement whereby the owner of the property

agrees to the above conditions and understands that the City of Corner Brook will continue to allow other Permitted and Discretionary Uses of the zone to be developed.

*(22 June 2017)*

**6. General Industry**

Where permitted as a discretionary use, General Industry will be restricted to maintenance and repair of equipment, processing and storage related to agriculture or forestry uses.

**7. Mineral Working**

Where permitted as a Discretionary Use, the conditions relating to Mineral Working Zones shall apply.

**8. Hazardous Industry**

- (a) A hazardous industrial manufacturing use has been developed in a Rural Zone in the proximity of Lady Slipper Road. Due to the nature and material of the product and manufacturing process at the site, no use or activity what-so-ever shall be permitted within a one (1) kilometre radius of the building(s) of this site. Uses proposed beyond the buffer area may be subject to a Land Use Assessment Report.
- b) The following limitations apply to hazardous industrial uses that involve the bulk storage of flammable and hazardous liquids and substances:
  - (i) The total volume of storage on each lot shall not exceed 341,000 litres or 90,000 USWG.
  - (ii) 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.

- (iii) Separation distances shall be appropriate to maintain public safety, fire safety and land slope separation for the protection of the amenity of surrounding uses.
- (iv) 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.
- (v) 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.
- (vi) 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.

**9. Cemetery**

Where permitted as a Discretionary Use, cemeteries shall be restricted to animal cemeteries. Any new human cemeteries shall be restricted in this zone to land located directly adjacent to or near Mt. Patricia Cemetery.

**10. 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.