

USE ZONE TABLE

159. SOLID WASTE/SCRAPYARD

<p>PERMITTED USE CLASSES - (see Regulation 127)</p> <p>Scrap yard, solid waste</p>
<p>DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)</p> <p>Antenna, general industry*</p> <p>*(See condition no. 6)</p>

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. Separation from adjacent uses

Unless the Authority is satisfied that the use will not create a nuisance and will not adversely affect the amenity of the specified development or natural feature, no SCRAPYARD or solid waste storage or disposal site shall be located closer than the minimum distances set out below to the specified development or natural feature:

Minimum Distance of Scrap yard or Solid Waste

Storage or Disposal Site

Existing or proposed Residential Development	300 metres
Any other developed area or area likely to be developed during the life of the scrap yard or solid waste use	150 metres
Public highway or street	50 metres
Protected Road	90 metres
Water body or watercourse	50 metres

(22 June 2017)

4. Screening

A scrap yard or solid waste storage or disposal site shall be screened in the following manner where it is visible from a public street or highway, developed area, or area likely to be developed during the life of the use:

- (a) Where tree screens exist between the use and adjacent public highways and streets or other land uses (excepting forestry and agriculture), the tree screens shall be retained in a 30-metre wide strip of vegetation so that

visibility of any part of the use from the surrounding uses or streets will be prevented. The tree screens must be maintained by the owner or occupier of the use to retain 30 metres in a forested appearance. Where vegetation of sufficient width and density to constitute a visual screen does not exist, dies or is removed from the 30-metre strip, the Authority may require condition (a) and/or (b) be undertaken to the satisfaction of the Authority:

- (i) Berms to be constructed to a sufficient height to prevent visibility of any part of the use from adjacent uses (except forestry or agriculture) or adjacent public highway or street. The berms shall be landscaped to the satisfaction of the Authority.
 - (ii) Plantings shall contain native species as much as possible, with a minimum 50% coniferous mix and shall be planted at a minimum height of 3 metres, prior to issuance of an occupancy permit.
- (b) Where natural topography creates a visual screen between a scrap yard or solid waste or disposal site and adjacent public highway, street or other land uses (except forestry or agriculture), additional screening may not be required.
- (c) Where effective screening or natural topography or conditions cannot be installed or utilized as required to adequately screen the scrap yard or solid waste use, or where the site is highly visible from a distance, the Authority may refuse to permit the use or associated activity.

5. Fencing

The Authority may require Scrap yard Use Classes or Solid Waste Use Classes to be enclosed by a fence designed and constructed to its specifications and no less than 1.8 metres in height.

6. General Industry

The General Industry Classification of Uses of Land and Buildings is restricted to

recycling operations and may be considered when the operation can be carried out effectively from the site. The material required for the activity must form part of the normally disposed of substances at the site and the operation must not require or create a demand for municipal water and sewer services.

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. 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.