

USE ZONE TABLES

NOTE

This schedule contains tables showing the use classes which may be permitted or which may be treated as discretionary use classes for the purpose of these Regulations. The tables also indicate the required standards of development and may also include conditions affecting some or all of the use classes.

The schedule contains tables for the following Use Zones:

Use Zone	Symbol	Page
RESIDENTIAL SERVICED	RS	C-2
RESIDENTIAL UNSERVICED	RU	C-5
RESIDENTIAL RURAL	RR	C-8
MIXED DEVELOPMENT	MD	C-10
COMMERCIAL-GENERAL	Com	C-12
INDUSTRIAL MARINE	IM	C-14
PUBLIC USE	PU	C-16
RECREATIONAL OPEN SPACE	ROS	C-18
OPEN SPACE/CONSERVATION	OS/C	C-20
RURAL	Rur	C-21
MINERAL WORKINGS	MW	C-23
AGRICULTURE	Ag	C-28
CEMETERY	CM	C-30
WATERSHED	Wa	C-31

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL - SERVICED	(RS)
PERMITTED USE CLASSES - (see Regulation 89)		
Single dwelling, and recreational open space		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Double dwelling, row dwelling, apartment building, medical and professional, place of worship, convenience store, personal services, medical treatment and special care, boarding house residential, shop, child care, light industry, general industry, and antenna.		

STANDARDS	WHERE PERMITTED						
	Single Dwelling	Double Dwelling	Row Dwelling	APARTMENT BUILDING			
				1 Bed Apt.	2 Bed Apt.	3 Bed Apt.	4 Bed Apt.
Lot area (m ²) minimum	450	390 *	350 * (average)	200 *	250 *	280 *	300 *
Floor area (m ²) minimum	80	80 *	65 *	40 *	50 *	60 *	70 *
Frontage (m) minimum	15	26		36			
Building Line Setback (m) (minimum)	6	6		8			
Sidyard Width (m) (minimum)	3&1	3		3			
Rearyard Depth (m) (minimum)	14	14		14			
Lot Coverage (%) (minimum)	33	33		33			
Height (m)	8	8		10			
(See Conditions)							
* Per dwelling unit							

CONDITIONS

1. Residential Density

In each Residential Low Density Zone there shall be not more than 33% apartment units, row housing units or a combination of apartment and row housing units, the remainder being either single or double dwellings or a combination of single and double dwellings.

2. Discretionary Uses - Site Standards

Where permitted, a place of worship and an educational use shall conform to the frontage, building line setback, sideyard, rearyard, lot coverage and height requirements specified for a single dwelling.

3. Accessory Buildings

~~Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.~~

- (I) Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.
- (ii) In taking into account other factors not specified in this condition, Council may, at its discretion, consider an Accessory Building which exceeds the maximum allowed in these Development Regulations.

Amendment No. 2, 2007

4. Convenience Stores

Convenience stores will only be permitted as a discretionary use under the following conditions:

- i) The store shall form part of, or be attached to a dwelling unit.
- ii) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.

Conditions for Residential - Serviced (cont'd)

5. Medical, Professional and Personal Service Uses

Medical, professional and personal service uses may be permitted as a discretionary use in a dwelling unit in the form of doctors' consulting rooms, personal services, small business services, small appliance repair and sporting goods repair service and similar uses provided that:

- i) The use is clearly a subsidiary use to the residential use and does not detract from the residential character of the neighbourhood.
- ii) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the approved use and that no repairs to vehicle or heavy equipment are carried out.
- iii) Activities associated with the use are not hazardous and do not cause noticeable noise, odour, dust or fumes, or inconvenience and are not a nuisance to the occupants of adjoining residences.
- iv) Not more than 25% of the total floor area of the dwelling up a maximum of 45 m² is devoted to the use.

6. Servicing

Development shall be serviced by the Town's piped water and sewer systems, either existing or proposed. All new roads for a development shall be constructed to highest standards, and, along with piped water and sewer services, shall be constructed at the cost of the developer.

7. Roads

All development must have direct access to a public street.

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL - UNSERVICED	(RU)
PERMITTED USE CLASSES - (see Regulation 89)		
Single dwelling, and recreational open space		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Medical and professional, convenience store, personal services, child care, and antenna.		

DEVELOPMENT STANDARDS		
Lot area (m ²) minimum	(see conditions)	
Floor area (m ²) minimum	80	
Frontage (m) minimum	(see conditions)	
Building Line Setback (m)	10 (min)	30 (max)
Sidyard Width (m) (min)	2	
Rearyard Depth (m) (min)	15	
Lot Coverage (%) (min)	33	
Height (m)	8	
(See Conditions)		

1. Minimum Lot Sizes and Frontages

Subject to the requirements of the Government Service Centre and the Department of Environment, the lot size and frontage requirements per single dwelling shall be determined in accordance with the water and sewage services available, as follows:

	Minimum Size (m ²)	Minimum Frontage (m)
a) With a well water supply & sewage disposal by septic tank & tilefield.	1860	30
b) With a well water supply and connection to a municipal sewer or to a private sewer discharging directly to the sea.	1400	30
c) With a municipal piped water supply & sewage disposal by septic tank & tilefield.	1400	30

Conditions for Residential - Unserviced (cont'd)

d) With a municipal piped water supply & connection to a municipal sewer or a private sewer discharging directly to the sea.....	450	15
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2. 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.

3. Convenience Stores

Convenience stores will only be permitted as a discretionary use under the following conditions:

- i) The store shall form part of, or be attached to a dwelling unit.
- ii) The retail use shall be subsidiary to the residential character of the area, and shall not affect residential amenities of adjoining properties.

4. Medical, Professional and Personal Service Uses

Medical, professional and personal service uses may be permitted as a discretionary use in a dwelling unit in the form of doctors' consulting rooms, personal services, small business services, small appliance repair and sporting goods repair service and similar uses provided that:

- i) The use is clearly a subsidiary use to the residential use and does not detract from the residential character of the neighbourhood.
- ii) No wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the approved use and that no repairs to vehicles or heavy equipment are carried out.
- iii) Activities associated with the use are not hazardous and do not cause noticeable noise, odour, dust or fumes, or inconvenience and are not a nuisance to the occupants of adjoining residences.
- iv) Not more than 25% of the total floor area of the dwelling up a maximum of 45 m² is devoted to the use.

Conditions for Residential - Unserviced (cont'd)

5. Accessory Buildings

~~Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.~~

- (I) Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.
- (ii) In taking into account other factors not specified in this condition, Council may, at its discretion, consider an Accessory Building which exceeds the maximum allowed in these Development Regulations.

Amendment No. 2, 2007

USE ZONE TABLE

ZONE TITLE	RESIDENTIAL - RURAL	(RR)
PERMITTED USE CLASSES - (see Regulation 89)		
Single dwelling, and recreational open space		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Personal services, child care and antenna.		

DEVELOPMENT STANDARDS		
Lot area (m ²) minimum	4050	
Floor area (m ²) minimum	80	
Frontage (m) minimum	45	
Building Line Setback (m)	10 (minimum)	30 (maximum)
Sideyard Width (m) (minimum)	2	
Rearyard Depth (m) (minimum)	15	
Lot Coverage (%) (minimum)	33	
Height (m)	8	
* Per dwelling unit	(See Conditions)	

CONDITIONS

1. 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.

Conditions for Residential-Rural (cont'd)

2. Personal Service Uses

Personal service uses may be permitted as a discretionary use in a dwelling unit in the form of personal services and small business services and similar uses provided that:

- i) no wholesale sales or storage of goods is carried out, any retail sales are incidental and subsidiary to the approved use and that no repairs to vehicles or heavy equipment are carried out;
- ii) activities associated with the use are not hazardous and do not cause noticeable noise, odour, dust or fumes, or inconvenience and are not a nuisance to the occupants of adjoining residences;
- iii) not more than 25% of the total floor area of the dwelling up a maximum of 45 m² is devoted to the use;
- iv) no change shall be made in the type, class or extent of service provided without a permit.

3. Accessory Buildings

~~Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.~~

- (i) Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.
- (ii) In taking into account other factors not specified in this condition, Council may, at its discretion, consider an Accessory Building which exceeds the maximum allowed in these Development Regulations.

Amendment No. 2, 2007

4. Roads

All developments must front on a publicly maintained road constructed to standards required by the Authority.

USE ZONE TABLE

ZONE TITLE	MIXED DEVELOPMENT	(MD)
PERMITTED USE CLASSES - (see Regulation 89)		
All use classes within the residential dwelling uses division, recreation open space.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
All use classes in the general assembly division, collective residential, commercial residential, all use classes in the business or personal services use group, all use classes in the mercantile group except shopping centre, service station, light industry, agriculture and forestry, cemetery, antenna.		

CONDITIONS

1. Development Standards

- a) The development standards for this zone shall be as follows:
 - (i) Minimum Building Line Setback 8 metres
 - (ii) Minimum Sideyards Width 5 metres
 - (iii) Minimum Rearyard Depth 10 metres
 - (iv) Maximum Height 10 metres

- b) Residential development shall conform to the standards of the Residential Serviced Zone.

2. 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:

- (i) 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.

- (ii) No advertisement shall exceed 5 m² in area.

*Conditions for Mixed Development (cont'd)***3. Advertisements Relating to Offsite Uses**

The conditions to be applied to the erection or display of an 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:

- i) Each advertisement shall not exceed 3 m² in area.
- ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show therein the name and nature of the distance or direction to the premises to which they relate.
- iii) 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.

4. Accessory Building

~~Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.~~

- (i) Accessory buildings shall have a lot coverage no greater than 7%, or a maximum floor area of 75 m², whichever is less, and a height of no more than 5 metres. Accessory buildings with a height of more than 3 metres shall be set back from the rear lot line a distance equal to or greater than the sideyard requirement of this zone.
- (ii) In taking into account other factors not specified in this condition, Council may, at its discretion, consider an Accessory Building which exceeds the maximum allowed in these Development Regulations.

Amendment No. 2, 2007

5. 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.

USE ZONE TABLE

ZONE TITLE	COMMERCIAL - GENERAL	(Com)
PERMITTED USE CLASSES - (see Regulation 89)		
Theatre, cultural and civic, passenger assembly, club and lodge, recreation open space, child care, office, medical and professional, personal service, general service, communications, police station, taxi stand, shop, and indoor market.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
General Assembly, educational, place of worship, amusement, catering, funeral home, veterinary, outdoor market, service station, take-out food service, residential (single dwelling), general industry, and antenna.		

CONDITIONS

1. Development Standards

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

- | | |
|--|-----------|
| (i) Minimum Building Line Setback | 4 metres |
| (ii) Minimum Sideyard Width, except where buildings are built with adjoining party wells | 5 metres |
| (iii) Minimum Rearyard Depth | 10 metres |
| (iv) Maximum Height | 15 metres |

2. 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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

Conditions for Commercial - General (cont'd)

3. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

- i) Each advertisement shall not exceed 3 m² in area.
- ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show thereon the name and nature of the distance or direction to the premises to which they relate.
- iii) 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.

4. 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.

5. Residential Development

Residential development shall meet standards of:

- i) the Residential Serviced Zone where full municipal Water and Sewer Services are available;
- ii) the Residential Unserviced Zone where full municipal water and sewer services are not available.

6. General Industrial Uses

General industrial uses may be permitted if they can operate without hazard or intrusion and without detriment to the surrounding area by reason of noise, vibration, smell, and fumes. Council may require such uses to be screened from view using landscaping or fences. Planing mills or sawmills shall not be permitted.

USE ZONE TABLE

ZONE TITLE	INDUSTRIAL - MARINE	(IM)
PERMITTED USE CLASSES - (see Regulation 89)		
Industrial uses, related to boat building and repair, fish harvesting and processing,, excluding and use for the processing or storage of fish offal.		
DEVELOPMENT STANDARDS		
Building Line Setback (m)		8
Sideyard Width (m)		5
Rearyard Depth (m) (minimum)		15
Height (m) (maximum)		14
Water and Sewer:	Unless it can be fully serviced, water and sewer arrangements must be approved by the Government Service Centre.	
(See Conditions)		

CONDITIONS

1. Where any marine industrial development abuts an existing or proposed residential area, or is separated from it by a road only, the owner of the site of the industrial development shall provide a buffer strip not less than 30 metres wide between any marine industrial building or activity and the residential area. The buffer shall include the provision of grass strips, hedges, trees or shrubs and shall be maintained by the owner or occupier to the satisfaction of the Authority.

2. All marine industrial uses must be provided with streets and municipal services designed for industrial use. Any industrial establishment must provide adequate off-street parking facilities for all employees. Customer parking may be provided in the street right-of way by the construction of suitable bays in which parked vehicles will not interfere with moving traffic.

3. **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.

Conditions for Industrial - Marine (cont'd)

4. Any marine industrial uses abutting an arterial street shall contain adequate service streets to provide access to individual sites. These service streets shall have a limited number of connections with such arterial streets.
5. No marine industrial building or site activity shall be permitted closer than 20 metres to the limits of an arterial street.
6. No side or rear yard shall be required where a lot abuts navigable water, but all development occurring in, on, over or under navigable water must have the approval of Transport Canada under the Navigable Waters Protection Act, and, where the development would occupy Crown land covered by water, an appropriate lease or grant from the Crown must first be obtained.

7. 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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

8. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

- (i) Each advertisement shall not exceed 3 m² in area.
- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show thereon the name and nature of the distance or direction to the premises to which they relate.
- (iii) 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.

USE ZONE TABLE

ZONE TITLE	PUBLIC USE	(PU)
PERMITTED USE CLASSES - (see Regulation 89)		
Educational, cultural and civic, general assembly, place of worship, child care, recreational open space and indoor and outdoor assembly uses.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Theatre, passenger assembly, catering, amusement, collective residential, taxi stand, club or lodge, antenna, medical and professional, funeral home, cemetery, and take-out food service.		

CONDITIONS

1. Development Standards

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

- | | |
|-----------------------------------|-----------|
| (i) Minimum Building Line Setback | 10 metres |
| (ii) Minimum Sideyard Width | 5 metres |
| (iii) Minimum Rearyard Depth | 15 metres |
| (iv) Maximum Height | 15 metres |

2. 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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

3. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

- (i) Each advertisement shall not exceed 3 m² in area.

Conditions for Public Use (cont'd)

- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show therein the name and nature of the distance or direction to the premises to which they relate.
- (iii) 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.

4. 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.

5. Protection of Fish Habitat

Development associated with water courses shall be carried out in conformance with the Guideline for Protection of Fish Habitat provided by the Department of Fisheries and Oceans Canada.

USE ZONE TABLE

ZONE TITLE	RECREATIONAL OPEN SPACE	(ROS)
PERMITTED USE CLASSES - (see Regulation 89)		
Recreational open space and outdoor assembly.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Amusement, taxi stand, antenna, take-out food service, and convenience store.		

CONDITIONS

1. Development Standards

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

- | | | |
|-------|-------------------------------|-----------|
| (i) | Minimum Building Line Setback | 10 metres |
| (ii) | Minimum Sideyard Width | 5 metres |
| (iii) | Minimum Rearyard Depth | 15 metres |
| (iv) | Maximum Height | 15 metres |

2. 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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

3. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

Conditions for Recreational Open Space (cont'd)

- (i) Each advertisement shall not exceed 3 m² in area.
- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show therein the name and nature of the distance or direction to the premises to which they relate.
- (iii) 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.

4. 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.

5. Accessory Uses

Accessory uses shall be subsidiary to permitted uses and shall not exceed 50 m².

USE ZONE TABLE

ZONE TITLE	OPEN SPACE/CONSERVATION	(OS/C)
PERMITTED USE CLASSES - (see Regulation 89)		
Open space and conservation.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Outdoor assembly, antenna, and cemetery.		

CONDITIONS

1. 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.

2. Accessory Buildings

Accessory buildings must be subsidiary to the permitted use and shall not exceed 50 m².

USE ZONE TABLE

ZONE TITLE	RURAL	(Rur)
PERMITTED USE CLASSES - (see Regulation 89)		
Agriculture and forestry.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Outdoor assembly, single dwelling, veterinary, outdoor market, general industry, service station, mineral working, recreational open space, animal, antenna, and cemetery, fire fighter training facility.		

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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

2. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

- (i) Each advertisement shall not exceed three square metres in area.
- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show therein the name and nature of the distance or direction to the premises to which they relate.
- (iii) 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.

Conditions for Rural (cont'd)

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.

USE ZONE TABLE

ZONE TITLE	MINERAL WORKINGS	(MW)
PERMITTED USE CLASSES - (see Regulation 89)		
Mineral working.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Agriculture, forestry, solid waste, antenna.		

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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

2. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

- (i) Each advertisement shall not exceed 3 m² in area.
- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show therein the name and nature of the distance or direction to the premises to which they relate.
- (iii) 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.

Conditions for Mineral Workings (cont'd)

3. Separation from Adjacent Uses

Unless the Authority is satisfied that the working will not create a nuisance and will not adversely affect the amenity of the specified development or natural feature, no mineral working shall be located closer than the minimum distances set out below to the specified development or natural feature:

	<u>Minimum Distance of Pit or Quarry Working</u>
Existing or proposed Residential Development	300 metres
Any other developed area or area likely to be developed during the life of the pit or quarry working	150 metres
Public highway or street	50 metres
Protected Road	90 metres
Waterbody or watercourse	50 metres

4. Screening

A mineral working 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 mineral working 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 dies or is removed from the 30-metre strip, the Authority may require new trees of a minimum height of 1 metre be planted to fill in the areas affected to the satisfaction of the Authority or, at the discretion of the Authority, condition 2(b) must be undertaken.
- b) Where no tree screens exist of sufficient width and density to constitute a visual screen, earthen berm shall be constructed to a height sufficient to prevent visibility of any part of the mineral working from adjacent uses (excepting forestry and agriculture), or adjacent public highways and streets. The berm shall be landscaped to the Authority's satisfaction.

Conditions for Mineral Workings (cont'd)

- c) Where natural topography creates a visual screen between mineral workings and adjacent public highways and streets or other land uses (excepting forestry and agriculture), additional screening may not be required.
- d) Where effective screening for any mineral working or associated processing or manufacturing use cannot be installed or located as required in (a) - (c) above, the Authority may refuse to permit the use or associated activity.

5. Fencing

The Authority may require the mineral working site or excavated areas of a pit or quarry working to be enclosed by a fence designed and constructed to its specifications and no less than 1.8 metres in height.

6. Water Pollution

No mineral working or associated storm or sanitary drainage shall unacceptably reduce the quality of water in any waterbody or watercourse. Any access road to a pit or quarry working which crosses a brook or stream shall be bridged or culverted at the crossing in accordance with the Regulations of the Department of Environment and Lands.

7. Water Ponding

No mineral working or associated storm or sanitary drainage shall unacceptably reduce the quality of water in any waterbody or watercourse. Any access road to a pit or quarry working which crosses a brook or stream shall be bridged or culverted at the crossing in accordance with the Regulations of the Department of Environment and Lands.

8. Erosion Control

No mineral working shall be carried out in a manner so as to cause erosion of adjacent land.

9. Site Maintenance

The mineral working shall be kept clean of refuse, abandoned vehicles, and abandoned equipment and any derelict buildings.

Conditions for Mineral Workings (cont'd)

10. Access Roads

During extended periods of shutdown, access roads to a mineral working shall be ditched or barred to the satisfaction of the Authority.

11. Stockpiling Cover Material

All stumps, organic material and topsoil, including the rusty coloured and iron stained layer, shall be stripped and stockpiled at least 5 metres from active quarry or stockpile areas. The owner or operator shall ensure that the quality of the topsoil is not affected by dilution with other materials.

12. Operating Plant and Associated Processing and Manufacturing

The Authority may permit processing and manufacturing use associated with mineral workings provided that, in the opinion of the Authority, the use does not create a nuisance nor is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of fumes, dust, dirt, objectionable odour, or by reason of unsightly storage of materials.

13. All permanent or temporary buildings, plants and structures associated with processing and manufacturing will be located so as not to interfere with the present or future extraction of aggregate resources.

14. The Authority may specify a minimum separation distance between operating plant or associated processing and manufacturing structure or equipment and adjacent developed areas likely to be developed during the life of the mineral working.

15. Termination and Site Rehabilitation

Upon completion of the mineral working, the following work shall be carried out by the operation:

- a) All buildings, machinery and equipment shall be removed.
- b) All pit and quarry slopes shall be graded to slopes less than 20° or to the slope conforming to that existing prior to the mineral working.
- c) Topsoil and any organic materials shall be respread over the entire quarried area.

Conditions for Mineral Workings (cont'd)

- d) The access road to the working shall be ditched or barred to the satisfaction of the Authority.
- 16.** If the mineral working contains reserves of material sufficient to support further extraction operations, the Authority may require the work described above to be carried out only in areas of the site where extraction has depleted aggregate reserves.

USE ZONE TABLE

ZONE TITLE	AGRICULTURE	(Ag)
PERMITTED USE CLASSES - (see Regulation 89)		
Agriculture, forestry.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Veterinary, outdoor market, general industry, mineral working, antenna, and single dwelling.		

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:

- (i) 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.
- (ii) No advertisement shall exceed 5 m² in area.

2. Advertisements Relating to Offsite Uses

The conditions to be applied to the erection or display of an 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:

- (i) Each advertisement shall not exceed 3 m² in area.
- (ii) When the advertisements relate to a specific land use, they shall be located within a reasonable distance of, and only show therein the name and nature of the distance or direction to the premises to which they relate.
- (iii) 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.

Conditions for Agriculture (cont'd)

3. Development Areas (Lands) Act Regulations

No development shall be permitted unless a permit has been issued under the Regulations made under the Development Areas (Lands) Act.

4. 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.

5. Single Dwelling

Where permitted as a discretionary use, single dwellings shall be subsidiary to and part of a farm or forestry operation.

USE ZONE TABLE

ZONE TITLE	CEMETERY	(CM)
PERMITTED USE CLASSES - (see Regulation 89)		
Cemeteries.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
None.		

CONDITIONS

1. Accessory Buildings

Accessory buildings associated with the cemetery use may be permitted at the discretion of the Council provided that they are complementary to uses within the permitted use classes.

USE ZONE TABLE

ZONE TITLE	WATERSHED PROTECTION	(Wa)
PERMITTED USE CLASSES - (see Regulation 89)		
Conservation.		
DISCRETIONARY USE CLASSES - (see Regulations 32 and 90)		
Antenna, forestry, agriculture, recreational open space.		

CONDITIONS

1. Discretionary Use Classes

The discretionary use classes listed in this table may be permitted at the discretion of the Authority provided that they are complimentary to uses within the permitted use classes or that their development will not inhibit or prejudice the existence or the development of such uses.

2. Forestry, Agriculture, and Existing Areas

Selective forestry activities, agriculture, and the maintenance, continuation and limited extension of existing uses may be permitted provided they cause no detrimental effect on water quality.