

Proposed Development Regulations Amendment

Text Amendment to the

Community Service Use Zone Table

2012 Development Regulations

January, 2017

The City of Corner Brook is considering a (text) amendment to its Development Regulations, Regulation 151, Community Service Use Zone Table, in order to add the “veterinary” classification of use as a discretionary use of the Community Service Zone, thereby enabling this use, which includes veterinary surgeries, to be considered at appropriate locations within Community Services zones in the city, at the discretion of Council.

USE ZONE TABLE (Proposed)

151. COMMUNITY SERVICE

PERMITTED USE CLASSES - (see Regulation 127)

Educational, cultural and civic, general assembly, place of worship, child care, recreational open space, offices, indoor assembly, outdoor assembly, police station, medical treatment and special care

DISCRETIONARY USE CLASSES - (see Regulations 26 and 128)

Medical and professional, passenger assembly, club and lodge, communications, collective residential, taxi stand, convenience store, antenna, funeral home, penal and correctional detention*, veterinary

*(See condition no. 5)

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 | 2 & 5 metres |
| c) | Minimum rear yard depth | 12 metres |
| d) | Maximum height | 15 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 (ii) above.
- (d) Notwithstanding ii) and iii) above;

Advertisement on any lot may be permitted up to 3 square metres in area regardless of building facade area.

3. Advertisement Relating to Offsite Uses

The conditions to be applied to the erection or display of 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.
- (c) When the advertisement relates to a specific land use, it shall be located within a reasonable distance of and only show thereon the name and nature of and the distance or direction to the premises to which they relate.

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. Penal and Correctional Detention

Other than jails with detention quarters, which is subject to the requirements for Discretionary Use, all other uses in this use classification shall also be subject to a Land Use Assessment Report which will address any matters which the Authority considers material and relevant to the application, including, but not limited to: provision for water, sanitary/storm sewer, and fire protection services; street access, exterior physical appearance of the facility; proximity to residential and other land uses; potential impacts upon nearby residential or other land uses; parking and traffic; public safety and convenience; and its effect on the overall development of

the area. Furthermore, an application for secure detention facilities will be subject to a public consultation process, appropriate to the nature and scale of the development.

6. 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.

7. 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.

(EXISTING)

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