

USE ZONE TABLE

INDUSTRIAL - COMMERCIAL NORTH SIDE (IC-NS) ZONE

ZONE TITLE	INDUSTRIAL - COMMERCIAL (IC-NS)
PERMITTED USE CLASSES - (see Regulation 94)	Antenna, Catering, Club and Lodge, Communications, Conservation, Convenience Store, Fire Station, General Industry, General Service, Light Industry, Mineral Exploration, Office, Personal Services, Police Station, Public Services and Public Utilities, Service Station, Shop, Taxi Stand, Transportation and Veterinary.
DISCRETIONARY USE CLASSES (see Regulations 23 and 95)	Animal, Hazardous Industry, Mineral Exploration, Mineral Working, Recreational Open Space and Utilities.

CONDITIONS FOR THE INDUSTRIAL - COMMERCIAL NORTH SIDE ZONE

1. General Conditions and Development Standards - North Side

- (1) Development in the North Side Industrial Park as shown on Land Use Zoning Map 2 as Industrial-Commercial North Side (IC-NS) must comply with a comprehensive plan for all or part of the area that has been adopted by the Town, or, alternatively, with the requirements set out in Condition 2. This comprehensive plan will set out standards for roads and other services, landscaping, and building location and design, together with other such elements as the Town deems necessary.
- (2) Applications for new development in the North Side Industrial Park shall be referred to the Governments of Canada and Newfoundland and Labrador, the Department of National Defence and the Goose Bay Airport Authority for review before a permit is issued by the Town.

2. General Development Standards

Frontage (minimum)	20 m
Building Line Setback (minimum)	8 m
Side Yard Width (minimum)	5 m
Side Yard Width Flanking Road (minimum)	10 m
Rear Yard Depth (minimum)	15 m
Height (maximum)	as determined by the Town

3. Landscaping

The Town shall require that the site be landscaped in accordance with the requirements set out by the Town in order to give a pleasant and uniform appearance to an area. A landscaping plan shall be included in an application for development.

4. Municipal Services

Development shall be connected to municipal water and sewer services.

5. Outdoor Storage

- (1) Outdoor storage or display areas shall be located to the rear of the principal building and screened from public view.
- (2) No garbage or refuse shall be stored outside except within a permanent refuse container, which container shall be completely enclosed in a material visually complementary to other lot structures and screened from public view.

6. Recyclers

Facilities for the recycling of paper, metals and other products can only be allowed if there is no outdoor storage.

6. Application and Parts I, II, III and IV and Schedules A, B, D and E of the Development Regulations