

USE ZONE TABLE
CENTRE GOOSE BAY (CGB) ZONE

ZONE TITLE	CENTRE GOOSE BAY (CGB) ZONE
PERMITTED USE CLASSES - (see Regulation 94)	All use classes within the following Use Groups: <ul style="list-style-type: none">• Assembly Use Group - except for the campground use class• Institutional Use Group - except for penal and correctional detention use class• Residential Use Group - except for seasonal residential and mobile homes• Business and Personal Service Use Group• Mercantile Use Group• Industrial Use Group - Service Station Use Class only• Non-Building Use Group - Agriculture (horticultural operations only), Forestry (tree nursery only), Antenna, Conservation, Recreational Open Space, and Transportation only.

CONDITIONS FOR THE CENTRE GOOSE BAY ZONE

1. General Development Requirements

Unless it is an existing development or parcel of land having frontage on Hamilton River Road all development in this zone is subject to a Comprehensive Plan and Development Agreement. However, no development will be permitted to have a negative effect upon the overall development of this zone and the implementation of the comprehensive development plan, including the development or services and accesses for the comprehensive development.

Subject to the other provisions of these Regulations, the development standards shall be as approved by the Town under the Development Agreement.

All development in this zone shall be connected to the Town's municipal water and sewer system.

2. Financial Guarantees

In accordance with Regulations 13, 14, 20 and 81 the Town can require that the Developer provide a financial guarantee to the Town and this shall be incorporated into the Development Agreement.

3. Comprehensive Plan

A Comprehensive Plan of the entire area within this zone shall be prepared at the cost of the developer and approved by the Town after public consultation under Regulation 23 before a Development Agreement is entered into between the Town and Developer and before any approvals for development are granted.

In a form established by the Town this Comprehensive Plan shall include:

1. the boundary of the land included within the plan and the boundary of the land owned or to be owned by the Developer
2. a detailed description and plan of the proposed roads and services and land uses within the area
3. a layout and description of the land uses within the area
4. The standards of development, roads and services proposed for the area
5. The phasing of development
6. The estimated cost of the works in the development by phase as certified by a professional engineer and verified by the Town's Engineer
7. Other matters deemed necessary by the Town

4. Development Agreement

- (1) The Comprehensive Plan shall be incorporated into a Development Agreement between the Town and the Developer which sets out in detail the obligations of the Developer and the Town which includes among other things, requirements for the issuance of development and other permits as may be required by the

Town and other provincial and federal authorities.

- (2) Permits - Notwithstanding the approval of the Comprehensive Plan and Development Agreement no development, including the installation of roads and services, shall proceed until the necessary approvals and permits have been granted.

5. Land Use Changes under the Comprehensive Plan and the Development Agreement

The Comprehensive Plan and the Development Agreement need not be amended where the change in land use occurs within a Land Use Group as set out in the use zone table. However, the Town shall be advised of any changes.

6. Agriculture

Agriculture is limited to horticultural operations and greenhouses..

7. Landscaping

See Regulation 64.

8. Outdoor Storage

Outdoor storage is only permitted if it is accessory to the permitted use.

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