



2012 Development Regulations

Development Regulations Amendment No. DR18-04

June, 2018

Prepared by:



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1. Type

Development Regulations Amendment No. DR18-04 to the City of Corner Brook’s 2012 Development Regulations (henceforth the “Amendment”) is a text amendment. This amendment is not a result of a change to the Integrated Municipal Sustainability Plan 2012 (i.e. a stand-alone Development Regulations amendment).

2. Purpose

The purpose of this Amendment is to add the “medical treatment and special care” use class as discretionary under the “Downtown Commercial (DTC)” use zone table (see attached “Proposed” Downtown Commercial use zone table, regulation 140 under “Schedule C”). The addition of condition 14 to the DTC use zone will limit the “medical treatment and special care” use class to the following uses: “children’s homes, convalescent homes, homes for the aged, orphanages, infirmaries, sanatoria, and medical treatment centres.” Following public notice in accordance with regulation 26 of the 2012 Development Regulations, this will allow Council to consider a development application for any of the said uses in the DTC zone.

3. Public Notification

In accordance with subsection 35(5) of the *Urban and Rural Planning Act, 2000* (henceforth the “Act”), City staff gave notice of the Amendment by advertising in a locally circulated newspaper (Western Star) on March 3 and 10, 2018. City staff provided the public with opportunity to inspect and provide comments on the Amendment. No representations were received by Council.

4. Adoption by Council

Council adopted the Amendment on April 23, 2018. Pursuant to subsection 35(5) of the Act, this Amendment is not subject to the requirements of sections 14 to 25 of the Act.

5. Amendment Statement

The City of Corner Brook's 2012 Development Regulations are amended by:

- 1) Adding the "medical treatment and special care" use class under the "Downtown Commercial" use zone table of regulation 140 of "Schedule C" as per the attached "Proposed" amending document; and
- 2) Adding condition "14. Medical Treatment and Special Care" under regulation 140 of "Schedule C" as per the attached "Proposed" amending document.



PUBLIC NOTICE

The Public is advised that the City of Corner Brook is considering amendments to its Municipal Plan and Development Regulations, as per the following:

To add the “medical treatment and special care” classification of use as a discretionary use of the Downtown Commercial Use Zone Table. This classification of use will allow those examples listed under “medical treatment and special care” in Schedule B of the Development Regulations to be permitted in the Downtown Commercial zone, at the discretion of the Authority. A condition of this use will state that only the examples of children’s homes, convalescent homes, homes for the aged, orphanages, infirmaries, sanatoria and medical treatment centres may be permitted in this zone at the discretion of the Authority where they may be considered as a public use, providing a service to the community and regional area.

Council requests that anyone wishing to provide comments on the proposed amendments do so in writing by March 21, 2018. A response to this public notice shall form part of the public record. If you do not wish your name attributed to the comment, please advise the City when responding. Anyone wishing to inspect a copy of the proposed amendments may do so by visiting City Hall during normal business hours, by contacting the Planning Office at 637-1553 or 637-1578, or by visiting the City’s website at www.cornerbrook.com.

Marina Redmond
City Clerk

WorkplaceNL

Health | Safety | Compensation

Invitation to Tender

Tender #
2018-07-7

Description:
Standing Offer for the Supply of Promotional Items

Closing Date:
March 20, 2018 before 2:00 pm (NL Time)

Tender documents are available on WorkplaceNL's website workplacenl.ca or by contacting Sherree Bradbury at 709.778.1132, sherree.bradbury@workplacenl.ca or at the main desk, 146-148 Forest Road.

Sealed submissions should be addressed to:

WorkplaceNL
P.O. Box 9000, 146-148 Forest Road
St. John's, NL A1A 3B8

WorkplaceNL does not bind itself to accept the lowest or any tender.

Part Time & Full Time Positions Available Marble Mountain Resort

Marble Mountain Resort is currently hiring for the following positions:

- Full Time Line Cooks
- Full Time Cleaners
- Part Time Cleaners
- Part Time Servers

For more information on the postings please visit www.skimarble.com/employment.

To apply please send your resume to lisa@skimarble.com or apply in person at Marble Mountain Resort.

PUBLIC NOTICE

Public Information Session on the Proposed Placentia Bay Atlantic Salmon Aquaculture Project
Marystown, Newfoundland and Labrador

Shall be held at
March 13, 2018 at 7:00 p.m.
St. Gabriel's Hall, 254 Villie Marie Drive, Marystown

Interactive Remote Viewing Centres with live broadcast of the Marystown information Session are also available at:

The Capital Hotel	The Albatross Hotel	The Glynnmill Inn
208 Kennmouth Rd	114 TCH	18 Cobb Lane
St. John's	Gander	Corner Brook

Further details available at www.griegni.com

This session shall be conducted by the Program, Grieg NL Nurseries Ltd. and Grieg NL Seafarms Ltd. (709) 279-3440, as part of the environmental assessment for the project.

The purpose of this session is to describe all aspects of the proposed project, to describe the activities associated with it, and to provide an opportunity for all interested persons to request information or state their concerns.

ALL ARE WELCOME

WANT ADS

The inexpensive way to shop.

NOTICE OF SALE BY PUBLIC AUCTION

145 Main Street, St. Georges, NL

TAKE NOTICE that under and by virtue of the provisions of the Conveyancing Act, RSNL, 1990, c. C-21, a public auction will be held at the offices of Curtis Dawe, 139 Water Street, 11th Floor, St. John's, Newfoundland and Labrador, on March 13, 2018 at 3:00 p.m. to sell lands and premises consisting of and situate at 145 Main Street, St. Georges, NL, the said lands being more particularly described in a Mortgage registered on August 3, 2010 at Registration Number 406756 of the Registry of Deeds for the Province of Newfoundland and Labrador. The public auction will be held to satisfy an amount due under the Mortgage.

TERMS OF SALE
The highest bidder shall not, necessarily, be the purchaser. The successful bid must be accompanied by a ten percent (10%) deposit with the balance of the purchase price to be paid on closing. The successful bidder, if any, will be required to execute an Agreement of Purchase and Sale. All amounts shall be paid by bank draft, certified cheque or cash, payable to Burchells LLP in Tr. St. The transaction shall be completed within thirty (30) days of the date of sale. The Mortgagee reserves the right to bid at the sale, and to reject any and all bids, and the sale shall be conducted subject to this right. The Mortgagee reserves the right to cancel the public auction process at any time.

Further particulars of the property and terms of public auction may be obtained from the undersigned solicitor for the Mortgagee.

I. ANDREW RANKIN
BURCHELLS LLP
1801 Hollis Street
Suite 1800
Halifax NS B3J 3N4
Phone: 902-423-6361
Fax: 902-420-9326

Town of Norris Point

P.O. Box 119 Norris Point,
NL A0K 3V0
Phone: 709-458-2896
Fax: 709-458-2883
E-mail: info@norrispoint.ca

February 28, 2018

The following application has been submitted to the Town of Norris Point and shall be considered as a discretionary use to the Town's Development Regulations.

Josephine Chubb - 240 Main St., Norris Point is requesting permission to operate a small day spa in the basement of her home residence. The property is located in a Mixed Development Zone.

Residents are advised that should they wish to support or object to this proposal they may do so by contacting the Town Office and submitting written comments on the proposal within fourteen (14) days of publication of this notice.

Jennifer Samms
Town Clerk - Manager

CORNER BROOK CITY CENTRAL

Call the City's Customer Service / Inquiry Line for service 24 hours a day, 7 days a week: 709-637-1666 www.cornerbrook.com

INVITATION TO TENDER

CONTRACT NO. 2018-07: Combined Sewer Separation - Phase 3
Closes: March 27th, 2018 NOON
Purchase Price \$100 (non-refundable HST incl.)

Canada Newfoundland Labrador

Upon receipt of the purchase price indicated above, plans and specifications may be obtained from the Engineering Office at 5 Park Street, Corner Brook, NL or by calling 709-637-1540 and viewed at the offices of the Newfoundland and Labrador Construction Association. Tenders addressed to the City Clerk must be delivered to the Office of the City Clerk, City Hall, City of Corner Brook, 5 Park Street, P.O. Box 1080, Corner Brook, NL A2H 6E1 and be submitted on forms and in sealed envelopes provided, clearly marked as to the contents. Tenders will be opened immediately after the tender closing time.

The Tender Documents shall be read in conjunction with the Municipal Water, Sewer and Roads Master Construction Specifications, Latest Revision, as published by the Department of Municipal Affairs Province of Newfoundland and Labrador. This publication is available on the Department's website under publications at the following link:
www.mae.gov.nl.ca/capital_works/road_specifications.html

A bid security of 10% will be required. The owner does not bind itself to accept the lowest or any tender for the project.

What will your legacy be?

Consider a gift in your will and improve the future of local healthcare for the people you love.

Contact Suzanne at 637-5353.

WE'RE HIRING!

Superintendent of Public Works
Closing: March 14th, 2018

For details visit:
www.cornerbrook.com
Mail résumés to:
Human Resources, City Hall
Email: hr@cornerbrook.com or
Fax: 637-1627

CIVIC CENTRE EVENTS

Captain Cook's Hockey Tournament
March 2nd - 4th, 2018
For more info visit www.captaincoockhockey.com

Hoppy Easter Craft and Gift Fair
March 24th, 2018 11 am - 3 pm
Meeting Rooms

Provincial Gymnastics Championships March 24th - 25th
Saltos and Civic Centre Studio

NOTICE OF SALE BY AUCTION

TAKE NOTICE that under and by virtue of the provisions of Section 162.5 of the City of Corner Brook Act, RSNL 1990, c. C-15, an auction will be held at Corner Brook City Hall in the Hutchings Room, 2nd floor, Corner Brook, NL, on the 20th day of March, 2018 at 10 a.m. to sell the following parcels of land in the City of Corner Brook, Province of NL:

- 8 Water Street
- 38 Coronation Street
- 43 Petries Street
- 7 Dawe Place
- 6 McWhirters Lane
- 51 Ooves Road

A full description of the parcels of land may be acquired at the Customer Service Desk or by visiting our www.cornerbrook.com or by contacting Brandon Duffy at 709-637-1544 or bduffy@cornerbrook.com

Library Technician

The Law Society of Newfoundland and Labrador Law Library, a collection and reference service which supports the research needs of the legal profession, is seeking a Library Technician to assist in maintaining its extensive resources. The position will include responsibility for updating the Law Society's website, assisting with Continuing Legal Education Seminars (CLEs), and serve as the point of first contact for Members and visitors to the Law Society.

DUTIES:
Working as part of a team, the successful candidate will assist the Law Librarian in managing the Law Library collections and services; maintain the Law Society website; track subscriptions and resolve issues with publishers and other suppliers; perform circulation duties; trouble shoot Law Society and Law Library computers; manage passwords and other networking issues; assist in implementing new technologies to provide exemplary information and research services; work to deadlines in posting changes in Law Society website; provide technical support for Continuing Legal Education Seminars, and other duties.

QUALIFICATIONS:

- Post-Secondary education and a Library Technician diploma from a recognized educational institution;
- accuracy and attention to detail is essential; strong computer knowledge; understanding of website development and management; excellent interpersonal, organizational and multitasking skills; knowledge of WordPress would be an asset;
- a minimum of three years of library experience preferred.

The Law Society offers competitive compensation and benefits programs.

To apply in confidence, please provide a resume and cover letter by 5:00 p.m. on March 16, 2018 to recruitment@lawsociety.ca. For more information about the Law Society Law Library please refer to our website at www.lawsociety.nl.ca/library

PUBLIC NOTICE - MUNICIPAL PLAN and DEVELOPMENT REGULATION AMENDMENTS

The Public is advised that the City of Corner Brook is considering amendments to its Municipal Plan and Development Regulations, as per the following:

1. To change the land use designation and land use zoning for a portion of the lot at 64 Ludrigan Drive from Rural (land use designation and zoning) to General Industrial (land use designation and zoning) in order to develop a commercial residential use at the site and consolidate the entirety of the lot under a single land use and zone.
2. To amend policy 4.5.3.17 of the General and Light Industrial Areas - Uses; and to add the "outdoor assembly" classification of use as a discretionary use of the General Industrial Use Zone Table. The amended policy and new classification of use will allow those examples listed under "outdoor assembly" in Schedule 8 of the Development Regulations to be permitted in the General Industrial zone, at the discretion of the Authority, provided that the use is complementary to uses within the permitted use classes or that the development will not inhibit or prejudice the existence or the development of such uses.
3. To add the "medical treatment and special care" classification of use as a discretionary use of the Downtown Commercial Use Zone Table. This classification of use will allow those examples listed under "medical treatment and special care" in Schedule B of the Development Regulations to be permitted in the Downtown Commercial zone, at the discretion of the Authority. A condition of this use will state that only the examples of children's homes, convalescent homes, homes for the aged, orphanages, infirmaries, sanatoria and medical treatment centres may be permitted in this zone at the discretion of the Authority where they may be considered as a public use, providing a service to the community and regional area.

Council requests that anyone wishing to provide comments on the proposed amendments do so in writing by March 21, 2018. A response to this public notice shall form part of the public record. If you do not wish your name attributed to the comment, please advise the City when responding. Anyone wishing to inspect a copy of the proposed amendments may do so by visiting City Hall during normal business hours, by contacting the Planning Office at 637-1553 or 637-1578, or by visiting the City's website at www.cornerbrook.com

Professional Services Directory

BARNES SPORTING GOODS

Large selection of locally made & aluminum SNOW SHOES. Competitive Prices. In-Store & Online. WE PAY CASH FOR GUNS

Drop In For Advice 639-6393
We Pay Cash For Guns

Advertise your business in this section for as low as \$75 + tax or less per day. Call 634-4348 for more details today.

JEWELLERY & REPAIRS

George Alteen Ltd.
73 Premier Dr.,
Corner Brook
For All Your Custom Jewellery & Repair Needs
Call 709-639-7718
WE BUY OLD GOLD!

PUBLIC NOTICE

The Town Council of Humber Arm South has received an application to set up a licensed cannabis retailer at Kates Convenience, 182 Route 450. The zoning for this area is under the Town Zone and convenience store and commercial are discretionary uses.

If anyone has any objections to this application, please reply in writing before March 22, 2018 to:

Town Office of Humber Arm South
P.O. Box 10
Benoit's Cove, NL
A0L 1A0

For further information,
feel free to contact the office at
(709) 789-2981 or (709) 789-3203

Marion Evoy
Town Clerk/Manager

PUBLIC NOTICE

Public Information Session on the Proposed
Placentia Bay Atlantic Salmon Aquaculture Project
Marystown, Newfoundland and Labrador

Shall be held at
March 13, 2018 at 7:00p.m.
St. Gabriel's Hall, 254 Ville Marie Drive, Marystown

Interactive Remote Viewing Centres with live broadcast of
the Marystown Information Session are also available at:

The Capital Hotel 208 Kenmount Rd St. John's	The Albatross Hotel 114 TCH Gander	The Gylmiff Inn 1B Cobb Lane Corner Brook
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Further details available at www.griegnt.com
This session shall be conducted by the Proponent,
Grieg NL Nurseries Ltd. and Grieg NL Sea Farms Ltd.
(709) 279-3440, as part of the environmental
assessment for the project

The purpose of this session is to describe all aspects of
the proposed project, to describe the activities associated
with it, and to provide an opportunity for all interested
persons to request information or state their concerns

ALL ARE WELCOME

Call the
Classified
Department
@ 634-4348
to book
your
memoriam
over the
phone.
Payment
by Credit
Card will be
required.

New Family Physician

Dr. Paula Cooper

will be opening her family practice at
Medical on Second in the Veitch Wellness
Centre, 328 O'Connell Drive.

For patients interested in registering,
please visit www.veitchphysio.com and
open the new patient form located at the
top of the homepage.

All details are located on the form, no
phone calls will be accepted.

PUBLIC NOTICE


The Town Council of Humber Arm South
has received an application to set up a licence
cannabis retailer at JayBees, 570 Route 450.
The zoning for this area is under the Town
Zone and convenience store and commercial
are discretionary uses.

If anyone has any objections to this
application, please reply in writing before
March 22, 2018 to

Town Office of Humber Arm South
P.O. Box 10
Benoit's Cove, NL, A0L 1A0


For further information,
feel free to contact the office at
(709) 789-2981 or (709) 789-3203

Marion Evoy
Town Clerk/Manager



CORNER BROOK NISSAN
We are currently looking for a
Administrative Assistant to join our team.

Please contact:
Aaron Hynes 1-709-639-6011 OR
email resumes to: ahynes@oagnf.net



**CRIME DOESN'T PAY...
BUT CRIME STOPPERS DO!**

SOLVE A CRIME
ANONYMOUSLY

EARN A CASH AWARD!

Call: 1-800-222-T.I.P.S
(8477)

Request for Proposal

DESCRIPTION: Building and Site Improvements

CLOSING DATE: TUESDAY, APRIL 3, 2018

Community Education Network (CEN) is presently in the process of
establishing supportive housing accommodations for youth between
the ages of 18 and 30 years in collaboration with the Homelessness
Partnering Strategy (HPS) & Newfoundland and Labrador Housing (NLH).
The NLH owned facility located at 10 Tennessee Drive in Stephenville, NL,
is presently being leased to CEN for this purpose. The renovated facility
will provide long-term housing for up to 7 youth and will be staffed 24
hours a day, 7 days per week. CEN invites Proposals for the above noted
project.

Proposal Documents may be obtained in person from CEN: L.S. Eddy
Memorial Complex, 31-37 Gallant Street, Stephenville, NL, A2N 2B5. For
further information e-mail: pspencer.cac@gmail.com; telephone number;
709-643-4891.

Proposal Documents include the Scope of Work (Appendix 1), the Proposal
Form (Appendix 2) and the Agreement between CEN and Proponent
(Appendix 3).

Proposal Documents shall be obtained at the Proponent's cost. There will
be no charge for the RFP documents.

Proposals must be received as per the date specified in the Tentative
Schedule located on Page 7 and as determined by the time stamp applied
by CEN.

The submission time established by CEN shall be conclusive as to the time
of submission of the Proposal. Subject to approval by Service NL.
Proponents must submit their Proposals by delivery to The Community
Education Network, L.S. Eddy Memorial Complex, 31-37 Gallant Street,
Stephenville, NL, A2N 2B5.

A site visit is scheduled for Saturday, March 17, 2018, at 10 Tennessee
Drive in Stephenville, NL. It is mandatory that Proponents attend this
meeting. Proponents unable to attend this meeting may be disqualified
as a Proponent.

By submitting a Proposal, each Proponent acknowledges that this proposal
process is administered by Aquathuna Drafting and Consulting (ADC)
on behalf of CEN, and that ADC has no liability whatsoever to any Proponent
as a result of this proposal, any matter connected with this proposal or any
contract concluded as a result of this proposal. By submitting a Proposal,
each Proponent irrevocably waives any and all claims it may have against
ADC arising from or in any way connected to this proposal or any contract
arising from this proposal and undertakes to make no claim or take any
proceeding against any person, partnership or any other entity who or
which might claim any relief against ADC as a result of this proposal,
any matter connected with this proposal or any contract arising from this
proposal.

If you want to drink,
it's your business.

**IF YOU WANT TO STOP
- IT'S OURS.**



ALCOHOLICS ANONYMOUS
638-1983

CORNER BROOK CITY CENTRAL

Call the City's Customer Service / Inquiry Line for service 24 hours a day,
7 days a week: 709-637-1666 www.cornerbrook.com

WE'RE HIRING!
Superintendent of Public Works
Closing: March 14th, 2018

Assistant City Clerk/Executive
Assistant
Closing: March 19th, 2018

Office Administrator - Civic Centre
Closing Date: March 19th, 2018

For details visit:
www.cornerbrook.com
Mail résumés to:
Human Resources, City Hall
Email: hr@cornerbrook.com or
Fax: 637-1627

**NOTICE OF SALE
BY AUCTION**

TAKE NOTICE that under and by virtue
of the provisions of Section 162.5 of
the City of Corner Brook Act, RSNL
1990, c. C-15, an auction will be
held at Corner Brook City Hall in the
Hutchings Room, 2nd floor, Corner
Brook, NL, on the 20th day of March,
2018 at 10 a.m. to sell parcels of land
in the City of Corner Brook, Province
of NL.

A full description of the parcels of
land may be acquired at the Customer
Service Desk or by visiting our www.cornerbrook.com or by contacting
Brandon Duffy at 709-637-1544 or
bduffy@cornerbrook.com

CIVIC CENTRE EVENTS

DL Red Wings vs. CB
Royals
March 10th, 8:00 pm

St. J Maple Leafs vs.
Western Kings
March 10th, 6:30 pm
Kinsmen Arena

**PUBLIC COUNCIL
MEETING**
March 12th 7:00 pm
Council Chambers City Hall

**PUBLIC NOTICE - MUNICIPAL PLAN and
DEVELOPMENT REGULATION AMENDMENTS**

The Public is advised that the City of Corner Brook is considering amendments
to its Municipal Plan and Development Regulations, as per the following:

- To change the land use designation and land use zoning for a portion
of the lot at 64 Lundrigan Drive from Rural (land use designation and
zoning) to General Industrial (land use designation and zoning) in order
to develop a commercial residential use at the site and consolidate the
entirety of the lot under a single land use and zone.
- To amend policy 4.5.3.17 of the General and Light Industrial Areas
- Uses; and to add the "outdoor assembly" classification of use as
a discretionary use of the General Industrial Use Zone Table. The
amended policy and new classification of use will allow those examples
listed under "outdoor assembly" in Schedule B of the Development
Regulations to be permitted in the General Industrial zone, at the
discretion of the Authority, provided that the use is complementary
to uses within the permitted use classes or that the development will
not inhibit or prejudice the existence or the development of such uses.
- To add the "medical treatment and special care" classification of
use as a discretionary use of the Downtown Commercial Use Zone
Table. This classification of use will allow those examples listed under
"medical treatment and special care" in Schedule B of the Development
Regulations to be permitted in the Downtown Commercial zone, at the
discretion of the Authority. A condition of this use will state that only
the examples of children's homes, convalescent homes, homes for
the aged, orphanages, infirmaries, sanatoria and medical treatment
centres may be permitted in this zone at the discretion of the Authority
where they may be considered as a public use, providing a service to
the community and regional area.

Council requests that anyone wishing to provide comments on the
proposed amendments do so in writing by March 21, 2018. A response to
this public notice shall form part of the public record. If you do not wish your
name attributed to the comment, please advise the City when responding.
Anyone wishing to inspect a copy of the proposed amendments may do
so by visiting City Hall during normal business hours, by contacting the
Planning Office at 637-1553 or 637-1578, or by visiting the City's website at
www.cornerbrook.com

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
DEVELOPMENT REGULATIONS AMENDMENT NO. DR18-04

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the City of Corner Brook adopts Development Regulations Amendment No. DR18-04 to the City of Corner Brook 2012 Development Regulations.

Adopted by the City Council of Corner Brook on the 23rd day of April, 2018.

SIGNED AND SEALED this 19th day of June, 20 18

Mayor: _____
City Clerk: _____



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations amendment was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



A. Smith

Development Regulations/Amendment	
REGISTERED	
Number	<u>1200-2018-055</u>
Date	<u>July 3, 2018</u>
Signature	<u>Mary O'Leary</u>

PROPOSED

USE ZONE TABLES

140. DOWNTOWN COMMERCIAL

PERMITTED USE CLASSES (See Regulation 127)

Theatre, cultural and civic, general assembly, place of worship, passenger assembly, club and lodge, catering, funeral home, child care, commercial residential, office, medical and professional, personal service, general service, communications, police station, taxi stand, take-out food service, veterinary, shopping centre, shop, indoor market, conservation, convenience store.

DISCRETIONARY USE CLASSES (See Regulations 26 and 128)

Educational, amusement, indoor assembly, collective residential, outdoor market, service station, recreational open space, antenna, boarding house residential, single, double and row dwelling, apartment building*, medical treatment and special care**.

*(See condition no. 10) **(See condition no. 14)

CONDITIONS

1. Development Standards

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

- | | | |
|-------|---|--------------|
| (i) | Minimum Building Line Setback | 0 metres |
| (ii) | Maximum Building Line Setback | 4 metres |
| (iii) | Minimum Side yard width (except where buildings
are constructed with a party wall) | 2 & 5 metres |
| (iv) | Minimum Rear yard Dept | 10 metres |
| (v) | Maximum Height | 24 metres |

PROPOSED

- (v) Notwithstanding condition 14(b) above, buildings located on the west side of West Street may not exceed 10 metres (3 storeys) to protect views to Three Bear Mountain.
- (vi) Residential uses will not be permitted on the ground floor.
- (vii) A minimum of 60% of the building frontage onto the street must be glazed

12. Accessory Buildings

Accessory buildings in this zone shall conform to the requirements of Regulation 61, Accessory Commercial and Industrial Buildings, in Part II of these Development Regulations.

13. 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.

14. Medical Treatment and Special Care

The medical treatment and special care classification of use, limited to children's homes, convalescent homes, homes for the aged, orphanages, infirmaries, sanatoria and medical treatment centres, may be permitted at the discretion of the Authority where they may be considered as a public use, providing a service to the community and regional area.