

	HAMLET OF CLYDE RIVER ZONING BY-LAW, ZONING CHART						SCHEDUI
	ZONES USES & REGULATIONS	RESIDENTIAL R	COMMUNITY USE / COMMERCIAL C	INDUSTRIAL M	TRANSPORTATION T	OPEN SPACE OS	HINTERLAND H
DEVELOPMENT OFFICER APPROVAL	PERMITTED USE: Development permit applications for these uses shall be approved provided the proposed use of land or building conforms with the provisions of this by-law.	Single family and two family residential unit Daycare centre Neighborhood convenience store Park or playground* Accessory buildings related to the above uses	1. Private office 2. Neighbourhood store, arts & craft shop 3. Restaurant 4. Repair shop 5. Personal service establishment 6. Daycare centre 7. Accessory buildings related to the above uses	1. Commercial, municipal, and heavy equipment garage and repair shop 2. Warehouse 3. Storage yard for machinery or building material 4. Gas Station 5. Office combined with industrial use 6. Caretaker's residential unit combined with industrial uses 7. Accessory buildings related to the above uses * Not permitted within the 450m setback of the old waste disposal site		1. Conservation area	Telecommunication facility Navigation facility Dog staking areas Gravel stockpile Snow disposal area Shacks and sheds
COUNCIL APPROVAL	CONDITIONAL USE: Council shall decide on conditional use development permit applications based on the merits of each application in accordance with the provisions of this by-law and the policies of the community plan.	Multi-family residential unit of more than two units Home occupation Church or mission Small business Accessory buildings related to the above uses Other uses which are considered by Council to fit this zone	1. Hotel 2. Warehouse storing non-hazardous material 3. Public office 4. Daycare centre 5. Tourism facility 6. Large store 7. Fuel retail outlets 8. Community freezer 9. Radlo & TV station 10. Office or business combined with caretaker's residential unit 11. Billiard and pinball arcarde 12. Schoool 13. Church or mission 14. Health centre 15. Indoor recreational facility 16. Fire hall 17. Police station 18. Elders centre 19. Public office 20. Community freezer 21. Accessory building related to the above uses 22. Other uses which Council feels will strengthen the role of this zone	1. Telecommunications facility 2. Power plant 3. Tank farm 4. Construction work camp 5. Processing plant (fish, meat) 6. Accessory building related to the above uses 7. Other uses which are considered by Council to fit this zone	Airstrip Airport terminal building, aviation support facilities, such as antenna, beacon, tower, windsock Warehouse, garage associated with airport Other uses which are considered by Council to fit this zone	Outdoor recreational facility Historic and culture sites Cemetery Dock, breakwater, sealift staging area Other uses which are considered by Council to fit this zone	1. Cemetery 2. Solid waste disposal site and ser lagoon 3. Water supply facility 4. Granular site and stockpile 5. Historic and cultural site 6. Tourism facility and lodge 7. Territorial park 8. Construction work camp 9. Other uses which are considered to fit this zone
	MINIMUM LOT SIZE	750 square meters * Minimum lot size does not apply	750 square meters	800 square meters	N/A		N/A
	MAXIMUM HEIGHT	2 storeys	2 storeys	2 storeys		1 storey	N/A
	MINIMUM YARD SETBACKS				N/A		
	Front yard	i) 6 metres	I) 6 metres	i) 9 metres	I) 9 metres	i) 3 metres	i) 3 metres
S	Side yard	ii) 6 metres	ii) 6 metres	ii) Fire separation distance applies	ii) Fire separation distance applies	ii) Fire separation distance applies	ii) Fire separation distance applie
∣⊵	Rear yard		iii) 6 metres	iii) Fire separation distance applies	iii) Fire separation distance applies	iii) Fire separation distance applies	iii) Fire separation distance appli
REGULATION	FIRE SEPARATION DISTANCE: 1. NO OPENINGS, NON COMBUSTIBLE SIDING: 2. NO OPENINGS, COMBUSTIBLE SIDING: 3. ONE OPENING, ONE WALL, NO OPENINGS IN WALL OF ADJACENT BUILDING - NON COMBUSTIBLE SIDING: 4. ONE OPENING, ONE WALL, NO OPENINGS IN WALL OF ADJACENT BUILDING - COMBUSTIBLE SIDING: 5. OPENINGS BOTH WALLS - NON COMBUSTIBLE SIDING: 9 metres 6. OPENINGS BOTH WALLS - COMBUSTIBLE SIDING: 12 metres			Regarding archeological sites: if during construction archeological remains are found, it must be reported by contacting the Development Officer and the Chief Archeologist with the Department of Culture, Language, Elders and Youth, GN. Maximum height regulations do not apply to antennae, chimneys, weather equipment, monuments, public utility poles, flag poles, telecommunication towers, tanks, church steeples. Notwithstanding the above regulation, all buildings within the airport Obstacle Limitation Surface Area and the approach and landing path shall not exceed the Transport Canada height limitations. Any building or use located within the 450m setback of the current and the old waste disposal sites shall conform to Sections 8 and 28(b) of the Public Health Act.			

