

ZONE TITLE: RECREATIONAL OPEN SPACE (ROS)

ROS USE CLASSIFICATIONS

Permitted Use Classes

(see Regulation 101)

Conservation, Recreational Open Space

(see Schedules A and B for definitions and examples of above Classes)

Discretionary Use Classes

(see Regulation 33 and 102)

Antenna, Catering, General Assembly, Indoor Assembly, Outdoor Assembly, Take-out Food Service, Private Wind Turbine

(see Schedules A and B for definitions and examples of above Classes)

Refer to **Town of Portugal Cove-St. Philip's Municipal Plan 2014-2024** Section 3.3: General Land Use Policies; and Section 3.4.6: Recreation Use.

ROS DEVELOPMENT STANDARDS

STANDARDS	All Uses
Min. Front Yard (m)	10
Max. Front Yard (m)	32
Min. Side Yard (m)	5
Min. Rear Yard (m)	10
Max. Height (m)	15

Terms & Conditions

(1) Development Criteria

A development will be subject to the following criteria:

- (a) It must meet the minimum development standards or such higher standards as Council may require;
- (b) It must be located and designed to minimize the impact of traffic, noise, lighting, and signage on surrounding residential uses. Where necessary, Council may require screening through the provision of trees, shrubs, berms, landscaping, or fencing;
- (c) It must be designed and maintained to a high standards with regard to safety, appearance, and compatibility with surrounding land uses;
- (d) It must provide for adequate off-street parking in accordance with Schedule D;
- (e) Permission to develop will be in accordance with a development permit issued by Council; and,
- (f) No change in the type or scale of the use will be permitted except in accordance with the development permit.

(2) Site Layout and Buffering

Council will ensure that the proposed developments will not adversely affect the natural and scenic quality of surrounding areas by requiring appropriate site layout, buffering, screening and landscaping.

(3) Wind Turbines - Commercial

Commercial wind turbines shall not be permitted in the Recreational Open Space (ROS) zone.