

ARTICLE 6 GENERAL PROVISIONS

6.1 The Regulations contained in this article shall apply to all Zoning Districts and all uses except as otherwise noted.

6.2 USES PERMITTED IN ALL DISTRICTS

The following uses may be permitted in any Zoning District and shall be subject only to the specified provisions of this Article:

- a) Streets, traffic signs and traffic signals
- b) Facilities essential to the operation of any public utility such as sewers and water mains and including any accessory utility service building or structure
- c) Water and sewer treatment plant including any accessory public utility yard
- d) Gas, oil or water pipeline, power line, telephone line, cable television line, or any similar utility service line including any substation, transformer or similar utility service building or structure associated therewith
- e) Railway line excluding any accessory station, depot or yard
- f) Public park
- g) Buildings, structures and uses accessory to any permitted use subject to the provisions of Section 6.11
- h) Public washroom
- i) Construction camp, work camp, tool shed, scaffold, or other buildings and structures accessory to and necessary for construction work on the premises, but only until such construction work is completed or abandoned. For the purposes of this subsection, failure to proceed with the construction work shall constitute abandonment of such work
- j) Any building or structure accessory to exploration, drilling or pumping of petroleum or natural gas, but only until such work is completed or abandoned. For the purposes of this subsection, failure to proceed with any work shall constitute abandonment of such work
- k) Aids to navigation
- l) Mail boxes
- m) Temporary sales and rental office for the sale, rental or promotion of land and development in the immediate surrounding area.

6.3 ADVERSE EFFECT

No parcel, building or structure in any Zoning District shall be used or occupied in a manner that creates dangerous, injurious, noxious elements or conditions that may adversely affect persons using the surrounding area or adjoining premises. Any use permitted by this Ordinance may be undertaken and maintained provided acceptable measures and safeguards are employed to limit dangerous and objectionable elements and conditions to acceptable levels, as established by the following performance requirements: