

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION****1. General Purpose**

To provide for low-intensity non-residential uses, which are intended to serve the day-to-day needs of residents within the MacEwan neighbourhood.

**2. Area of Application**

The Provision shall apply to Lot 55, Block 3, Plan 022 4671, located at 850 – 119 Street SW, as shown on Schedule A attached to this bylaw, MacEwan.

**3. Uses**

1. Cannabis Retail Sales
2. Child Care Services
3. Convenience Retail Stores
4. Health Services
5. Liquor Store
6. Market
7. Personal Service Shops
8. Professional, Financial, and Office Support Services
9. Specialty Food Services
10. Fascia On-premises Signs
11. Freestanding On-premises Signs
12. Projecting On-premises Signs
13. Temporary On-premises Signs

**4. Development Regulations**

1. Notwithstanding section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this Provision.
2. The maximum Floor Area of any individual business premises shall not exceed 275 m<sup>2</sup>.
3. The maximum Floor Area Ratio shall be 1.0.
4. A minimum Setback of 4.5 m shall be required where a Site Abuts a public roadway, other than a Lane.
5. A minimum Setback of 3.0 m shall be required where the Rear or Side Lot Line of the Site Abuts the Lot Line of a Site in a Residential Zone.
6. A minimum Setback of 3.0 m shall be required from the south Lot Line.

7. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection area shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites or public roadways. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and Abuts a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened.
8. The maximum building Height shall not exceed 10.0 m.
9. Signs shall comply with the regulations for Permitted Signs found in Schedule 59D of the Zoning Bylaw.
10. The minimum Setback from the south Lot Line of Lot 55, Block 3, Plan 0224671 for Child Care Services shall be 32 meters.