

## **Draft DC2**

### **1. General Purpose**

To establish a Site Specific Development Control Provision to accommodate limited neighbourhood convenience commercial and personal service uses, including minor alcohol sales, which are intended to serve the day to day needs of residents within the neighbourhood.

### **2. Area of Application**

This provision shall apply to a 0.34 ha site, legally described as Lot 130 Block 1, Plan 0820890, located east of 34 Street and south of 28A Avenue, as shown on Schedule "A" of this Bylaw, adopting this Provision, Silver Berry.

### **3. Uses**

#### **1. Cannabis Retail Sales**

2. Child Care Services
3. Commercial Schools
4. Convenience Retail Stores
5. General Retail Stores, limited to the retail sale of groceries, beverages, household goods, furniture and appliances, hardware, printed matter, confectionery, tobacco, pharmaceutical and personal items, automotive parts and accessories, office equipment, stationery and similar goods, minor public services.
6. Health Services
7. Indoor Participant Recreation Services
8. Liquor Store
9. Minor Amusement Establishments
10. Personal Service Shops, limited to barber shops, hairdressers, beauty salons, tailors, dressmakers, shoe repair shops, dry cleaning establishments, and Laundromats.
11. Professional, Financial and Office Support Services
12. Restaurants, for less than 100 occupants and 120 m<sup>2</sup> of Public Space.
13. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Space
14. Veterinary Services
15. Fascia On-premise signs
16. Freestanding On-premise signs
17. Projecting On-premise signs
18. Temporary On-premise signs

### **4. Development Regulations**

1. Site layout and building design shall generally be in accordance with the Site Plan and Elevations as illustrated in Appendices I and II of this provision.
2. The maximum Floor Area for any individual business premise shall not exceed 275 m<sup>2</sup>.
3. The maximum Floor Area Ratio shall be 0.5.
4. A minimum landscaped Yard of 4.5 m shall be required where a Site abuts a public roadway, other than a Lane, except where identified in Appendix I:
5. A minimum building setback of 6.35 m shall be required from the east property line and a minimum building setback of 3.05 m shall be required from the south property line. Setback areas shall be landscaped.
6. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a required Yard, except for the loading spaces and trash collection allowed along the east property line as illustrated in Appendix I.
7. Notwithstanding sections 4.e., and 4.f. of this bylaw, an outdoor play space will be permitted within the east side yard setback as illustrated in Appendix I.
8. Loading, storage, and trash collection areas shall be screened from view from any residential Sites, public roadways or Light Rail Transit lines in accordance with the provisions of subsection 55.4 of the Zoning Bylaw. If the rear or sides of a Site are used for parking, an outdoor service display area or both, and abut a Residential Zone or a Lane serving a Residential Zone, such areas shall be screened in accordance with the provisions of subsection 55.4 of the Zoning Bylaw.
9. The maximum Building Height shall not exceed 10.0m nor 2 ½ Storeys.
10. The second floor of the building shall be located at the west end of the building adjacent to 34 Street as illustrated in Appendices I and II.
11. Signs shall comply with the regulations found in Schedule 59D.
12. No side yard or fencing shall be required for the parking and loading zones abutting the east property line. That portion of the east property line lying to the south of the parking and loading zones shown on Appendix I shall be fenced.
13. Liquor Stores Sales shall comply with the regulations found in Section 85.