

4. Development Regulations

- a. Development shall be in general accordance with Appendix 1, Site Plan.
- b. The maximum Floor Area of any individual business premises shall not exceed 325 m², except that:
 - i. Bars and Neighbourhood Pubs shall not exceed 200 occupants and 240 m² of Public Space.
 - ii. Restaurants shall not exceed 200 occupants and 240 m² of Public Space.
- c. The maximum Floor Area Ratio shall be 1.0.
- d. A minimum Setback of 4.5 m shall be required where the Site Abuts a public roadway, other than a Lane.
- e. 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.
- f. The following regulations shall apply to Apartment Housing developments:
 - i. Apartment Housing shall be permitted only in buildings where the first Storey is used for commercial purposes; and,
 - ii. Apartment Housing shall have access at ground level, which is separate from the access for the commercial premises.
- g. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Loading, storage and trash collection areas 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 in accordance with the Landscaping regulations of the Zoning Bylaw, as amended.
- h. 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 Landscaping regulations of the Zoning Bylaw, as amended.
- i. The maximum building Height shall not exceed 10.0 m.
- j. Where Uses, that may in the opinion of the Development Officer, create negative impacts such as noise, light or odours which may be noticeable on adjacent properties, and where the Site containing such Uses is directly adjacent to Sites used or zoned for residential activities, the Development Officer may, at the Development Officer's discretion, require that these potential impacts be minimized or negated. This may be achieved through a variety of measures including, but not limited to:
 - i. additional landscaping; berming or screening, which may exceed the Landscaping regulations of the Zoning Bylaw, as amended, and Section 4 (k.) of this Provision;
 - ii. noise attenuation measures such as structural soundproofing; downward direction of all exterior lighting on to the proposed development; and
 - iii. any other measures as the Development Officer may deem appropriate.
- k. A minimum of one tree for each 22 m² and one shrub for each 13 m² of Setback along 30 Avenue SW and 111 Avenue SW (Cavanagh Boulevard) shall be provided, to the satisfaction of the Development Officer.
- l. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw, as amended.
- m. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
 - i. the total number of bays shall not exceed one;
 - ii. all operations and mechanical equipment associated with this Use shall be located within an enclosed building; and