

- t. Fascia On-premises Signs
- u. Projecting On-premises Signs

4. Development Regulations

- a. Development within this Provision shall be in general accordance with the appendices, to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio shall be 1.4.
- c. The maximum building Height shall be 10.5 m.
- d. The minimum building Setbacks shall be as follows:
 - i. 2.5 m from the north Lot line;
 - ii. 3.4 m from the east Lot line;
 - iii. 0.0 m from the south Lot line;
 - iv. 1.5 m to the west Lot line.
- e. Notwithstanding the above provisions, the portion of the building within 4.8 m of the west Lot line shall be a maximum of 4.6 m in Height, with a minimum 4.3 m Setback to the north Lot line and a minimum 1.5 m Setback to the south Lot line.

5. Development Regulations for Specific Uses

- a. Each use of Restaurants and Specialty Food Services shall be limited to 100 Occupants and 120 m² of Public Space.
- b. Secondhand Stores and Liquor Stores shall be limited to a maximum Floor Area of 275 m².

6. Parking, Loading and Access

- a. Off-street vehicular parking is to be provided as per the Zoning Bylaw, except:
 - i. no off-Street Loading space shall be required; and
 - ii. there shall be a minimum of 6 parking spaces, which may be in tandem.
- b. Vehicular access shall be from the Abutting Lane.
- c. Vehicular parking, loading, storage and waste collection areas shall be located to the rear of the building, entirely on private property, and shall be screened from view from any adjacent Sites or public roadways, other than a Lane, to the satisfaction of the Development Officer, in consultation with Waste Management Services.
- d. Bicycle Parking shall be provided in accordance with the Zoning Bylaw, except that:
 - i. a minimum of 6 long term Bicycle Parking spaces shall be provided in a secure facility within the building; and
 - ii. a minimum of 5 short term Bicycle Parking spaces for visitors shall be provided in an easily accessible location and available for public use.