

## **PROPOSED (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

### HERITAGE VALLEY PLAZA

#### **1. General Purpose**

To establish a Zone for Convenience Commercial and Personal Service uses including minor alcohol sales which are intended to serve the day-to-day needs of residents within the Macewan neighbourhood.

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

This 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**

- a. Minor Alcohol Sales
- b. Convenience Retail Stores
- c. Child Care Services
- d. Health Services
- e. Personal Services Shops
- f. Professional, Financial, and Office Support Services
- g. Specialty Food Services, for less than 100 occupants and 120 m<sup>2</sup> of Public Soace
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Projecting On-premises Signs
- k. Temporary On-premises Signs

#### **4. Development Regulations**

- a. The Site layout and building location shall be in accordance with the Site Plan as illustrated in Appendix I.
- b. The uses shall be developed in accordance with Section 310.4 of the Zoning Bylaw.