

**(DC2) Site Specific Development Control Provision****1. General Purpose**

To accommodate the development of a small scale neighbourhood commercial building that is compatible with the surrounding neighbourhood.

**2. Area of Application**

This Provision shall apply to Lot 8, Block 18, Plan ND; as shown on Schedule "A" of the Bylaw adopting this Provision, McCauley.

**3. Uses**

- a. Convenience Retail Stores
- b. Health Services
- c. Personal Service Shops, excluding Body Rub Centres
- d. Professional, Financial and Office Support Services
- e. Restaurants
- f. Specialty Food Services
- g. Urban Gardens
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Projecting On-premises Signs
- k. Temporary On-premises signs

**4. Development Regulations****4.1 General Regulation**

- a. Site development shall be in general conformance with the attached Appendices to the satisfaction of the Development Officer.
- b. Convenience Retail and Health Services shall be limited to the existing principal building as shown on Appendix I - Site Plan.
- c. The maximum gross Floor Area of any individual business premise shall not exceed 140 m<sup>2</sup>.
- d. The maximum Floor Area Ratio shall be 1.0.
- e. The maximum Building Height shall be 10.0 m.
- f. The minimum Setbacks shall be:
  - A. North: 0.0 m;
  - B. East: 0.0 m
  - C. West: 10.0 m
  - D. South: 1.5 m
- f. In addition to section 55 of the Zoning Bylaw, Landscaping shall be in conformance with Appendix II – Landscape Plan.
- g. Prior to the issuance of any Development Permit, a Crime Prevention Through Environmental Design Assessment shall be provided to the satisfaction of the Development Officer to ensure that the development provides a safe urban environment in accordance with the guidelines and principles established in the Design Guide for a Safer City (City of Edmonton, 1995), and in accordance with section 58 of the Zoning Bylaw.

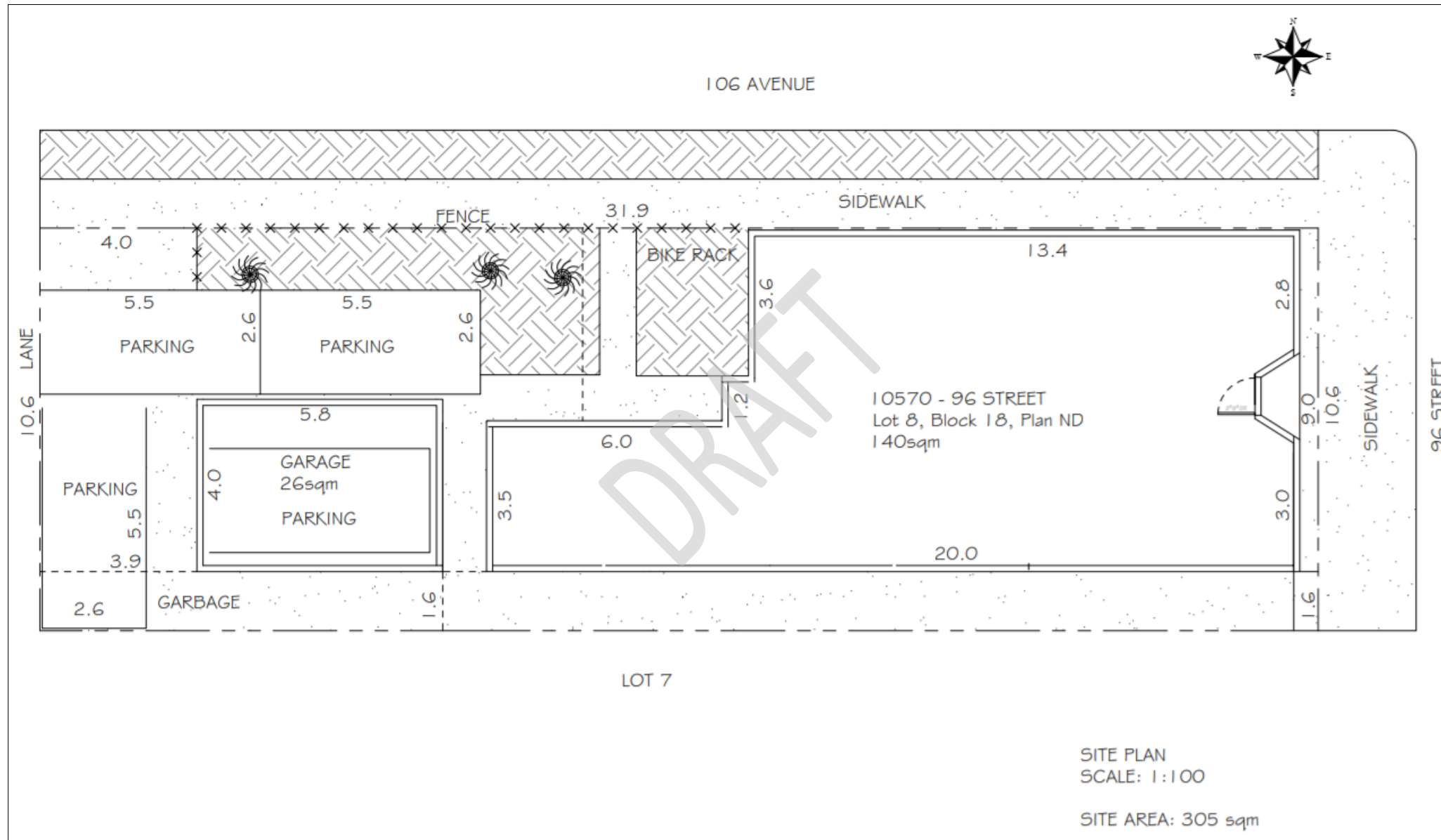
h. Signs shall comply with the regulations found in Schedule 59D of the Zoning Bylaw.

#### **4.2 Parking, Loading and Storage**

- a. Parking spaces shall be located in conformance with Appendix I- Site Plan.
- b. A minimum of two hard surface parking spaces shall be required, and may be provided in tandem, with one space within the existing rear detached garage.
- c. There shall be a minimum of five bicycle parking spaces for the development, in general accordance with Appendix I- Site Plan.
- d. No off-street vehicular loading facilities shall be required.
- e. The waste collection area shall be located in the rear of the Site and shall be concealed from view from adjacent Sites and public roadways. The waste collection area, and access to it, shall be designed to the satisfaction of the Development Officer in consultation with City Operations (Waste Services) and Subdivision and Development Coordination (Transportation).

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Appendix I – Site Plan



Appendix II – Landscape Plan

