

22.52 Neighbourhood Pub (ZC52) – Blundell Road (Blundell) [Bylaw 10352, Mar 21/22]

22.52.1 Purpose

The **zone** provides for a **neighbourhood public house**. This **zone** is for the property developed under Land Use Contract 128 on Blundell Road.

22.52.2 Permitted Uses

- **neighbourhood public house**

22.52.3 Secondary Uses

- **n/a**

22.52.4 Permitted Density

1. The maximum **floor area** permitted is 276.6 m².
2. The maximum **floor area ratio** (FAR) is 0.18.

22.52.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 18% for **buildings**.

22.52.6 Yards & Setbacks

1. The minimum **front yard** is 7.6 m.
2. There is no minimum **setback** to the west **property line**.
3. The minimum setback to the east **property line** is 19.8 m.
4. The minimum **rear yard** is 15.2 m.

22.52.7 Permitted Heights

1. The maximum **height** for **buildings** is 4.0 m.

22.52.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,530.0 m².

22.52.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that portions of the **lot** which are within 6.0 m of the **front** or **rear lot lines** shall be planted and maintained with any combination of trees, shrubs, ornamental plants or lawn.

22.52.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum on-site parking requirement shall be 17 **vehicle parking spaces** and one on-site loading space.

22.52.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.