

PART 4.18 – C1-BP ZONE, BREW-PUB COMMERCIAL DISTRICT

- Permitted Uses: 1 The following uses are permitted:
- (a) breweries, subject to the following restrictions:
- (i) all beverages produced must be retailed:
- (a) in a pub or a restaurant that is operated on the same lot as the brewery,
- (b) through the Liquor Distribution Branch established under the *Liquor Distribution Act (B.C.)*, or,
- (c) by a person licensed under the *Liquor Control and Licensing Act (B.C.)* to sell liquor,
- (ii) no kegs may be washed on the premises;
- (b) bars and pubs;
- (c) a dwelling unit for a caretaker of the premises;
- (d) restaurants,
- (e) liquor retail store.
- Density 2 (1) The floor space ratio must not exceed 0.45 to 1.
- (2) The floor space ratio for any pub or restaurant use must not exceed 0.17 to 1.
- Site Coverage 3 No building shall exceed a site coverage of 40%.
- Height 4 The height of any building shall not exceed 11m or 2 ½ storeys.
- Setbacks 5 The minimum setback shall be not less than 5.5m from the front lot line.
- 6 A rear setback of not less than 4.0m shall be provided.
7. Side setbacks shall total 5m provided that one side setback shall be at least 3m.
- Off-Street Parking 8 (1) The following regulations shall apply:
- (a) for every 5 seats in any restaurant, one parking space shall be provided and for every 3 seats in any drinking establishment, one parking space shall be provided,

(b) for each dwelling unit, one parking space shall be provided, which may be located in front of another parking space,

(c) any parking areas shall be separated from:

(i) any streets by a 3m wide landscape screen, and

(ii) from any other lot boundary by a 1m wide landscape screen.

8 (2) Subsection (1) and the parking requirements of Schedule C do not apply in relation to a liquor retail store that has less than 32m² of floor area.

Landscaping

9 Any garden wall, including any landscape screen wall, shall be set back at least 2m from any street.