

Dwelling Units;
Home occupations - Class 2;
Outdoor cafes;
Public and quasi-public buildings;
Special care facilities; or
Grocery stores (not contained in an automotive service).

For the purposes of this Bylaw, there shall be:

- (i) no automotive services which include the routine servicing and minor repair of motor vehicles;
- (ii) no more than one free standing restaurant - food service only;
- (iii) no more than one liquor store;
- (iv) no athletic and recreational facilities which exceed 279 square metres gfa.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below:

(a) Net Floor Area

A maximum of 5769 square metres (62,100 square feet).

(b) Site Area

A maximum of 2.27 hectares (5.6 acres).

(c) Building Height

A maximum of one storey not exceeding an overall height of 10 metres.

(d) Roofs

All rooftop mechanical equipment shall be screened from public view.

(e) Development Compliance

The initial development permit application shall provide a comprehensive concept plan for the entire parcel to address issues such as: access, parking, landscaping, pedestrian environments, amenities, interface treatment with the Municipal District of Rocky View, interface treatment with adjacent residential development and the interface treatment with the adjacent Environmental Reserve, and any other features, all to the satisfaction of the Approving Authority. All subsequent development permit applications shall comply with the approved concept plan.

Architectural treatments and colours that reflect the character of the Rocky Ridge Ranch Homeowners Association Building for the proposed commercial development shall substantially conform to the plans and renderings submitted to Council in the consideration of this Bylaw.

(f) Signage

A comprehensive signage proposal shall be submitted to the satisfaction of the Approving Authority. Pylon signage shall not exceed ten (10) metres in height and may only be located in locations shown on the plans and renderings submitted to Council in consideration of this Bylaw.

(g) Completion

The major retail building (approximately 1,328 square metres whether composed of one or two buildings) and the retail food store shall be completed once construction is commenced. Any other portion of the site not concurrently developed shall be landscaped and maintained to the satisfaction of the Development Authority pending further development permit approvals.