

APPLICATION DETAILS

Development Permit Number PL2500245 (Roof Sign, Fascia Signs)

Applicant: Scott Werenka

Landowner: Venue Church

Legal Description: Lot: , Block: 6, Plan: 1311298

Civic Address: 104, 2926 Kingsview BV SE

Proposed Use: Roof Sign and Fascia Signs

Land Use District: IB-1, Mixed Business/Employment District

Community: Kings Heights

Lot Size: 1326.6 sqm

Variances: None

8.5.23 IB-1, Mixed Business/Employment District

Purpose and Intent

The purpose of this district is to accommodate a range of small to medium-scale employment uses providing employment opportunities and potential transition between other land use districts. This district is intended to promote flexibility in small-to-medium scale land uses.

Permitted Land Uses	Discretionary Land Uses
Animal Service, General	Accessory Building
Animal Service, Limited	Animal Service, Major
Business Support Service	Cannabis Facility, Limited
Data Centre	Cannabis Retail
	<u>Bylaw B-62/2021</u>
Financial Service	Child Care, General
Health Care, Limited	<u>Bylaw B-31/2023</u>
Indoor Recreation, Limited	Commercial School
Microbrewery	Community Service Facility
Office	Drive-Through
Public Assembly, General	Educational Institution, Private ²
Public Assembly, Limited	Entertainment, Gaming
Restaurant	Entertainment, General
Vehicle Service, Limited	Government Service
	Health Care, General
	Hotel
	Indoor Recreation, General
	Industrial Manufacturing, Limited
	<u>Bylaw B-13/2021</u>
	Industrial Service & Sales
	Motel
	Nightclub
	Pawn Shop
	Personal Service
	Public Assembly, Major
	Retail Store, Convenience
	Retail Store, Liquor
	RV Sales & Service ³
	RV Storage ³
	Security Suite
	Temporary Event
	Vehicle Sales & Leasing
	Vehicle Service, General
	Warehouse Sales

Note 1: All land uses are subject to general and use-specific regulations and standards provided in Parts 6 and 7 of this Bylaw.
Note 2: Limited to specific properties as shown on Diagram 12.
Note 3: Limited to specific properties as shown on Diagram 13.
Bylaw B-36/2008

Site Dimensions	
<i>Per Development Site</i>	
Minimum Site Area	4,000m ²
Maximum Site Area	2.0 Hectares
Minimum FAR	0.2

Maximum Floor Area	
Retail Uses	930m ²
All Other Land Uses	2,300m ²

Required Setbacks	
Minimum Exterior Setback	6.0m
Minimum Interior Setback	N/A
Min. Building Separation	2.0m

Massing and Coverage	
Maximum Building Height	
- Hotels	26.0m
- All other uses	18.5m
Maximum Building Coverage	65% of Site Area
Minimum Landscaping	10% of Site Area

Development Standards

(1) Signs in this district shall be regulated in accordance with Table S.09