**Proposed Terms of Zoning Agreement – 438 Avenue H South**

**Zoning District:**

B1B – Neighbourhood Commercial – Mixed Use District, subject to a Zoning Agreement

**Use of Land:**

The use of the Land will be restricted to a mixed-use building as follows:

a) Ground level – permitted uses include offices, retail store, restaurant, and personal service trade.

b) Second storey – a maximum of two dwelling units.

**Development Standards:**

a) Front Yard Setback (West) – a minimum of 1.5m

b) Side Yard Setback (North) – a minimum of 0 m

c) Side Yard Setback (South) – a minimum of 0 m

d) Rear Yard Setback (East) – a minimum of 7.5m

e) Building height – maximum of 8.5 meters.

**Parking:**

a) A minimum of 4 off-street vehicular parking spaces are required.

b) One loading space is required.

**Other:**

a) The site must be developed substantially in accordance with the site plan and elevations attached.

b) Landscaping shall be completed to the satisfaction of the Development Officer.