

## 10.6 Pub & Sales (CP1; CP2)

### 10.6.1 Purpose

The **zone** provides for a **neighbourhood public house** (CP1). Another sub-zone (CP2) exists to permit in certain cases a retail liquor store.

### 10.6.2 Permitted Uses

- **neighbourhood public house**

### 10.6.3 A. Secondary Uses *[Bylaw 9962, Dec 17/18]*

- **retail liquor 1** *[Bylaw 9962, Dec 17/18]*

### 10.6.3 B. Additional Uses *[Bylaw 9962, Dec 17/18]*

- **restaurant** *[Bylaw 9962, Dec 17/18]*

### 10.6.4 Permitted Density

1. The maximum **floor area ratio** is 0.35.

### 10.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

### 10.6.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on **adjacent** and/or **abutting developments**.
2. The minimum **interior side yard** and **rear yard** is 3.0 m.

### 10.6.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.0 m.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 10.6.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

### 10.6.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 10.6.10 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.

### 10.6.11 Other Regulations

1. A **retail liquor 1** store is only permitted on **sites** zoned CP2.

2. A **restaurant** is only permitted on the following listed **site**: *[Bylaw 9962, Dec 17/18]*
  - a) 8320 Alexandra Road *[Bylaw 9962, Dec 17/18]*  
P.I.D. 001-853-236 *[Bylaw 9962, Dec 17/18]*  
Lot 47 Section 33 Block 5 North Range 6 West *[Bylaw 9962, Dec 17/18]*  
New Westminster District Plan 6979 *[Bylaw 9962, Dec 17/18]*
3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations of Section 5.0 apply.