

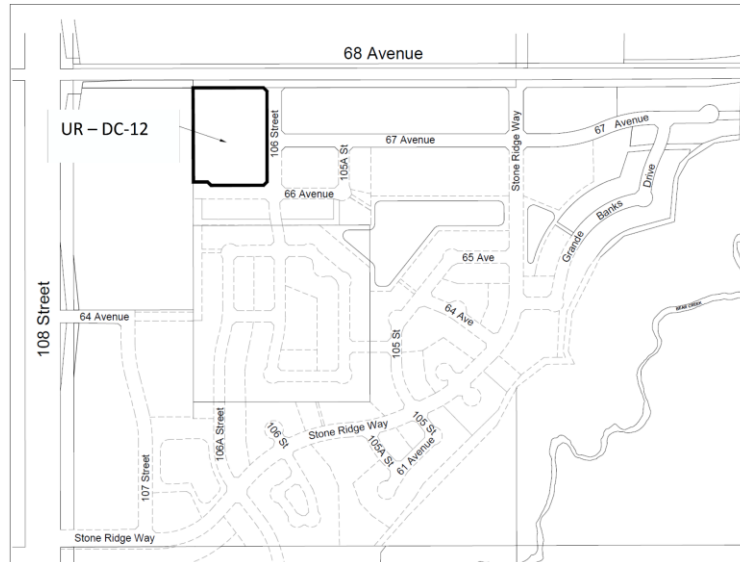
104.4.12 - DC-12(a) SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.12.1 General Purpose

The purpose of this district is to provide for commercial development adjacent to 68 Avenue on a site specific direct control basis. All development in this district will have a high standard of appearance and design as determined by the Development Authority.

104.4.12.2 Area of Application

This district shall apply only to that portion of the Northwest ¼ of Section 11, Township 71, Range 6, W6M as shown:



104.4.12.3 Uses

The following uses may be approved at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

- Accessory Building or Structure
 - Accessory Use
 - Business Support Service
 - Child Care Facility
 - Commercial Business Centre (Major)
 - Commercial Business Centre (Minor)
 - Commercial Entertainment Facility
 - Commercial Recreation Facility (Indoor)
 - Commercial School
 - Drinking Establishment (Minor)
 - Family / Fast Food Restaurant
 - Financial Building
 - Gas Bar
 - Health Facility (Major)
 - Health Facility (Minor)
 - Hotel
 - Liquor Store
 - Mixed Use Apartment Building
 - Office (Major)
 - Office (Minor)
 - Personal Service Facility
 - Public Utility
 - Restaurant
 - Retail Store (Convenience)
 - Retail Store (General)
 - Small Wind-Energy System
 - Solar Collector
 - Supermarket
 - Vehicle Wash (Minor)
- (Bylaw C-1260-23 - December 14, 2015)**

104.4.12.4 Development Standards

In addition to the Regulations contained in Parts Seven, Eight, and Nine all development in this district shall be in accordance with the following minimum standards, except where they are expressly identified as maximums. The Development Authority may establish more restrictive standards at its discretion.

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|----|---------------------------|--|
| a. | Site Width | 30.0 m |
| b. | Front Yard | 6.1 m |
| c. | Rear Yard | 7.5 m |
| d. | Side Yard | 6.1 m |
| e. | Building Height (maximum) | 2 storeys except, 4 storeys for office buildings, mixed use apartment buildings and hotels |
| f. | Site Coverage (maximum) | 50 percent |

104.4.12.5 Site and Building Design

- a. The site plan, orientation of buildings, relationship between buildings, architectural design and treatment of buildings, and the location and design of parking and landscaped areas district shall be to the satisfaction of the Development Authority.
- b. Loading, recycling and trash collection and storage areas shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.
- c. All signs shall be at the discretion of the Development Authority who shall have regard for Schedule B - Signs and the CG - General Commercial District regulations in Schedule B - Signs.
- d. The minimum amount of site to be landscaped for any development in this district shall be 10 percent.
- e. When evaluating development permit applications the Development Authority shall ensure that the use, height, massing, location, and orientation of all buildings; the location of any outdoor eating and drinking areas; and the location of drive-through service windows and drive aisles are compatibility with any adjacent residential development.

104.4.12.6 Development Authority

The Development Officer shall be the Development Authority for the uses in this District.

(Bylaw C-1260-9 - June 16, 2014)