

104.4.21 - DC-21 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.21.1 Purpose

The purpose of this district is to regularize and expand an existing parking lot adjacent to 101 Avenue on a site specific direct control basis in accordance with Section 641 of the Municipal Government Act. All development in this district will have a high standard of appearance and design as determined by the Development Authority.

104.4.21.2 Area of Application

This district shall apply only to Lots 13, 14, 15 and 16, Block 8, Plan 2032BQ.

104.4.21.3 Development Authority

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

104.4.21.4 Uses

The following uses may be approved at the discretion of the Development Authority:

- Parking Lot

104.4.21.5 Parking and Access Requirements

- a. The parking requirements shall be to the satisfaction of the Development Authority having regard for the parking requirements contained in Part Nine of this Bylaw.
- b. No vehicle access to the subject properties will be permitted from 101 Avenue. Vehicle access will be provided from the existing entrance located on 106 Street and the municipal laneway adjacent to the subject properties.

104.4.21.6 Landscaping Requirements

- a. The general landscaping requirements shall be to the satisfaction of the Development Authority having regard for the general landscaping requirements contained in Part Eight of this Bylaw.
- b. A screened fence consistent in height and design with the existing fence surrounding Lots 13, 14, 15 will be placed on the north and east property lines of Lot 16. No fencing shall be placed adjacent to the municipal laneway.

(Bylaw C-1260-72 - July 10, 2017)