

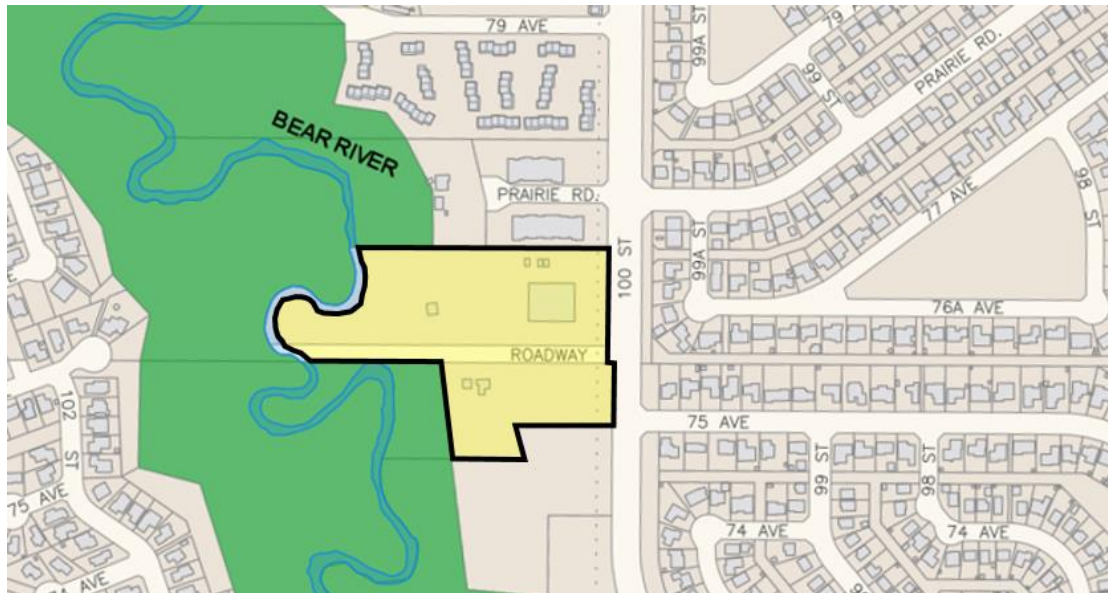
#### 104.4.17 - DC-17 - SITE SPECIFIC DIRECT CONTROL DISTRICT

##### 104.4.17.1 Purpose

The purpose of this district is to provide for development adjacent to 100 Street 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.

##### 104.4.17.2 Area of Application

This district shall apply only to Lot 1A, Plan 3303NY and all that portion of the Northeast 1/4 of Section 14, Township 71, Range 6, W6M as shown:



##### 104.4.17.3 Development Authority

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

##### 104.4.17.4 Uses

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

- Accessory Building or Structure
- Accessory Use
- Parking lot exclusively devoted to other uses in this district
- Religious Assembly
- Single Detached Dwelling

##### 104.4.17.5 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.

- a. Front Yard 6.1 m
- b. Rear Yard At the discretion of the Development Authority based on an evaluation of the development in accordance with Section 36 and in accordance with the recommendations of any geotechnical report required for the development
- c. Side Yard 7.6 m
- d. Building Height (maximum) 15.0 m
- e. Site Coverage (maximum) At the discretion of the Development Authority

104.4.17.6 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 and in accordance with Section 36.
- b. For any development proposed to be located within 40.0 m of the Bear Creek top-of-bank the Development Authority may require that the applicant submit a Slope Stability Assessment prepared by a qualified Geotechnical Engineer that confirms that the scope, nature and location of the proposed development is appropriate for the site conditions. The report shall make recommendations to ensure that the slope and development remain safe and stable in the long term.
- c. 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.
- d. All signs shall be at the discretion of the Development Authority who shall have regard for the PS - Public Service District regulations in Schedule B - Signs.
- e. When evaluating development permit applications the Development Authority shall ensure that the use, height, massing, location, and orientation of all buildings are compatible with any adjacent residential development.
- f. The City may request a Traffic Impact Assessment or other Transportation Engineering assessment (such as a geometric review or other analysis) at the time of Development Permit application.
- g. Site access shall be from the roadway to the north of the property.

**(Bylaw C-1260-79 - February 25, 2019)**

104.4.17.7 Landscaping Requirements

- a. The existing trees along the south boundary of Lot 1A, Plan 3303NY shall be preserved and shall be counted in the landscaping requirement calculation in subsection 104.4.17.7. b.
- b. In addition to the Regulations contained in Part Eight, the following standards shall apply:

| Land Use        | Minimum Required Landscaped Area | Number of Trees (Minimum)                 | Number of Shrubs (Minimum)                |
|-----------------|----------------------------------|---|---|
| All Development | 10% of Total Lot Area            | 1 per 400m <sup>2</sup> of Total Lot Area | 1 per 200m <sup>2</sup> of Total Lot Area |

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

- c. Notwithstanding any other provision within the Bylaw, the developer shall provide additional landscape screening along 100 Street to the satisfaction of the Development Authority.  
**(Bylaw C-1260-58 - September 6, 2016)**