

104.4.10 - DC-10 - Site Specific Direct Control District

104.4.10.1 General Purpose

To provide for the development of semi-detached dwelling units on the site at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

104.4.10.2 Area of Application

This district applies only to Lots 8, 9, 10, 11, 12 and 13, Block 1, Plan 4007HW.

104.4.10.3 Uses

The following uses may be approved by the Development Authority:

- Accessory Building/Structure or Use
- Home Business
- Semi-detached Dwelling

(Bylaw C-1260-59 - September 6, 2016)

104.4.10.4 Development Criteria

- a. In addition to compliance with the regulations contained in this bylaw, development may only be approved if it is in accordance with the site plan and building elevations which form part of this Direct Control District and Section 4.1 of Schedule H;
- b. Any development that is not in accordance with the site plan and building elevations and Section 4.1 of Schedule H shall not be approved;
- c. Minimum building setbacks shall be as follows:
 - i) Front Yard: 6.58m
 - ii) Side Yard: 1.34m except, 2.72m on the street side of a corner site
 - iii) Rear Yard: 11.0 m
- d. Two (2) on-site paved or concrete parking stalls shall be provided for each residential unit. Parking shall otherwise comply with the requirements of Part Nine;
- e. Minimum lot width: 10.0 m;
- f. A minimum of one (1) tree shall be provided for each dwelling unit. In addition, all areas of the site not containing buildings, parking and sidewalk, as shown on the site plan forming part of this district, shall be soft landscaped with sod or seeded lawn. Alternate forms of soft landscaping may be approved at the discretion of the Development Authority;
- g. Any other requirements are at the discretion of the Development Authority having regard for the relevant provisions of this bylaw;
- h. The Development Authority may require the applicant to enter into a development agreement with the City in accordance with Section 650 of the Municipal Government Act.

104.4.10.5 Development Authority

- a. The Development Officer shall be the approving authority for development in this District; except the Committee is the Development Authority for Home Business.

(Bylaw C-1260-59 - September 6, 2016, Bylaw C-1260-84 - December 4, 2017 and Bylaw C-1260-118 - April 6, 2020)

Client Job # **BLOSSOM**
 CUSTOM APPLICABLES

BLK. JOB # **4917**

PLAN **132-** BLOCK **1** LOTS **18 TO 26**

PLOT PLAN
 SMITH

MUNICIPAL ADDRESS: 691,695,691,697, 109 AVE. ZONING DC

SCALE 1:300

DATE DRAWN: Jan. 31, 2013

DESIGN GRADE
 EXISTING GRADE

LEGEND

DECIDUOUS TREE

4 SHRUBS

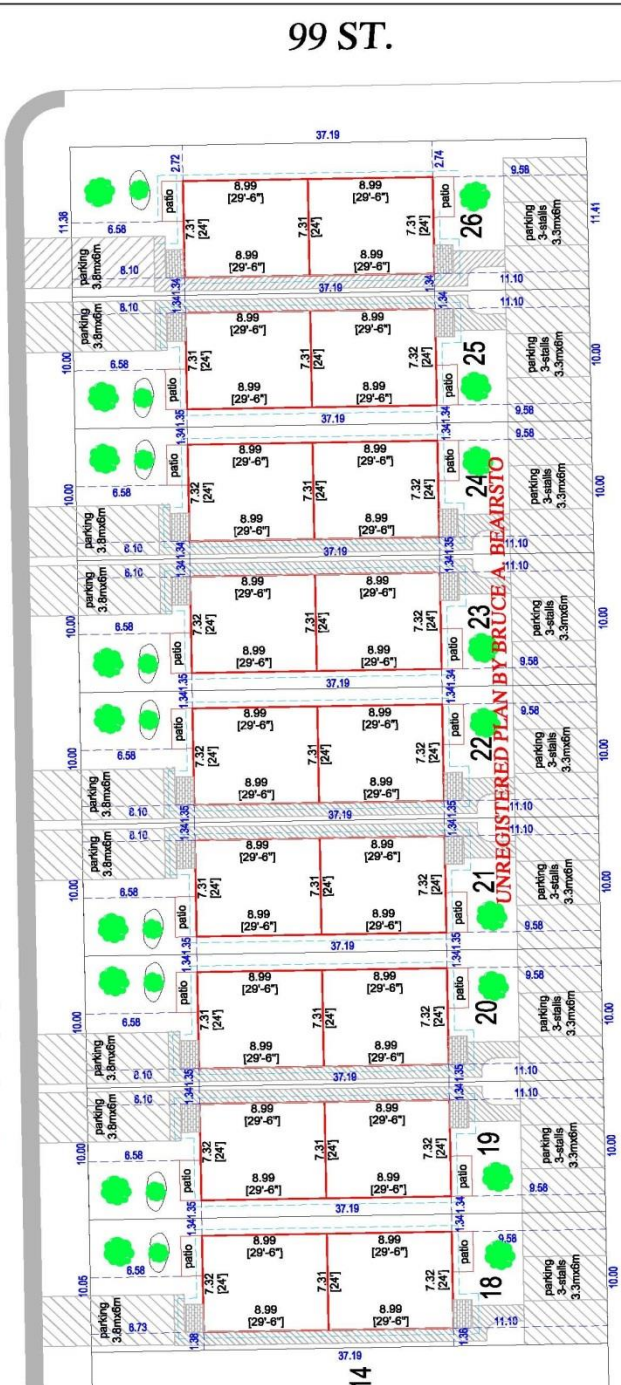
EXCAVATOR TO EXPOSE AND CONFIRM MINIMUM 2% SLOPE CAN BE OBTAINED FROM BUILDING TO SANITARY SERVICE TIE IN.

ANY EXCAVATION OR CONSTRUCTION PRIOR TO ALL APPROVALS IS AT BUILDERS RISK.

AREA
 Total area of lots= 3359.2m²
 Building Area=970.4m²
 Lot Coverage 28.5%

LANDSCAPE AREA
 Landscaped Area=1146.0m²
 % Coverage=33.71%

Trees Proposed
 18 Deciduous Trees
 36 Shrubs



UNREGISTERED PLAN BY BRUCE A. BEAIRSTO



BUILDERS ARE RESPONSIBLE TO ENSURE STAKEOUT REPRESENTS FINAL BUILDING PLANS AND DESIRED OFFSETS AND ELEVATIONS. ALL ELEVATIONS ARE GEODETIC AND BASED OFF OF ASCM 342378, 12161, 34504, 865220

Figure 1



Figure 2



Figure 3

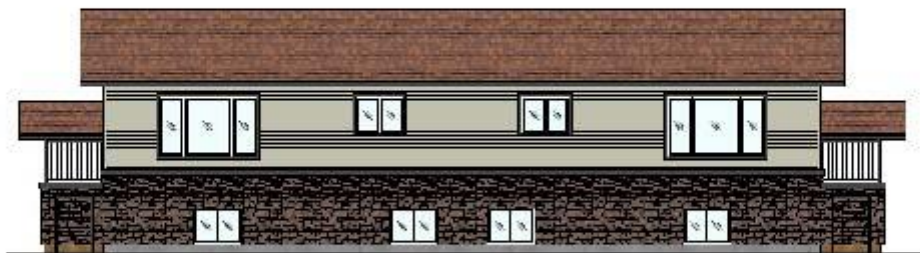
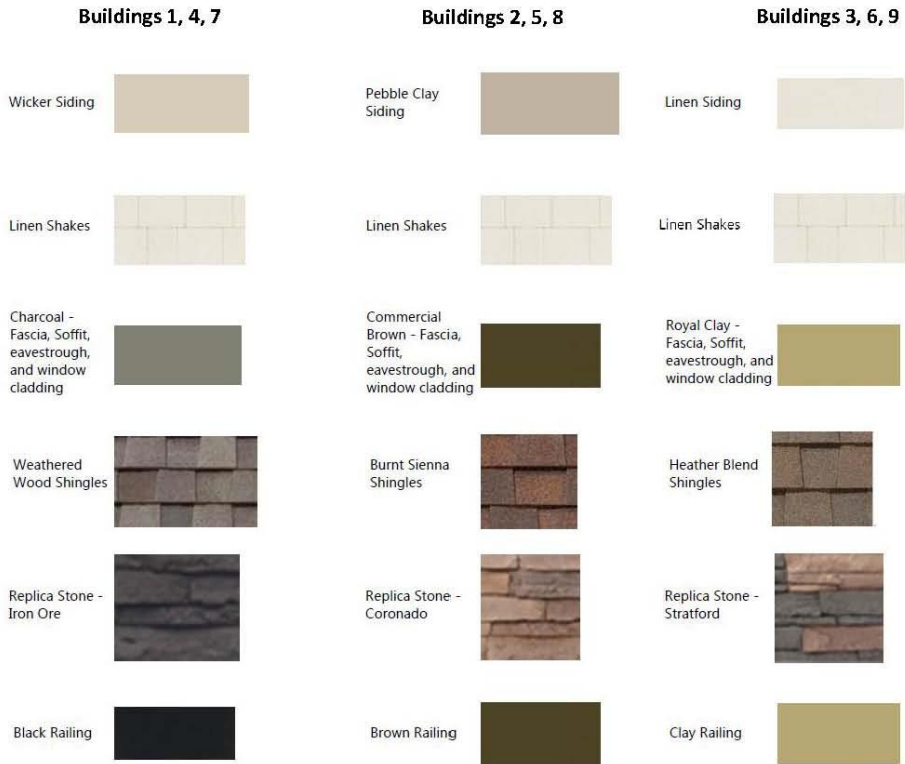
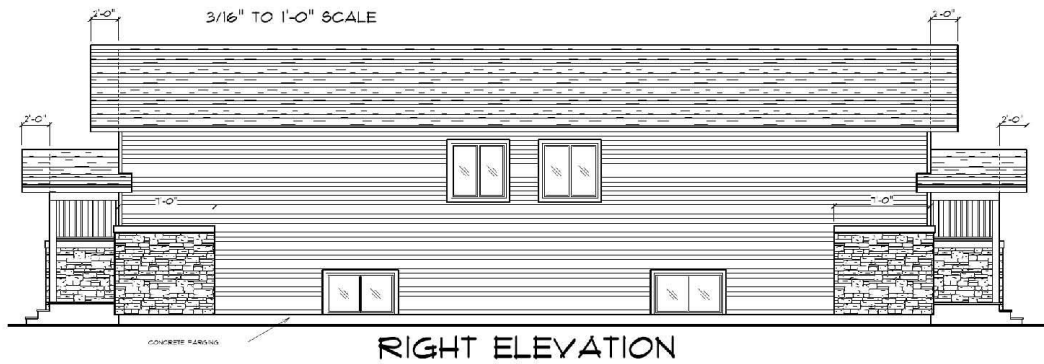
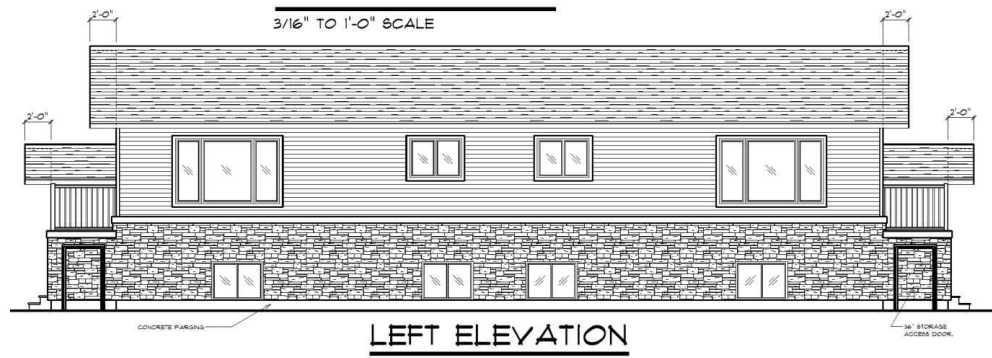
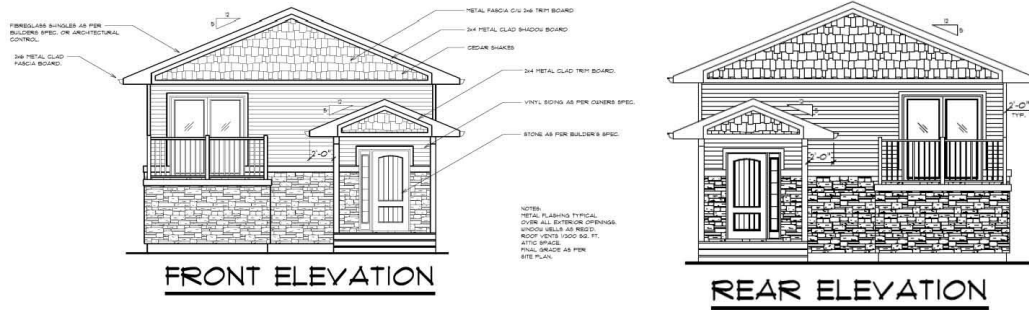


Figure 4

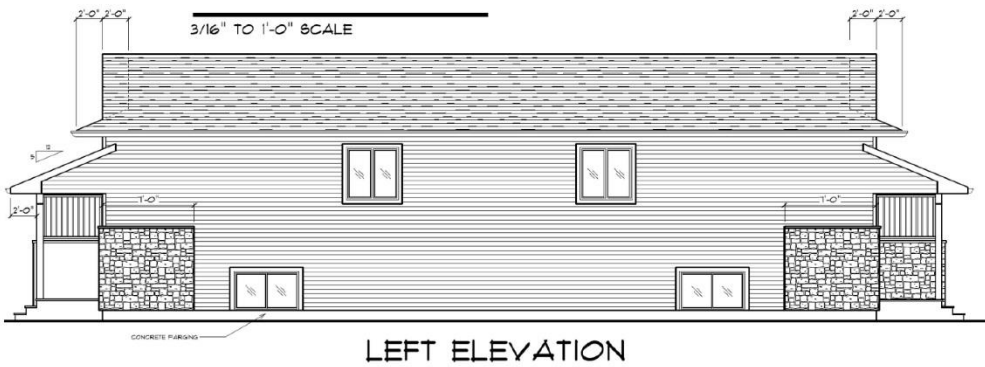
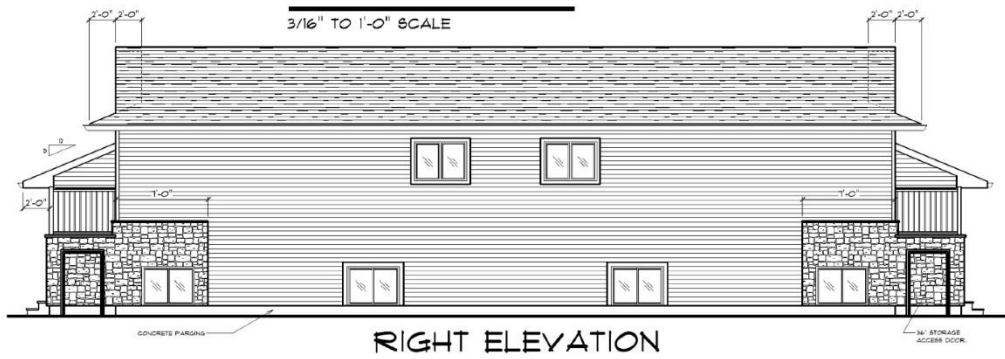
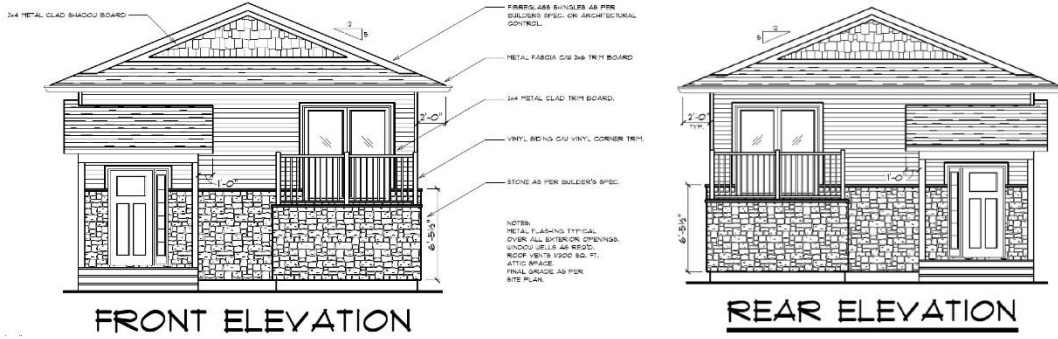


Building 1

**Bylaw C-1260-6
Schedule A**



Building 2



Building 3



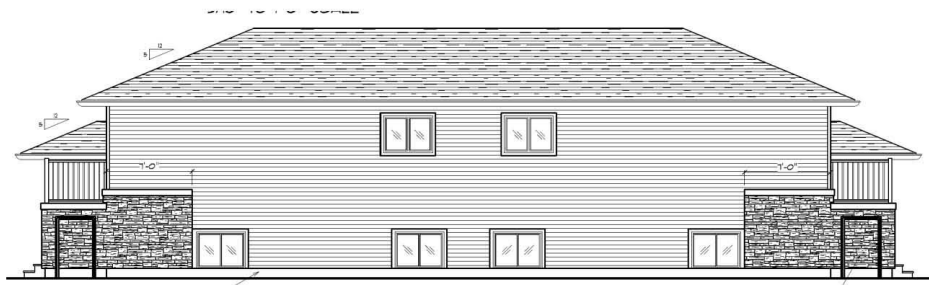
FRONT ELEVATION



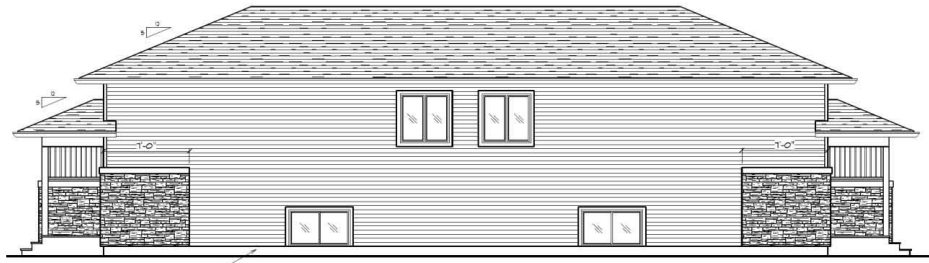
REAR ELEVATION

*ORNLASS SHOWN AS PER
 BUILDER SPEC. OR ARCHITECTURAL
 CONTROL.
 METAL FLASHING CAS 2x4 TRIM BOARD
 3/4\"/>

NOTES:
 METAL FLASHING TYPICAL
 COVER ALL EXTERIOR OPENINGS
 INCLUDE 1/4\"/>

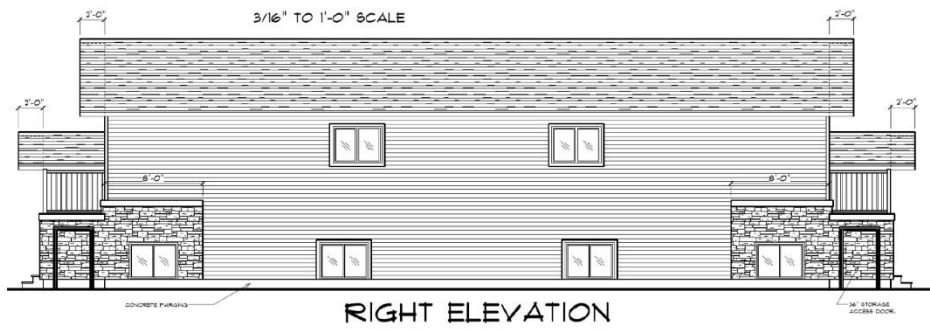
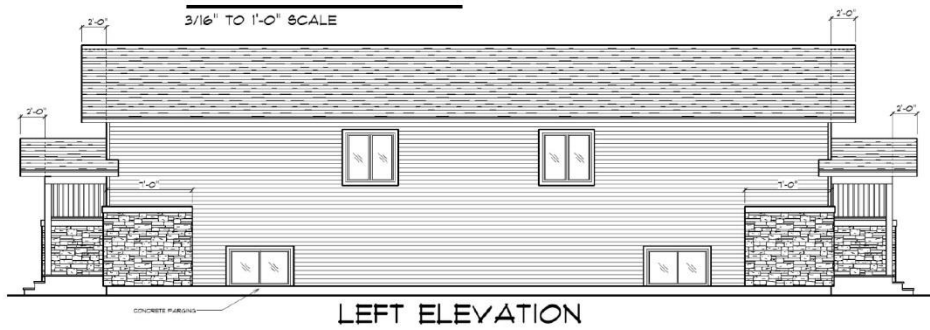
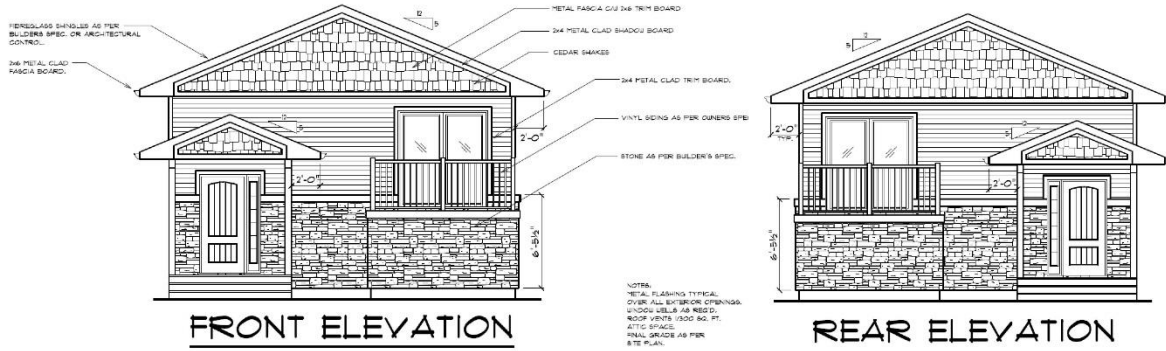


LEFT ELEVATION

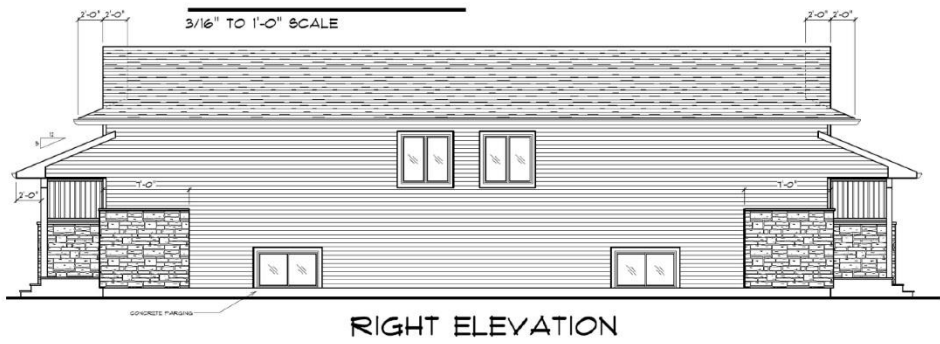
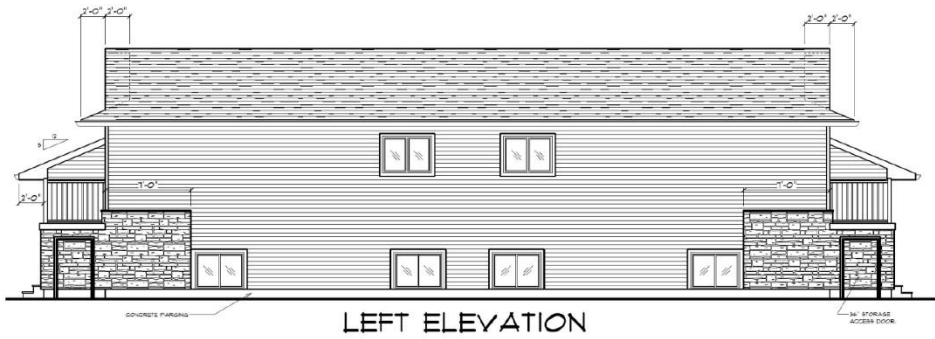
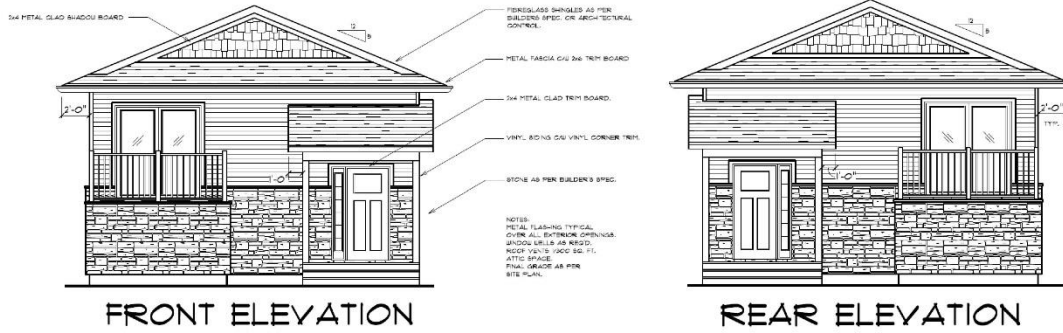


RIGHT ELEVATION

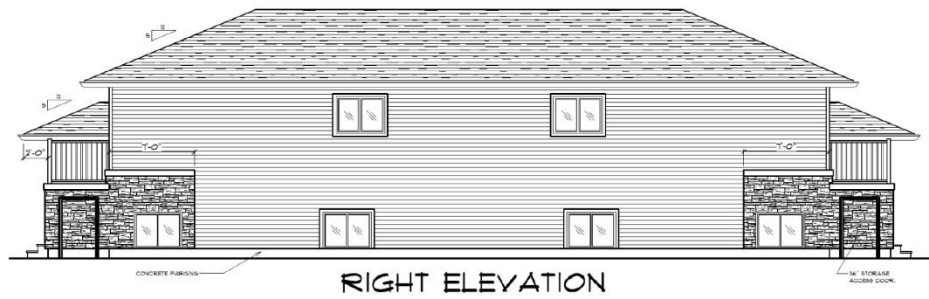
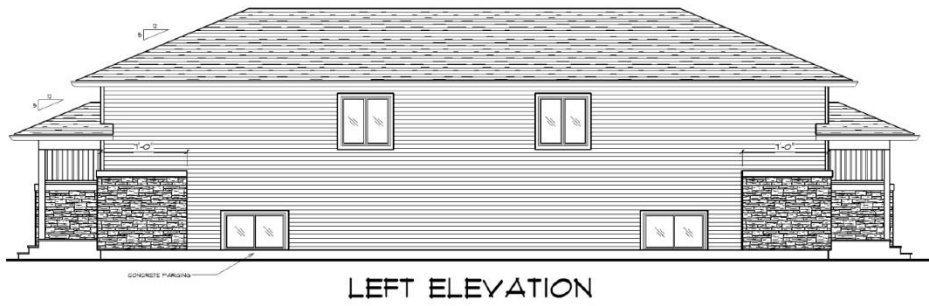
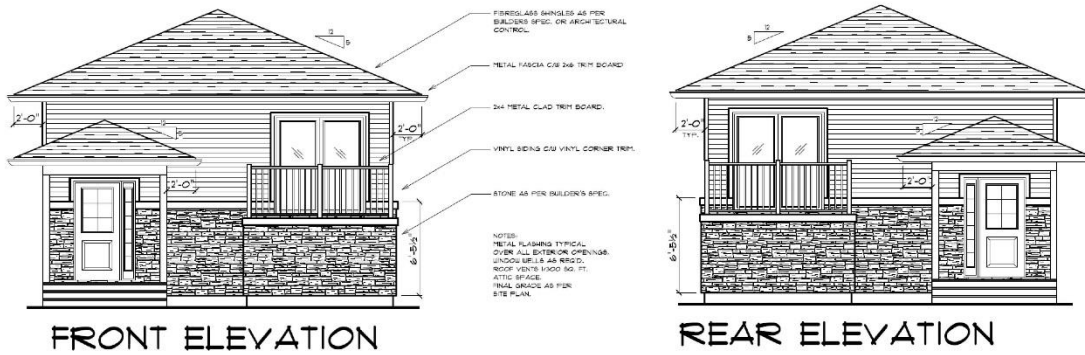
Building 4



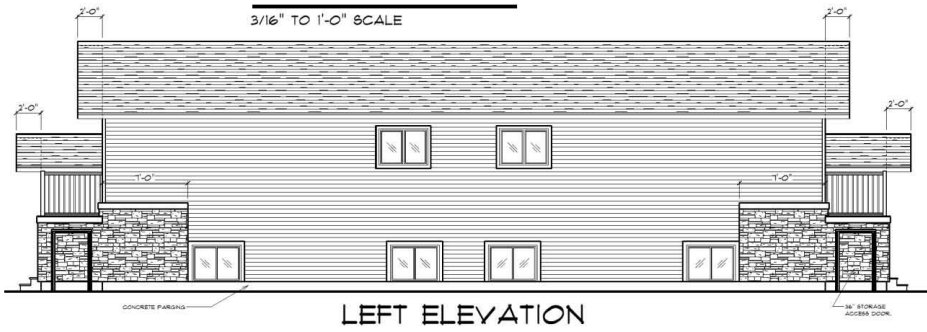
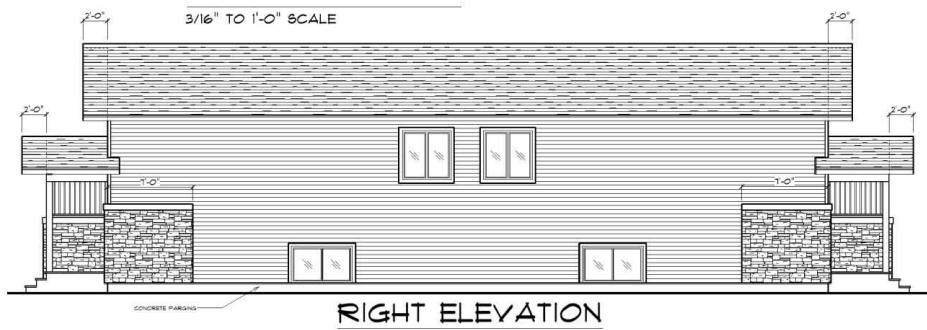
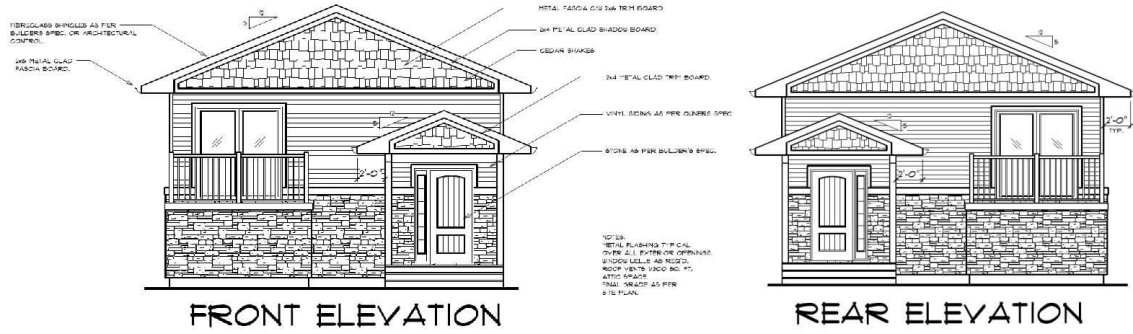
Building 5



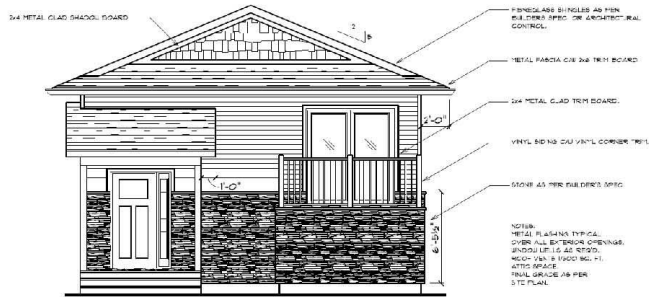
Building 6



Building 7



Building 8



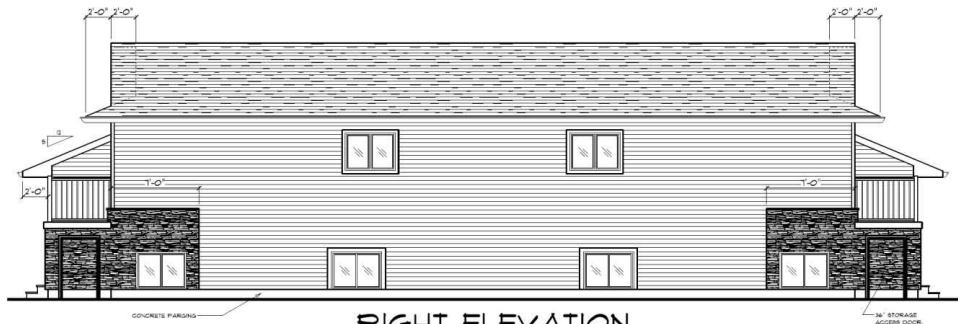
FRONT ELEVATION



REAR ELEVATION



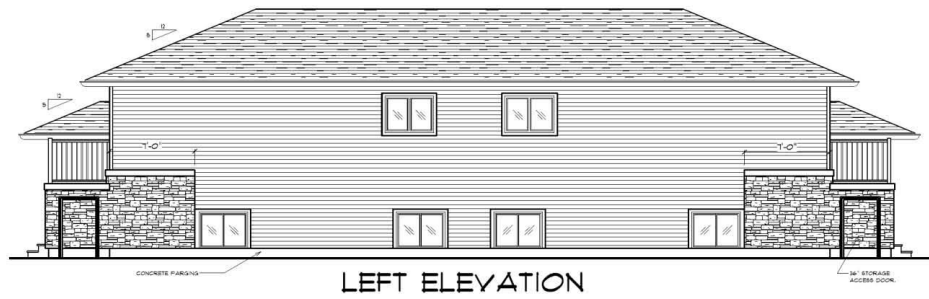
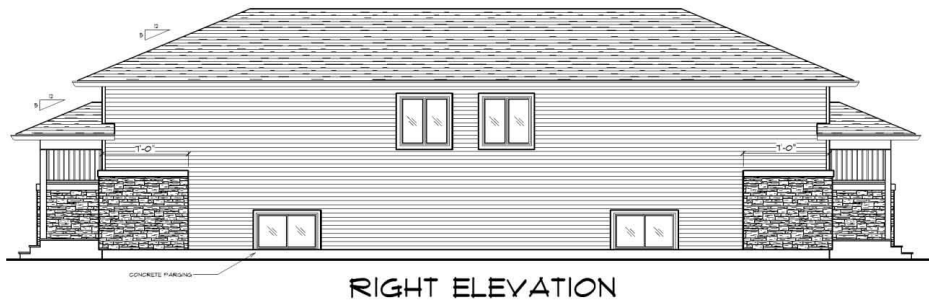
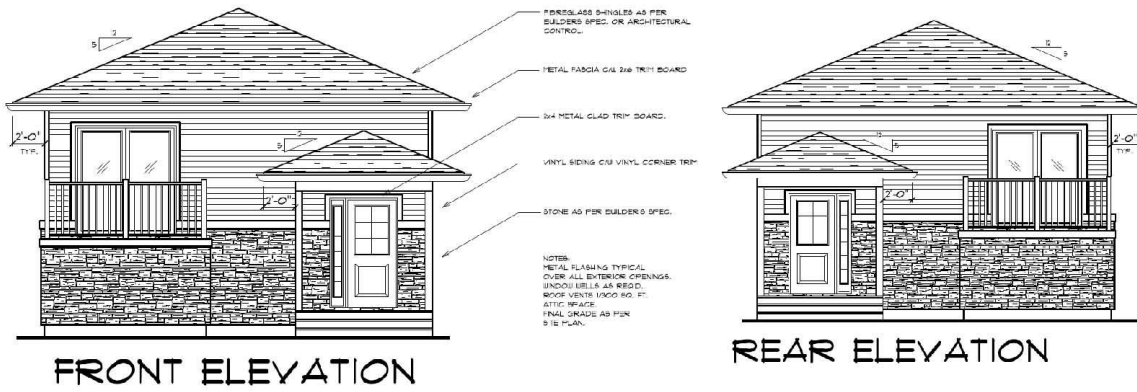
LEFT ELEVATION



RIGHT ELEVATION

3/16" TO 1'-0" SCALE

Building 9



(Bylaw C-1260-6 - April 7, 2014)