

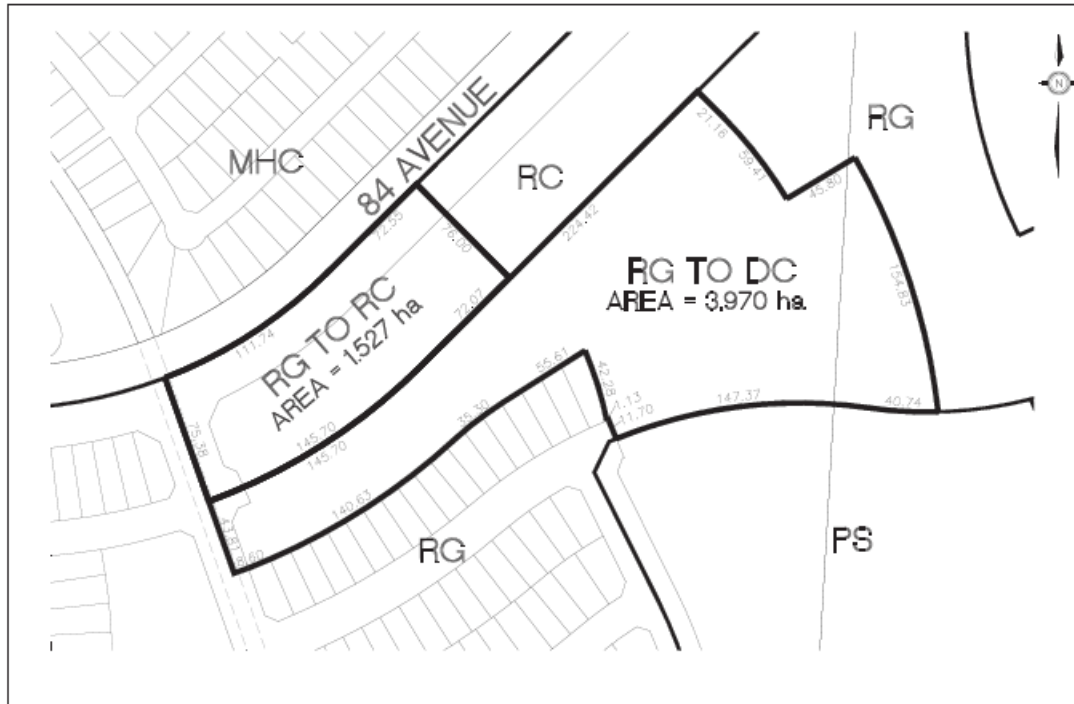
104.4.28 - DC-28 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.28.1 General Purpose

To provide for single detached dwellings with a minimum lot width of 9.15m in subdivisions with a lane and 10.4m in subdivisions without a lane, and uses that are compatible with residential uses, developed in accordance with an approved Outline Plan.

104.4.28.2 Area of Application

This District shall apply to Part of Lots 4 and 5, Flyingshot Lake Settlement Plan as shown on the map below.



104.4.28.3 Allowed 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
- Home Business
- Residential Sales Centre
- Residential Support Home - Type 1
- Residential Support Home - Type 2
- Secondary Suite
- Single Detached Dwelling
- Solar Collector

104.4.28.4 Development Criteria

In addition to the Regulations contained in Parts Seven and Eight, development on the subject properties shall be in accordance with the following minimum regulations.

Site Standard	Rear Lane Access Provided	No Rear Lane Access Provided
a) Lot Area:	300m ²	340m ²
b) Lot Width:	9.15m	10.4m
c) Front Yard Setback:	4.6m; may be reduced to 3.0m pursuant to Section 104.4.28.5	6.1m
d) Rear Yard Setback:	7.6m	
e) Side Yard Setbacks:	1.2m (both Side Yards)	No garage/Carport provided 1.2m one Side Yard and 3.0m on other side yard. With Garage/Carport provided 1.2m (both Side Yards)
f) Site Coverage (Maximum):	45% All buildings and structures	
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	
h) Building height (Minimum):	1.5 storeys	
i) Driveway Width (Maximum):	60% of lot width, not to exceed 10m	

104.4.28.5 Additional Requirements

- a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
 - i) The required front yard setback may be reduced to 3.0m from the front lot line when a landscaped boulevard strip between the curb and the sidewalk is provided;
 - ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and
 - iii) No driveways or parking areas shall be permitted within the front yard;
- b. Notwithstanding Section 104.4.28.5.a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m is required from the property line to a porch, veranda or deck;
- c. Low density residential driveways shall meet the following requirements:
 - i) All hard surfacing shall be setback a minimum of 0.5 m from any property line, except for the driveway connection to the approved boulevard crossing; and
 - ii) Driveway restrictions do not apply to accesses provided off of rear lanes.

104.4.28.6 Development Standards

- a. Development of residences shall include a front veranda with a minimum area of 1.8 sq. m.;
- b. Development of each dwelling with a garage shall have a maximum distance from the front of the garage to the front of the dwelling of 4.5m. This is intended to promote density and construction of living space above the garage;
- c. Development of lots shall include planting of one (1) tree per residential unit;
- d. Development of local roadways shall include 1.5m monolithic sidewalk on both sides; and
- e. No dwellings of similar elevations of style shall be duplicated on adjacent lots on either side of the street.

104.4.28.7 Development Authority

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

(Bylaw C-1260-134 - March 8, 2021)