

104.4.32 - DC-32 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.32.1 Purpose

To provide for single detached family dwellings with a minimum lot width of 12.2m, and uses that are compatible with residential uses, developed in accordance with Section 641 of the Municipal Government Act and an approved Outline Plan.

104.4.32.2 Area of Application

This District shall apply only to Unit 25 and Units 46-57, Plan 202-0938.

104.4.32.3 Uses

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

- Accessory Building or Structure
- Accessory Use
- Bed and Breakfast
- Child Care Facility
- Duplex
- Garage Suite
- Group Home
- Home Business
- Residential Sales Centre
- Residential Support Home - Type 1
- Residential Support Home - Type 2
- Secondary Suite
- Semi-Detached Dwelling
- Single Detached Dwelling
- Small Wind Energy Systems
- Solar Collector

104.4.32.4 Development Criteria

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

a. Single Detached Dwelling

Site Standard	No Rear Lane Access Provided
a) Lot Area:	300m ²
b) Lot Width:	12.2m
c) Front Yard Setback:	6.1m
d) Rear Yard Setback:	6.1m
e) Side Yard Setbacks:	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

b. Duplex

Site Standard	No Rear Lane Access Provided
a) Lot Area:	450m ²
b) Lot Width:	13.9m
c) Front Yard Setback:	6.1m
d) Rear Yard Setback:	6.1m
e) Side Yard Setbacks:	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

c. Semi-Detached Dwelling

Site Standard	No Rear Lane Access Provided
a) Lot Area:	233m ²
b) Lot Width:	9.2m/unit
c) Front Yard Setback:	6.1m
d) Rear Yard Setback:	6.1m
e) Side Yard Setbacks:	None on common lot line and 1.2m on the other side
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

104.4.32.5 Additional Requirements

- a. Low density residential driveways shall meet the following requirements:
- i) The side property line setback is not required from the common lot line of a semi-detached dwelling.

104.4.32.6 Secondary Suites

Restriction to density and separation of secondary suites in accordance with Sections 57.3 and 57.3.1 of this Bylaw, shall not apply to this District. Secondary suite development shall be permitted on every lot within the District boundary.

104.4.32.7 Development Authority

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

(Bylaw C-1260-148 - February 7, 2022)