

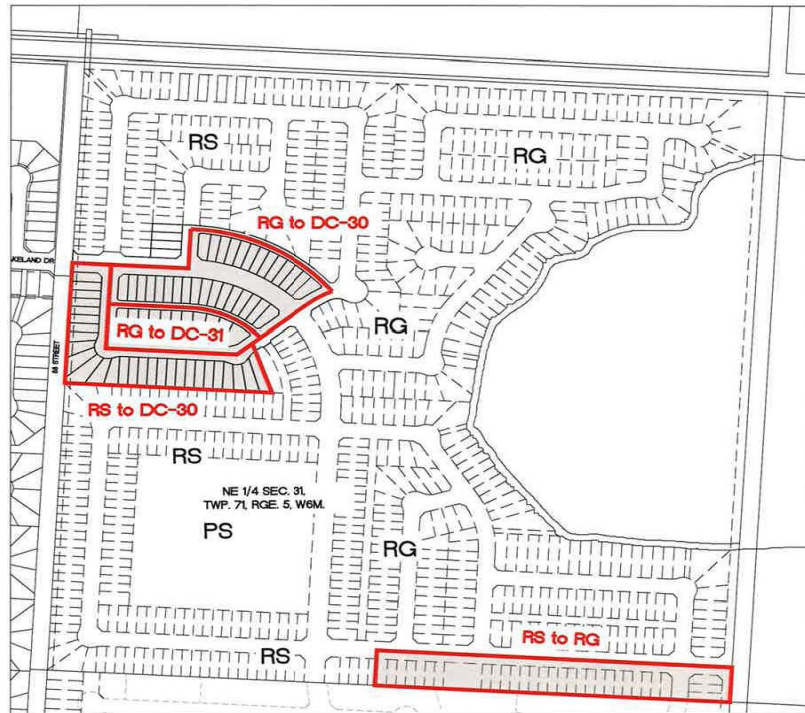
104.4.31 - DC-31 SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.31.1 Purpose

To provide for single detached dwellings with a minimum lot width of 10.97m in subdivisions with a lane, and uses that are compatible with residential uses, developed in accordance with Section 641 of the Municipal Government Act and an approved Outline Plan. All lots will be permitted to have both front attached garages and rear lane access/driveways.

104.4.31.2 Area of Application

This District shall apply to the areas within the NE 31-71-5-6, as shown on the map below.



104.4.31.3 Uses

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

- 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

104.4.31.4 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
a) Lot Area:	300m ²
b) Lot Width:	10.97m
c) Front Yard Setback:	4.6m;
d) Rear Yard Setback:	7.6m
e) Side Yard Setbacks:	1.2m (both Side Yards)
f) Site Coverage (Maximum):	47% 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

104.4.31.5 Additional Requirements

- a. Pursuant to the intent of this zoning, front attached garages and driveways will be permitted in addition to rear lane access driveways;
- b. 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.

104.4.31.6 Development Standards

Development of lots shall include planting of one (1) tree per residential unit.

104.4.31.7 Development Authority

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

(Bylaw C-1260-150 - February 7, 2022)