

**104.4.32 - DC-32 - SITE SPECIFIC DIRECT CONTROL DISTRICT**

104.4.32.1 Purpose

To provide for single and semi-detached family dwellings with a minimum lot width of 12.2m in subdivisions with no 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.

104.4.32.2 Area of Application

The district shall only apply to:

- a. Unit 25, Units 46-57, Unit A, Unit 32, Units 58-73 and Unit 78-80 Condominium Plan 202-0938
- b. Condominium Plan 232-2625

104.4.32.3 Uses

a) Permitted Uses
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use</li> <li>• Residential Support Home - Type 1</li> <li>• Secondary Suite</li> <li>• Semi-Detached Dwelling</li> <li>• Single Detached Dwelling</li> <li>• Solar Collector</li> </ul>
b) Discretionary Uses
<ul style="list-style-type: none"> <li>• Bed and Breakfast</li> <li>• Child Care Facility</li> <li>• Backyard Suite</li> <li>• Group Home</li> <li>• Home Business</li> <li>• Residential Sales Centre</li> <li>• Residential Support Home - Type 2</li> <li>• Small Wind Energy Systems</li> </ul> <p><b>(Bylaw C-1260-187 – November 18, 2024)</b></p>

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. The Development Authority may, at its discretion, establish a higher standard.

- a. Single Detached Dwelling

Site Standard	With Secondary Suite	Without Secondary Suite
a) Lot Area:	300m <sup>2</sup>	300m <sup>2</sup>
b) Lot Width:	13m	12.2m
c) Front Yard Setback:	6.1m	6.1m

d) Rear Yard Setback:	3.5m	3.5m
e) Side Yard Setbacks:	1.2m (both Side Yards)	1.2m (both Side Yards)
f) Site Coverage (Maximum):	45% All buildings and structures	45% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	2 storeys and no more than 8.5m to the eaves

b. Semi-Detached Dwelling

Site Standard	With Secondary Suite	Without Secondary Suite
a) Lot Area:	233m <sup>2</sup>	233m <sup>2</sup>
b) Lot Width:	11m/unit	9.2m/unit
c) Front Yard Setback:	6.1m	6.1m
d) Rear Yard Setback:	3.5m	3.5m
e) Side Yard Setbacks:	None on common lot line and 1.2m on the other side	None on common lot line and 1.2m on the other side
f) Site Coverage (Maximum):	50% All buildings and structures	50% All buildings and structures
g) Building height (Maximum):	2 storeys and no more than 8.5m to the eaves	2 storeys and no more than 8.5m to the eaves
h) Building height (Minimum):	1.5 storeys	1.5 storeys

104.4.32.5 Additional Requirements

- a. Notwithstanding 104.4.32.4 a and b, developments on internal lots within a bare land condominium plan area may provide for reduce setbacks for rear yards, side yards, and rear decks, provided they comply with the Alberta Safety Code and Alberta Fire Code.
- b. Driveway width and corner cut restrictions do not apply within this district.

104.4.32.6 Secondary Suites

Notwithstanding sections 57.3 and subsection 57.3.1, secondary suite development shall be permitted on every lot within this District.

Notwithstanding section 10, development of secondary suites in this District shall be allowed within Semi-Detached Dwellings.

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 and Bylaw C-1260-168 - February 6, 2023)**