

### 104.4.35 - DC-35 - SITE SPECIFIC DIRECT CONTROL DISTRICT

#### 104.4.35.1 Purpose

To provide for a diversity of commercial uses that are located adjacent to or are easily accessible from the High Visibility Corridors as identified in Schedule C. A high standard of appearance/design and landscaping as required by the Schedule C - High Visibility Corridor Overlay will be applied to developments located adjacent to a High Visibility Corridor.

#### 104.4.35.2 Area of Application

This District shall apply to Lot 0623325, Block 1, Plan 8 as shown on the map below.



104.4.35.3 Permitted Uses	
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use</li> <li>• Animal Service Facility, Minor</li> <li>• Automotive and Equipment Repair and Sales, Minor</li> <li>• Automotive and/or Recreational Vehicle Sales, Rental and Service</li> <li>• Brewery, Distillery or Winery and Accessory Use</li> <li>• Broadcasting Studio</li> <li>• Business Support Service</li> <li>• Child Care Facility</li> <li>• Commercial Business Centre, Major</li> <li>• Commercial Business Centre, Minor</li> <li>• Commercial Entertainment Facility</li> <li>• Commercial Recreation Facility, Indoor</li> <li>• Commercial School</li> <li>• Commercial Storage</li> <li>• Community Recreation Facility</li> <li>• Community Service Facility</li> <li>• Contractor, Limited</li> <li>• Dispatch Office</li> <li>• Drinking Establishment, Minor</li> <li>• Equipment Rental and Repair Rental</li> <li>• Essential Public Service</li> <li>• Family/Fast Food Restaurant</li> <li>• Financial Building</li> </ul>	<ul style="list-style-type: none"> <li>• Funeral, Crematory and Interment Service</li> <li>• Gas Bar</li> <li>• Government Service</li> <li>• Greenhouse</li> <li>• Health Facility, Major</li> <li>• Health Facility, Minor</li> <li>• Liquor Store</li> <li>• Motel</li> <li>• Office, Major</li> <li>• Office, Minor</li> <li>• Parking Lot or Building</li> <li>• Personal Service Facility</li> <li>• Recycling Depot</li> <li>• Restaurant</li> <li>• Restaurant &amp; Drinking Establishment, Minor</li> <li>• Retail Store, Convenience</li> <li>• Retail Store, General</li> <li>• Retail Store, Second-Hand</li> <li>• Service Station</li> <li>• Solar Collector</li> <li>• Storage Yard (Accessory to Retail/Warehouse Sales)</li> <li>• Supermarket</li> <li>• Truck and/or Manufactured Home Sales</li> <li>• Vehicle Wash, Minor</li> <li>• Warehouse Sales</li> </ul>
104.4.35.4 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> <li>• Carnival</li> <li>• Casino</li> <li>• Commercial Recreation Facility, Outdoor</li> <li>• Community Outreach Facility</li> <li>• Drinking Establishment, Major</li> <li>• Dry Cleaning Plant</li> <li>• Famers/Flea Market</li> <li>• Fleet Services</li> </ul>	<ul style="list-style-type: none"> <li>• Hotel</li> <li>• Late Night Club</li> <li>• Religious Assembly</li> <li>• Restaurant &amp; Drinking Establishment, Major</li> <li>• Retail Store, Cannabis</li> <li>• Small Wind Energy Systems</li> <li>• Vehicle Wash, Major</li> </ul>
104.4.35.5 Discretionary Uses-Committee	
<ul style="list-style-type: none"> <li>• Adult Entertainment Facility</li> </ul>	<ul style="list-style-type: none"> <li>• Public Utility</li> </ul>

104.4.35.6 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

a) Site Width:	30m
b) Front Yard:	3.0m
c) Rear Yard:	None Required
d) Side Yard:	3.0m
e) Building Height: (Maximum)	<ul style="list-style-type: none"> <li>• 12 Storeys for hotels;</li> <li>• 6 Storeys for commercial buildings; and</li> <li>• 3 Storeys for all other sole commercial uses (maximum)</li> </ul>
f) Site Coverage: (Maximum)	60% (maximum)

104.4.35.7 Additional Requirements

- a. All signs proposed for a development shall comply with the requirements of Schedule B – Signs, Commercial Arterial District Standards;
- b. All development permit applications affected by the High Visibility Corridor Overlay shall comply with the requirements of Schedule C - High Visibility Corridor Overlay;
- c. Loading, storage and trash collection areas shall be located to the rear or sides of the principal building;
- d. The Development Authority may allow open storage in a required front yard. However, additional screening and berming of any such open storage area shall be required to the satisfaction of the Development Authority;
- e. The site plan, relationship between buildings, the treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;
- f. All setbacks shall comply with the minimum yard requirements as per the above Site Standards. Notwithstanding the foregoing, a 5m setback shall be required for a portion of the west site boundary in accordance with Right of Way Plan 212 2992.
- g. Section 41 of this Bylaw shall not apply. Minimum development setbacks shall be in accordance with the above Site Standards.

104.4.35.8 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
All Development	10% of Total Lot Area	1 per 400m <sup>2</sup> of Total Lot Area	1 per 200m <sup>2</sup> of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

**(Bylaw C-1260-184 – July 29, 2024)**