

#### **104.4.9 - DC-9 - SITE SPECIFIC DIRECT CONTROL DISTRICT**

##### 104.4.9.1. General Purpose

To provide for commercial development on a site specific basis with a high quality of commercial building design and appearance for development that shall front onto 102 Street and allowing for well-screened outdoor storage in the rear yard only.

**(Bylaw C-1260-29 - May 4, 2015)**

##### 104.4.9.2. Area of Application

This district shall apply to Lots 3, 4 and 5, Block 4, Plan 062-1904.

##### 104.4.9.3. Allowed Uses

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

- Accessory Building/Structure or Use
- Animal Service Facility, Minor
- Automotive and Equipment Repair and Sales, Major
- Broadcasting House
- Business/Office Support Service
- Child Care Facility
- Commercial Business Center, Major
- Commercial Business Centre, Minor
- Commercial Entertainment Facility
- Commercial Recreation Facility Indoor, Outdoor
- Commercial School
- Community Recreation Facility
- Community Service Facility
- Contractor, Limited
- Contractor, General
- Dispatch Office
- Equipment Rental and Repair
- Essential Public Service
- Financial Building
- Funeral Home
- Health Facility, Major
- Health Facility, Minor
- Liquor Store
- Office, Major
- Office, Minor
- Parking Lot or Structure
- Personal Service Facility
- Public Utility
- Religious Assembly
- Retail Store, Convenience
- Retail Store, General
- Retail Store, Second-Hand
- Sign
- Storage Yard
- Warehouse Sales

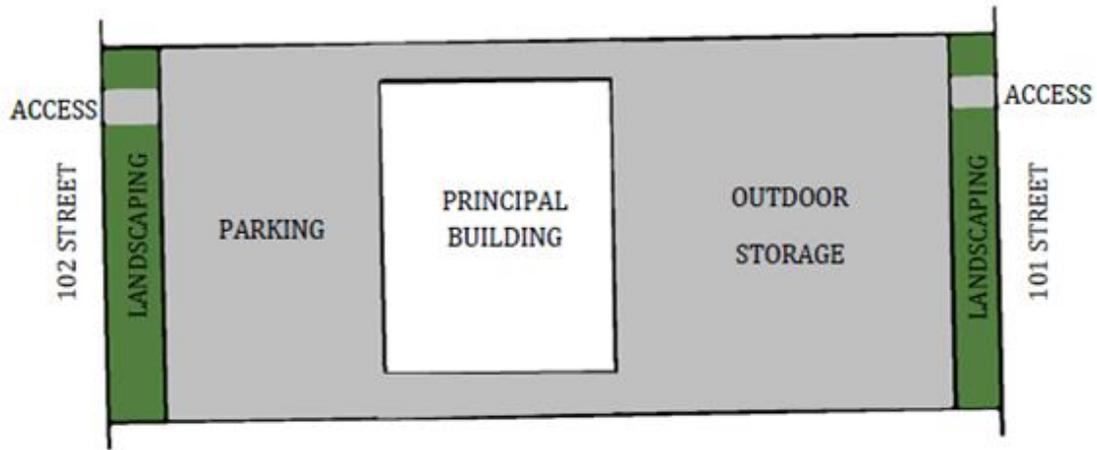
**(Bylaw C-1260-13-Sept 8, 2014, Bylaw C-1260-29-May 4, 2015 and Bylaw C-1260-165-Apr 17, 2023)**

##### 104.4.9.4. Development Criteria

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. Buildings in this district shall be retail commercial or office commercial in appearance and are required to present a high standard of appearance and design to the satisfaction of the Development Authority in accordance with the following:
  - i) Buildings shall front onto 102 Street;
  - ii) On principal buildings metal siding is not permitted on the front façade or on the sides within 3.0 m of the front corners;
  - iii) The front facades shall include a variety of building materials, colours and textures;  
and having regard for the following:
    - iv) The front façade should include horizontal and vertical articulation and design elements;

- v) Front façade should have a significant amount of glass/windows;
  - vi) Design to emphasize building entrances;
  - vii) Design to provide weather protection (eg. canopies) over entrances to retail establishments;
  - viii) Provide sidewalk across the front of the building and provide sidewalk between the entrance and the parking lot.
- b. Parking and Loading shall be provided in accordance with Part Nine;
  - c. One (1) vehicle access onto 101 Street and one (1) access onto 102 Street may be approved;
  - d. Development shall be in accordance with Parts Seven and Eight. For the purposes of Parts Seven and Eight this district shall be considered a commercial district;
  - e. In addition to the requirements of Part Eight the following shall be required:
    - i) A landscaped buffer shall be provided at the front of the property adjacent to 102 Street to the satisfaction of the Development Authority;
    - ii) Garbage and waste materials shall be stored in accordance with Sections 45 and 47 except waste containers shall be located in the rear yard only and shall not be visible from 102 Street. Vehicle access to waste containers shall be from 101 Street only;
    - iii) Chain link fence is not permitted in the front yard. In the sides and rear yards chain link fence may be approved by the Development Authority if the development does not contain an outdoor storage component;
  - f. **Deleted by Bylaw C-1260-29 - May 4, 2015;**
  - g. **Deleted by Bylaw C-1260-29 - May 4, 2015;**
  - h. Front Yard Setback: 6.1m
  - i. Rear Yard Setback: 3.0m
  - j. Side Yard: 6.1m on one (1) side and 0.0m on the other side
  - k. Building Height (maximum): 3 Storeys
  - l. Site Coverage: 60% (maximum)
  - m. Signs shall be in accordance with the CT - Commercial Transition District;
  - n. Development shall take place in accordance with the site plan and development criteria which form part of this Direct Control District;
  - o. Where this Direct Control District does not address a development standard, the applicable standards of the Land Use Bylaw shall apply;
  - p. Outdoor storage may only be permitted under the following conditions:
    - i) Outdoor storage may only be permitted as a component of an approved Contractor (General), Automotive and Equipment Repair and Sales, Major, or Retail (General) use contained within a principal building;
    - ii) Outdoor storage shall only be allowed in the rear yard and shall be screened by a fence of sufficient height and construction to screen the outdoor storage from view from any street. The screening fence shall be of durable construction and a high standard of appearance to the satisfaction of the Development Authority. The Development Authority may approve chain link fence with lath as a screening fence, or may require a solid fence depending on the nature of the outdoor storage; and,
    - iii) No other area of the property shall be utilized for outdoor storage other than the area highlighted on the site plan which forms part of this land use district;



**(Bylaw C-1260-29 - May 4, 2015)**

- q. Any development with an Automotive and Equipment Repair and Sales, Major use shall be in accordance with the following criteria:
  - i) The development may solely be permitted for an Autobody Repair Shop and not for any other types of development included under the Automotive and Equipment Repair and Sales, Major use; and;
  - ii) The development must only be on Lot 4, Block 4, Plan 062-1904.

**(Bylaw C-1260-13 - September 8, 2014)**

104.4.9.5. Development Authority

- a. The Development Officer shall be the development authority for the uses permitted herein.