

SCHEDULE “B”

(DC2) Direct Development Control Provision

1. General Purpose

To establish a Site Specific Development Control Provision to accommodate a range of commercial uses which are intended to serve the day-to-day needs of local residents and commuters, and establish regulations that will ensure compatibility with surrounding land uses.

2. Area of Application

This DC2 provision shall apply to Lot 36 and 37, Block 17, Plan 8620696; located at the southeast corner of 23 Avenue NW and Mill Woods Road East NW, Daly Grove, as shown on Schedule “A” of the Bylaw adopting this Provision.

3. Uses

1. Business Support Services
2. Bars and Neighbourhood Pubs
3. Breweries, Wineries, and Distilleries
4. Cannabis Retail Sales
5. Commercial Schools
6. Convenience Retail Stores
7. Child Care Services
8. Creation and Production Establishments
9. Drive-in Food Services
10. Gas Bars
11. General Retail Stores
12. Government Services
13. Health Services
14. Household Repair Services
15. Indoor Participant Recreation Services
16. Liquor Stores
17. Market
18. Minor Amusement Establishments
19. Minor Service Stations

- 20. Personal Service Shops
- 21. Professional, Financial and Office Support Services
- 22. Rapid Drive-through Vehicle Services
- 23. Religious Assembly
- 24. Residential Sales Centre
- 25. Restaurants
- 26. Secondhand Stores
- 27. Special Event
- 28. Specialty Food Services
- 29. Veterinary Services
- 30. Fascia Off-premises Signs
- 29. Fascia On-premises Signs
- 30. Freestanding Off-premises Signs
- 31. Freestanding On-premises Signs
- 32. Major Digital Signs
- 33. Minor Digital On-premises Signs
- 35. Minor Digital On-premises Off-premises Signs
- 36. Temporary Off-premises
- 37. Temporary On-premises Signs

4. Development Regulations for Uses

- 1. Notwithstanding Section 720.3(2) of the Zoning Bylaw, a Site Plan is not appended to this Provision.
- 2. The maximum Floor Area of any individual business premises shall not exceed 2,500 m² except:
 - a. Bars and Neighbourhood Pubs and Restaurants Uses shall not exceed 360 m² of Public Space;
 - b. the maximum gross Floor Area for Convenience Retail Stores Use shall not exceed 325 m²; and
 - c. The maximum gross Floor Area for Secondhand Stores Use shall not exceed 275 m².
- 3. Rapid Drive-through Vehicle Services shall be limited to a single bay automatic car wash in accordance with the following provisions:
 - a. that the proposed car wash shall not be located less than 60.0 m from the Site's southernmost Lot line;
 - b. that the proposed car wash shall not be located less than 40.0 m from the

- c. all operations and mechanical equipment associated with this Use shall be located within an enclosed building.
 - d.
5. Drive-in Food Services shall be limited to its current location in the southwest corner of the site.

5. Development Regulations for Site Layout and Built Form

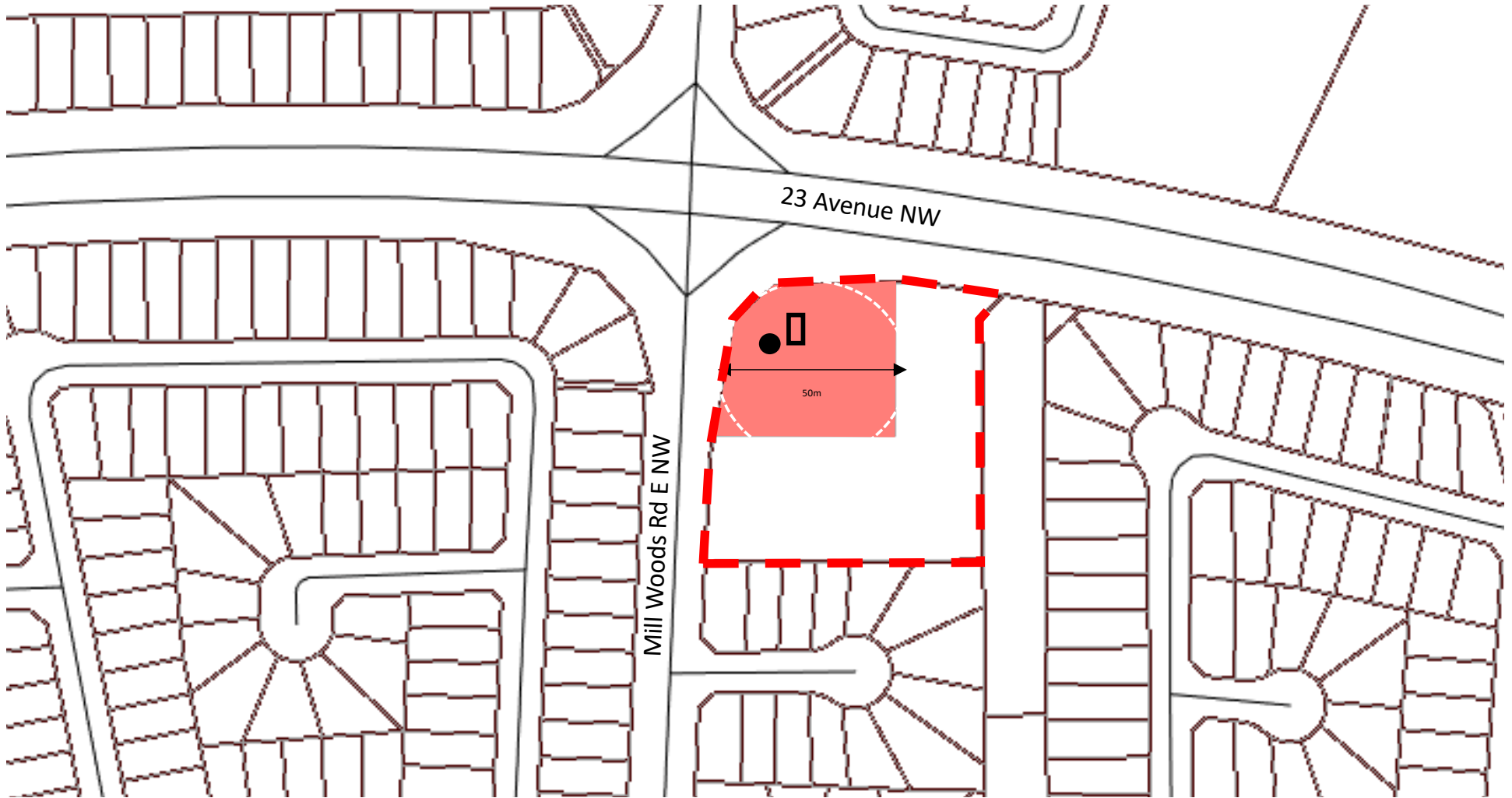
1. The maximum Floor Area Ratio shall be 1.0.
2. The maximum Height shall be 10.0 m.
3. A minimum Setback of 3.0 m shall be required along the northernmost, westernmost, and southernmost Lot Lines.
4. A minimum Setback of 2.0 m shall be required along the easternmost Lot Line.
5. A 1.8 m high screen Fence shall be required on the easternmost and southernmost Lot Lines.
6. Signs shall comply with the regulations for Permitted and Discretionary Uses found in Schedule 59E of the Zoning Bylaw except:
 - a. The maximum Area for Minor Digital On-premises Signs, Minor Digital On-premises Off-premises Signs, Minor Digital Off-premises Signs and Major Digital Signs shall be 10.0 m².

6. Development Regulations for Parking, Loading, Storage and Access

1. Vehicular access shall be from the adjacent public roadways, to the satisfaction of the Development Officer in consultation with Subdivision and Development Coordination.
2. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback.

7. Other Regulations

1. For the areas and buffers depicted in Appendix I prior to the issuance of a Development Permit for the construction/ or addition of a new building, excluding a development permit for demolition, excavation, signage, or change of use, Environmental Site Assessment (ESA) work such as, but not limited to, additional Phase II ESAs, Remedial Action Plan(s), and/or Risk Management Plan(s), may be required at the discretion of the Development Officer in consultation with the Environmental Planner, to be submitted and reviewed to the satisfaction of the Development Officer. The Development Officer shall impose any Development Permit conditions necessary, prior to the release of the drawings for Building Permit review, to ensure that the Site is suitable for the full range of uses contemplated in the Development Permit application.



Appendix I – Former Service Station 50 m Buffer (Not to Scale)

March 2021

- Site: 4265C – 23 Ave NW
- Former UST Location
- Former Pump Station Location
- Zoning Area