

**(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION**

1 General Purpose

The purpose of this Zone is to provide for low to medium density housing and the adaptive reuse of an existing Single Detached House, with the opportunity for small-scale office and professional services.

2 Area of Application

This Provision shall apply to Lots 25-26, Block 25, Plan 5718AE as shown on Schedule “A” of the Bylaw adopting this provision, Parkallen.

3. Uses

- a. Child Care Services
- b. Garden Suites
- c. Limited Group Homes
- d. Live Work Unit
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Professional, Financial, and Office Support Services
- i. Secondary Suites, where developed within a Single Detached Housing form
- j. Semi-detached Housing
- k. Single Detached Housing
- l. Stacked Row Housing, provided that each Dwelling has individual access to Grade
- m. Urban Gardens
- n. Fascia On-premises Signs
- o. Freestanding On-premises Signs

4 Development Regulations

- a. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.

- b. Notwithstanding Section 4.g. and the Zoning Bylaw, the Parking Area shall be screened from view on 109 Street to a height of 1 m by fencing or landscaping, to the satisfaction of the Development Officer.
- c. The Parking Area shall be hard-surfaced.
- d. Notwithstanding Section 54 of the Zoning Bylaw, a loading space shall not be required.
- e. Notwithstanding Section 55 of the Zoning Bylaw, Landscaping shall be provided to the satisfaction of the Development Officer.
- f. Signs shall comply with Schedule 59A of the Zoning Bylaw.
- g. Development of the site shall comply with the regulations of the RF5 Row Housing Zone and applicable overlay, and the 109 Street Corridor Area Redevelopment Plan.