

SCHEDULE "B"

DC1 (DIRECT DEVELOPMENT CONTROL PROVISION)

1. General Purpose

The purpose of this Zone is to facilitate the development of Single Detached Housing that allows for a unique configuration of minimum Side Setback requirements.

2. Area of Application

This Provision shall apply to Lots 40, 41, and 42, Block 24, Plan 222 1195, as shown on Schedule "A" of the Bylaw adopting this Provision, The Orchards at Ellerslie.

3. Permitted Uses

- a. Major Home Based Business
- b. Minor Home Based Business
- c. Residential Sales Centre
- d. Secondary Suites
- e. Single Detached Housing
- f. Supportive Housing, Restricted to Limited Supportive Housing
- g. Urban Gardens
- h. Urban Outdoor Farms
- i. Fascia On-premises Signs

4. Development Regulations

- a. The minimum Lot area per lot shall be 295 m².
- b. The minimum width per Lot shall be 9.0 m.
- c. The minimum Site Depth per Lot shall be 33.0 m.
- d. The maximum Height shall not exceed 10.0 m.
- e. The maximum total Site Coverage shall not exceed 53% except that the maximum Site Coverage may be increased to 55% of the Site area to accommodate one or more single Storey Unenclosed Front Porches.
- f. The minimum Front Setback shall be 5.5 m.
- g. The minimum Rear Setback shall be 7.5 m.
- h. The minimum Side Setback shall be 1.2 m.
- i. Notwithstanding regulation 4.h of this Direct Control Provision, one Side Setback per Lot may be reduced to 0.6 m provided that:
 - i. the other Side Setback on the Abutting Lot is a minimum of 1.2 m;

- ii. a Private Maintenance Easement for an area a minimum of 0.6 m in width shall be provided and registered on each title of land to ensure adequate space for, and grant permission for, the neighbouring property owner to move through the easement area between properties for maintenance of the properties;
 - iii. notwithstanding Section 44(2)(a) of the Zoning Bylaw, eaves shall be a minimum distance of 0.3 m from the property line;
 - iv. all roof leaders from the Dwelling are connected to the individual storm sewer service for each Lot; and
 - v. no roof leader discharge shall be directed to the maintenance easement area.
- j. Each principal Dwelling shall have an entrance door or entrance feature facing a public roadway.
- k. Fences, walls, and gates shall not be permitted within the Side Yard or on the Lot Line Abutting the Side Yard, except where the Side Yard Abuts a public roadway other than a Lane.
- l. On-site parking shall be provided in the form of front-attached Garages, and the Driveways, including walkways, shall be no wider than the Garage.
- m. Signs shall comply with the regulations found in Schedule 59A of this Bylaw.