

## **(DC2) Site Specific Development Control Provision**

### **1. General Purpose**

To provide for residential development with dwellings attached at the sides and/or rear with individual access at ground level.

### **2. Area of Application**

Portion of NE ¼ 14-51-25-W4M, Chappelle Neighbourhood, as shown on Schedule "A" of the Bylaw adopting this Provision.

### **3. Uses**

- a. Child Care Services
- b. Limited Group Home
- c. Minor Home Based Business
- d. Residential Sales Centre
- e. Multi-unit Housing
- f. Fascia On-premises Signs

### **4. Development Regulations**

- a. The Site shall contain a maximum of 4 individual lots.
- b. The minimum Width per individual Lot shall be 8.0 m.
- c. The minimum Depth per individual lot shall be 13.5 m.
- d. The minimum Front Setback shall be 3 m, except that:
  - i. The minimum distance between the Front Lot Line and the door of an attached Garage shall be 5.5m.
  - ii. an unenclosed front porch may encroach 1.5 m into the Front Setback;
  - iii. Steps and eaves may project beyond the front porch provided they are at least 0.3m from the Lot Line and do not extend over a registered utility easement.; and
  - iv. bay windows may project a maximum of 0.6 m into the Front Yard with an additional projection of 0.4 m for eaves and gutters.
- e. The minimum Front Setback for Dwellings facing a public lane shall be 3.0 m.
- f. The minimum Rear Setback shall be 0.0 m.
- g. The minimum Side Setback shall be 1.2 m, except:
  - i. it shall be 2.4 m where the Side Yard Abuts a flanking public roadway other than a lane;
  - ii. it shall be 0.0 m where two Dwellings are connected at the property line;
  - iii. it shall be 1.5 m where adjacent to the 0.0 m setback side of a separate zero lot line development.
  - iv. an unenclosed front porch may encroach 0.9 m into the Side Setback abutting a flanking public roadway;

- v. stairs from an unenclosed front porch are permitted to encroach into the Side Setback abutting a flanking public roadway, but at no time shall encroach over the property line; and
  - vi. bay windows may project a maximum of 0.6 m into the Side Setback abutting a flanking public roadway with an additional projection of 0.4 m for eaves and gutters.
- h. Dwellings are intended to be attached at the rear as well as at the sides. Where two Dwellings are connected at the rear or side at a property line, there shall be no Setback required between the Dwellings.
- i. The maximum Height shall not exceed 12.0 m.
  - j. The maximum total Site Coverage per individual Lot shall not exceed 73%.
  - k. A minimum of 13 m<sup>2</sup> of Private Outdoor Amenity Area shall be provided, inclusive of deck/balcony and enclosed front porch, and shall be allowed within a Front and/or Side Setback.
  - l. All roof leaders from buildings are to be connected to the storm sewer service.
  - m. Separation Space shall not be required.
  - n. Signs shall comply with the regulations found in Schedule 59A.
  - o. Parking shall be in accordance with to Section 54, except that there shall be no requirement for visitor parking stalls.
  - p. Landscaping shall be in accordance with the following:
    - i. all Yards visible from a public roadway or lane shall be seeded or sodded within 18 consecutive months of occupancy of the unit;
    - ii. alternate forms of landscaping, including hard decorative pavers, washed gravel, or similar treatments, flower beds or cultivated gardens, may be substituted for seeding or sodding, providing that all area of exposed earth are designed as either flower beds or cultivated gardens, to the satisfaction of the Development Officer; and
    - iii. one deciduous or one coniferous tree, and two shrubs shall be required for every Front Yard or Rear Yard which is 4.5 m in depth or greater.
  - q. Child Care Services shall be in accordance with Section 80.
  - r. Limited Group Homes shall be in accordance with Section 79.
  - s. Minor Home Based Businesses shall be in accordance with Section 74.

**APPENDIX A – SITE PLAN**

