

(DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

1. General Purpose

To create the opportunity for small scale residential and limited commercial uses in a manner that is compatible with, and maintains, the existing residential character of the surrounding neighbourhood.

2. Area of Application

This Provision shall apply Lot 32, Block 7A, Plan 1631 AQ and the most westerly 1.82 m throughout Lot 33, located at 14628 Stony Plain Road, Grovenor.

3. Uses

1. Health Services
2. Major Home Based Business
3. Minor Home Based Business
4. Professional, Financial and Office Support Services
5. Personal Service Shops
6. Single Detached Housing
7. Secondary Suite
8. Fascia On-premise Sign
9. Freestanding On-premises Sign

4. Development Regulations

1. Notwithstanding Section 720.3 of the Zoning Bylaw, a site plan is not required.
2. The minimum Site area shall be 360 m².
3. The minimum Site Width shall be 12.0 m.
4. The minimum Site Depth shall be 30.0 m.
5. The maximum Height shall not exceed 10.0 m.
6. The maximum total Site Coverage shall not exceed 42%, with a maximum of 28% for a principal building and a maximum of 14% for Accessory Buildings. Where a Garage is attached to or designed as an integral part of a Dwelling, the maximum for the principal building is 40%.
7. The minimum Front Setback shall be 6.0 m.

8. The minimum Rear Setback shall be 4.5 m
9. Side Setbacks shall be established on the following basis:
 - i. Side Setbacks shall total at least 20% of the Site Width, but the requirement shall not be more than 6.0 m with a minimum Side Yard of 1.2 m except that the minimum Side Yard for buildings over 7.5 m in Height shall be 2.0 m;
 - ii. on a corner Site where the building fronts on the Front Yard, the minimum Side Yard abutting a flanking public roadway other than a Lane shall be 20% of the Site Width, to a maximum requirement of 4.5 m; and
 - iii. on a corner Site where the building fronts on a flanking public roadway, other than a Lane, the minimum Side Yard abutting the flanking public roadway shall be 4.5 m.
 - iv. Notwithstanding the Landscaping regulations of Section 55 of this Bylaw, where new development consists of replacement or infill within areas of existing housing, Landscaping shall be implemented as a component of such new development in order to replace vegetation removed during construction or to reinforce an established Landscaping context in the area.
10. All development shall maintain the external appearance and shall be comparable to neighbouring Dwellings in order to retain the residential character of the neighbourhood, to the satisfaction of the Development Officer.
11. The Parking Area at the rear of the property shall be hard-surfaced.
12. Parking shall be in the rear Yard only.
13. An addition to the existing structure will be permitted but cannot exceed 16 m² and can only be attached to the rear of the existing structure and shall maintain the external appearance and shall be comparable to neighbouring dwellings in order to retain the residential character of the neighbourhood.
14. The garbage collection area shall be screened with a wood enclosure and located entirely on private property. If gates or doors are provided they shall not open or encroach onto road right-of-way. The garbage collection area shall be located in the Rear Yard.
15. Signs shall comply with the regulations found in Schedule 59A, except a maximum of one Freestanding On-premises Sign with a maximum Height of 2.0 m and a maximum area of 3.0 m² shall be permitted in the front Yard.
16. There shall be no mechanical or electrical equipment used which creates external noise, or visible and audible interference with home electronics equipment in adjacent Dwellings.