

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

### DC2.XXX.1. General Purpose

The purpose of this Zone is to provide for low intensity commercial, office and service uses, and limited Residential-related Uses to serve the needs of the surrounding communities.

### DC2.XXX.2. Area of Application

This Provision shall apply to Lot F and G, Block 1, Plan 3027KS, located Northwest of the 66th Street and Ellerslie Road intersection, as shown on Schedule "A" of the Bylaw adopting this Provision, Ellerslie.

### DC2.XXX.3. Uses

- a. Bars and Neighbourhood Pubs
- b. Business Support Services
- c. Cannabis Retail Sales
- d. Child Care Services
- e. Commercial Schools
- f. Convenience Retail Stores
- g. Drive-in Food Services
- h. Gas Bar
- i. General Retail Stores
- j. Health Services
- k. Hotels
- l. Household Repair Services
- m. Indoor Participant Recreation Services
- n. Limited Contractor Services
- o. Liquor Stores
- p. Live Work Units

- q. Major Amusement Establishments
- r. Major Home Based Business
- s. Media Studios
- t. Minor Amusement Establishment
- u. Minor Home Based Business
- v. Minor Service Stations
- w. Multi-unit Housing
- x. Pawn Stores
- y. Private Clubs
- z. Personal Services Shops
- aa. Professional, Financial and Office Support Services
- bb. Rapid Drive-through Vehicle Services
- cc. Recycling Depots
- dd. Recycled Materials Drop-off Centres
- ee. Residential Sales Centres
- ff. Restaurants
- gg. Secondhand Stores
- hh. Special Event
- ii. Specialty Food Services
- jj. Supportive Housing
- kk. Urban Gardens
- ll. Urban Indoor Farms
- mm. Urban Outdoor Farms
- nn. Veterinary Services

- oo. Fascia On-premises Signs
- pp. Freestanding On-premises Signs
- qq. Major Digital Signs
- rr. Minor Digital On-premises Signs
- ss. Projecting On-premises Signs
- tt. Temporary On-premise Signs
- uu. Vehicle Parking

#### DC2.XXX.4. Development Regulations for Uses

- a. The development shall be in general accordance with Appendix I.
- b. The maximum Floor Area Ratio shall be 2.0.
- c. The maximum building Height shall not exceed 12.0 m, in accordance with this Bylaw.
- d. A Setback of 3.0 m shall be required along Ellerslie Road SW.
- e. A Setback of 3.0 m shall be required along the where the Rear or Side Lot Line of the Site abuts the lot line of a Site in a Residential Zone.
- f. No parking, loading, storage, trash collection, outdoor service or display area shall be permitted within a Setback. Vehicular parking, loading, storage and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from view from any adjacent Sites, and public roadways in accordance with the provisions of this Bylaw. If the rear or sides of a Site are used for parking, an outdoor service or display area or both, and abut a Residential Zone, such areas shall be screened in accordance with the provisions of this Bylaw.
- g. The maximum Floor Area per business shall be 2,500 m<sup>2</sup>.
- h. Any business premises or multiple occupancy building having a Floor Area greater than 2,000 m<sup>2</sup> or a single wall length greater than 20.0 m that is visible from a public road, shall comply with the following criteria:
  - a. The roof line and building façade shall include design elements and add architectural interest; and

- b. Landscaping adjacent to exterior walls shall be used to minimize the perceived mass of the building and to create visual interest.
- i. The following regulations shall apply to Multi-unit Housing developments:
  - a. Multi-unit Housing shall be permitted only in buildings where the first Storey is used for commercial purposes;
  - b. The housing component shall have access at ground level, which is separate from the access for the commercial premises;
  - c. Amenity Area shall be provided in accordance with this Bylaw;
  - d. The maximum Floor Area Ratio of Multi-unit Housing shall be 1.5.
- j. Notwithstanding Section 85(2) of this Bylaw, Liquor Stores shall be permitted on Site.
- k. The following regulations shall apply to Rapid Drive-through Vehicle Services developments:
  - a. the total number of bays shall not exceed four for any given Site; and
  - b. all operations and mechanical equipment associated with this Use shall be located within an enclosed building.
- l. Urban Gardens shall comply with this Bylaw.
- m. Urban Indoor Farms shall comply with this Bylaw.
- n. Urban Outdoor Farms shall comply with this Bylaw.

Signs shall comply with this B