

(DC1) DIRECT DEVELOPMENT CONTROL PROVISION

1. General Purpose

To provide a district that will allow for the development of Multi-unit Housing in the form of rowhousing with reduced Site Depths and increased Height.

2. Area of Application

Portions of Lot 1, Plan 982 3999 & S.E. ¼ SEC. 45-51-24-4 containing 0.33 ha more or less; located in the Charlesworth Neighbourhood shown on Schedule “A” of the Bylaw adopting this Provision.

3. Permitted Uses

- a. Child Care Services
- b. Limited Group Homes
- c. Major Home Based Business
- d. Minor Home Based Business
- e. Multi-unit Housing
- f. Urban Gardens
- g. Residential Sales Centre
- h. Fascia On-premises Signs
- i. Freestanding On-premises Signs
- j. Temporary On-premises Signs

4. Development Regulations

- a. The minimum Site Area shall be 130 m²
- b. The minimum Site Width shall be in accordance with Table 1.

i. Row Housing – internal Dwelling	5.3 m
ii. Row Housing – end Dwelling	6.5 m

- c. The minimum Site Depth shall be 24.5 m.
- d. The minimum Front Setback shall be 4.5 m.
- e. The minimum Rear Setback shall be 5.0 m.
- f. The minimum Side Setback shall be 1.2 m.

- g. The maximum total Site Coverage shall be in accordance with Table 2:

i. Row Housing – internal Dwelling	55 %
ii. Row Housing – end Dwelling	45 %

- h. The maximum Height shall not exceed 13.0 m.
- i. Amenity Area shall be provided in accordance with Section 46 of this Bylaw.
- j. Each Dwelling shall be individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments.
- k. Architectural features shall not be repeated more than six times on a block face.
- l. Notwithstanding Section 55 of this Bylaw, a minimum of one tree and four shrubs shall be provided for on each lot.
- m. Vehicular access shall be from a Lane.
- n. Signs shall comply with the regulations found in Section 59 A of this Bylaw.

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