

104.4.11 - DC-11(a) SITE SPECIFIC DIRECT CONTROL DISTRICT

104.4.11.1. General Purpose

The purpose of this district is to provide for commercial development adjacent to 68 Avenue on a site specific direct control basis. Development in this district shall have a high standard of appearance and design as determined by the Development Authority.

104.4.11.2. Area of Application

This district shall apply to Lot 3, Block 1, Plan 132 1016 and Lots 4, 5 and 6, Block 1, Plan 132 1725.

104.4.11.3. Allowed Uses

The following uses may be approved at the discretion of the Development Authority in accordance with Section 641 of the Municipal Government Act.

- Accessory Building/Structure or Use
- Business/Office Support Service
- Child Care Facility
- Commercial Business Centre (Minor)
- Commercial Business Center (Major)
- Commercial Entertainment Facility
- Commercial School
- Commercial Recreation Facility (Indoor), (Outdoor)
- Contractor (Limited)
- Eating &/or Drinking Facility (Major/Minor)
- Family/Fast Food Restaurant
- Financial Building
- Gas Bar
- Health Facility (Major)
- Health Facility (Minor)
- Liquor Store
- Mixed Use Apartment Building
- Office (Major)
- Office (Minor)
- Personal Service Facility
- Public Utility
- Restaurant
- Retail Store (Convenience)
- Retail Store (General)
- Vehicle Wash (Major)
- Vehicle Wash (Minor)

(Bylaw C-1260-23 - December 14, 2015)

104.4.11.4. Development Criteria

In addition to the Regulations contained in Parts Seven and Eight, development on the subject properties shall be in accordance with the following minimum regulations. The Development Authority may, at its discretion, establish a higher standard.

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| i) | Site Width: | 30.5 m |
| ii) | Front Yard: | 6.1 m |
| iii) | Rear Yard: | 7.6 m |
| iv) | Side Yard: | 6.1 m |
| v) | Building Height (maximum): | 2 Storeys for solely commercial use, except
4 Storeys for office building;
4 Storeys for commercial/residential mixed use
buildings |
| vi) | Site Coverage (maximum): | 50 percent |
| vii) | Site Landscaped Area: | 10 percent |

104.4.11.5. Additional Requirements

- a. Signs shall comply with the CS - Commercial Service district regulations of Schedule B.
- b. Despite (a) all freestanding signs in this district shall comply with CL - Local Commercial district regulations of Schedule B.
- c. Loading, recycling and trash collection and storage areas shall be located in a side or rear yard and shall be screened from view from adjacent sites and public roads to the satisfaction of the Development Authority.

104.4.11.6. Development Authority

The Development Officer shall be the Development Authority for all uses in this district.