

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for **Vehicle Storage – Large** with temporary *development permit* time limits.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The *permitted uses* of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Vehicle Storage – Large.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Future Urban Development (S-FUD) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Areas for Vehicle Storage – Large

- 7 Where the *parcel* shares a *property line* with a *lane*, *LRT corridor*, *street* or another *parcel*, the *setback area* from that *property line* must have a minimum depth of 6.0 metres.

Additional Rules for Vehicle Storage – Large

- 8 In addition to the rules of **Vehicle Storage – Large** of Bylaw 1P2007, the following rules apply to this Direct Control District:
 - (a) **Vehicle Storage – Large** must provide berm and fence to screen the stored vehicles;
 - (b) Vehicles stored within **Vehicle Storage – Large** must not encroach into the *setback areas*; and
 - (c) For an application for a *development permit* for a **Vehicle Storage – Large**, the *Development Authority* may require an operation management plan that includes information and mitigation on:
 - (i) noise and dust control;
 - (ii) traffic and transportation management; and
 - (iii) public response and communication.

Temporary Development Permit

- 9** A *development permit* for a **Vehicle Storage – Large** must not be issued for a period exceeding three (3) years.