

Proposed Direct Control District Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate small to mid-scale commercial **developments**;
 - (b) provide for a variety of commercial **uses** while minimizing impact on the **adjacent** residential community; and
 - (c) allow for **uses** in existing **buildings** until the site is comprehensively redeveloped.

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 Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
 - (a) **Convenience Food Store**;
 - (b) **Fitness Centre**;
 - (c) **Health Services Laboratory – With Clients**;
 - (d) **Information and Service Provider**;
 - (e) **Instructional Facility**;
 - (f) **Library**;
 - (g) **Museum**;
 - (h) **Pet Care Service**;
 - (i) **Print Centre**;
 - (j) **Radio and Television Studio**;
 - (k) **Supermarket**; and
 - (l) **Vehicle Rental – Minor**.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:
 - (a) **Amusement Arcade**;
 - (b) **Auto Service – Minor**;
 - (c) **Beverage Container Drop-Off Depot**;
 - (d) **Beverage Container Quick Drop Facility**;
 - (e) **Billiard Parlour**;
 - (f) **Car Wash – Single Vehicle**;
 - (g) **Computer Games Facility**;
 - (h) **Custodial Care**;
 - (i) **Drinking Establishment – Small**;
 - (j) **Drinking Establishment – Medium**;
 - (k) **Gas Bar**;

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- (l) **Indoor Recreational Facility;**
- (m) **Payday Loan;**
- (n) **Place of Worship – Small;**
- (o) **Seasonal Sales Area;**
- (p) **Social Organization;**
- (q) **Vehicle Sales – Minor;** and
- (r) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Vehicular Access

- 7** No direct vehicular access is allowed to or from Boulton Road NW.

Loading Facilities

- 8** All **loading stalls** must be located on the **parcel**.

Gross Floor Area

- 9** (1) The maximum cumulative **gross floor area** for “Commercial Uses” within this Direct Control District is 3560.0 square metres.
- (2) In addition to the maximum cumulative **gross floor area** of 3560.0 metres, a maximum of 140.0 square metres of additional **gross floor area** may be provided for garbage storage structures or the storage of landscape maintenance equipment.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

Signs

- 10** **Signs** must not be located along Boulton Road NW.