

Proposed DC Direct Control District Bylaw

Purpose

- 1 This Direct Control District is intended to:
- (a) allow for a limited range of commercial **uses**; and
 - (b) provide **development** guidelines to ensure appropriate interface with nearby low **density** residential **uses**.

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.

Bylaw 1P2007 District Rules

- 4 Unless otherwise specified, the rules of the Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 apply in this Direct Control District.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Neighbourhood 2 (C-N2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District, with the exclusion of:
- (a) **Accessory Food Service**;
 - (b) **Catering Service – Minor**;
 - (c) **Convenience Food Store**;
 - (d) **Pet Care Service**;
 - (e) **Restaurant: Food Service Only – Small**;
 - (f) **Specialty Food Store**;
 - (g) **Take Out Food Service**; and
 - (h) **Veterinary Clinic**.

Discretionary Uses

- 6 The **discretionary uses** of this district are:
- (a) **Artist's Studio**;
 - (b) **Cannabis Store**; and
 - (c) **Seasonal Sales Area**.

Height

- 7 The maximum **building height** is 7.0 metres.

Access

- 8 No vehicular access is permitted from the rear **lane**.