

Proposed Direct Control Guidelines

Permitted Uses

- 4 The **permitted uses** of the Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setback from Front Property Line

- 7 (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 3.0 metres; or
 - (b) 3.0 metres.
- (2) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling** which was existing and approved on or before the effective date of this Direct Control District, the minimum **building setback** from a **front property line** is the lesser of:
- (a) the **contextual front setback** less 3.0 metres to a minimum of 3.0 metres; or
 - (b) the existing **building setback** less 3.0 metres to a minimum of 3.0 metres.
- (3) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

Maximum Building Depth

- 8 The maximum **building depth** is the greater of:
- (a) 68.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.

Retaining Walls

- 9 (1) A **retaining wall** must be 2.5 metres in height or less when measured from **grade**.
- (2) A minimum horizontal separation of 1.0 metre must be maintained between **retaining walls** on the same **parcel**.

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Building Height

- 10 (1) The maximum height of the **building**, excluding *ancillary structures*, is defined by the maximum height plane shown on Schedule C of this Direct Control District, and must at no point exceed the geodetic height of 1129.3 metres.
- (2) The rules contained in sections 360, 361 and 438 of Bylaw 1P2007 do not apply in this Direct Control District.



Distribution