

## SECTION 152 DC.12 - FENWYCK SEMI-DETACHED DIRECT CONTROL DISTRICT

(Bylaw C-1205-22, July 18, 2022)

### (1) GENERAL PURPOSE

The purpose of this District is to allow semi-detached dwelling units with a combination of alternating front and rear Site access.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> <li>• Accessory Buildings</li> <li>• Home Occupation, Minor</li> <li>• Semi-Detached Dwellings</li> <li>• Secondary Suite</li> </ul>	<ul style="list-style-type: none"> <li>• Family Day Homes</li> <li>• Home Occupation, Major</li> <li>• Sales Centre</li> <li>• Show Home</li> </ul>

(Bylaw C-1269-23, Feb. 12, 2024)

### (2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Width (Minimum)	• Semi-Detached Dwelling	• 6.7 m
Site Depth (minimum)	• Semi-Detached Dwelling	• 30.0 m
Front Yard Setback (Minimum)	• Semi-Detached Dwelling	• 6.0 m
Side Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Street Side Yard</li> <li>• All Other Uses</li> </ul>	<ul style="list-style-type: none"> <li>• 3.0 m</li> <li>• 1.2 m</li> </ul>
Rear Yard Setback (Minimum)	<ul style="list-style-type: none"> <li>• Principal Building</li> <li>• Rear garages for sites without Secondary Suites</li> <li>• Rear garages for sites with Secondary Suites</li> </ul>	<ul style="list-style-type: none"> <li>• 12.0 m</li> <li>• 1.0 m</li> <li>• 6.0 m</li> </ul>
Height (Maximum)	• Three storeys not exceeding 12.0 m	
Density (Minimum)	<ul style="list-style-type: none"> <li>• 25 units per net hectare</li> <li>• An application that proposes a Density lower than the minimum may be permitted if the neighborhood's average Density remains 25 units per net hectare or higher</li> </ul>	
Site Coverage (Maximum)	• 50%	

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard and Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of the other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) Notwithstanding Section 82.4, Parking and Vehicular Access must adhere to the following regulations:
  - (i) All required parking for any Permitted or Discretionary uses shall be provided on Site,
  - (ii) One vehicular access per Site shall be permitted,
  - (iii) Vehicular access from an Alley or Street shall be hard surfaced,
  - (iv) Vehicular access for a minimum of one Dwelling unit of a Semi-Detached Dwelling shall be from an Alley,
  - (v) One Dwelling unit of a Semi-Detached Dwelling shall have a front attached garage with vehicular access from the Street,
  - (vi) A restrictive covenant shall be placed on each lot with access to both an Alley and Street to restrict access to one location, and
  - (vii) Pairing of access location, front to rear, shall be provided such as to optimize available on-street parking.

(4) ISSUANCE OF DEVELOPMENT PERMIT

Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications pursuant to this Direct Control District.