

SECTION 159 DC.19 – GREENBURY SINGLE DETACHED DIRECT CONTROL DISTRICT

(Bylaw C-1299-24, June 9, 2025)

(1) GENERAL PURPOSE

The purpose of this District is to provide for two storey Single Detached Dwellings to balance the streetscape along Westwind Drive.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Single Detached Dwelling	• Show Home • Sales Centre

(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)	• Single Detached Dwelling	• 8.5 m
Site Depth (Minimum)	• Single Detached Dwelling	• 30.0 m
Front Yard Setback (Minimum)	• Principal Building	• 4.5 m
Side Yard Setback (Minimum)	• Street Side Yard • All Other	• 3.0 m • 1.2 m
Rear Yard Setback (Minimum)	• Principal Building	• 7.0 m
Height (Maximum)	• Two storeys not exceeding 10.0 m	
Density	• 25 units per net hectare (minimum)	
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 or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and

Buildings on Adjacent Sites, the block face, and within the neighbourhood.

(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.