

Section 161 – DC.21 – Easton Back-to-Back Row Housing Direct Control District**(1) GENERAL PURPOSE:**

To establish a site-specific direct control district on a medium density residential site for a bareland condominium development to accommodate residential Row Housing, Back-to-Back and Row Housing located along Pioneer Road and McLeod Avenue.

(2) USES:

Permitted Uses	Discretionary Uses
Accessory Building	Show Home
Row Housing	Sales Centre
Row Housing, Back-to-Back	Semi-Detached Dwelling

(3) DEFINITIONS:

- a. Row Housing, Back-to-Back means a Building that contains Dwellings joined in whole or in part at the side and the rear, with none of the Dwellings being placed over another.

(4) DEVELOPMENT REGULATIONS:

- a. 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 Standards	
Site Width (Minimum):	Row Housing	3.65m
	Row Housing, Back-to-Back	3.65m
Site Depth (Minimum):	Row Housing	22m
	Row Housing, Back-to-Back	12m
Front Yard Setback Principal Building (Minimum):	McLeod Avenue	4.5m
	Road to the west	4.5m
	Internal Site	4.5m to internal front property line
	Front attached Garage	6.0m
Rear Yard Setback Principal Building (Minimum):	Pioneer Road	7.0m
	Southern site boundary	6.5m
	McLeod Avenue	4.5m
	Road to West	4.5m
	Rear attached Garages	6.0m
	Row Housing, Back-to-Back	0.0m
Side Yard Setback Principal Building (Minimum):	McLeod Avenue	4.5m
	Pioneer Road	7.0m
	Road to the west	3.0m
	Southern site boundary	3.0m
	Side Yard (Internal End Unit)	1.2m to internal side property line adjacent to a Building
	Side Yard (Internal End Unit)	1.0m to internal side property line.
Height (Maximum):	Three storeys not exceeding 13.0 m.	
Density (Minimum):	50 units per net residential hectare	

Site Coverage (Maximum):	65%
Amenity Area (Minimum):	A 7.5 m2 per Dwelling for private outdoor Amenity Area.

(5) ADDITIONAL REGULATIONS:

- a. A Row Housing, Back-to-Back Building may have three (3) or four (4) Dwellings side-by-side; the maximum number of Dwellings that can be attached in one grouping is eight (8).
- b. The maximum number of Row Housing Dwelling units that can be consecutively attached is six (6).
- c. At the discretion of the Development Officer, Semi-Detached Dwellings may be incorporated into the Site plan in locations where Permitted Uses cannot meet Site Standards.
- d. No Dwellings shall have a Yard, Front onto Pioneer Road.
- e. On-Site Parking Requirements:
 - i. Notwithstanding Section 85, Number of Parking Stalls Required, tandem parking stalls for Row House dwellings are permitted.
 - ii. In addition to Section 85, for those units that cannot accommodate on-site parking, the bare land condominium plan shall clearly identify a specified part of the common property, in proximity to these units, as Exclusive Use areas for the parking stalls required for each unit. These Exclusive Use areas shall be designated as P* and shall meet the requirements of Section 85 of the Land Use Bylaw.

* P symbol shall denote Parking.
- f. Access:
 - i. Pedestrian access to all dwellings shall be provided to the main entrance of each dwelling from the internal parking areas through common property or an access easement, to the satisfaction of the Development Officer.

(6) ISSUANCE OF DEVELOPMENT PERMIT:

- (i) Council shall delegate authority to a Development Officer to make decisions on Development Permit Applications Pursuant to this Direct Control Zone.