

SECTION 155 DC.15 - TONEWOOD ROW HOUSING DIRECT CONTROL DISTRICT

(Bylaw C-1240-23, May 8, 2023)

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a residential Row Housing development. The district ensures development at a height and scale contiguous with surrounding low density residential.

| Permitted Uses | Discretionary Uses |
|--|---|
| <ul style="list-style-type: none"> • Accessory Buildings • Row Housing Development | <ul style="list-style-type: none"> • Sales Centres |

(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 | |
|---|--|--|
| Front Yard Setback-Grove Drive (Minimum): | <ul style="list-style-type: none"> • Principal Buildings • Parking | <ul style="list-style-type: none"> • 4.5 m • 1.5 m |
| Side Yard Setback-West & East (Minimum): | <ul style="list-style-type: none"> • Principal Buildings • Parking • All Others Uses | <ul style="list-style-type: none"> • 7.0m • 1.5 m • 3.0 m |
| Rear Yard Setback-South (Minimum): | <ul style="list-style-type: none"> • Principal Buildings • All Other Uses | <ul style="list-style-type: none"> • 7.0 m • 7.0 m |
| Building Separation Distance | <ul style="list-style-type: none"> • Principal Buildings | <ul style="list-style-type: none"> • 3.0 m |
| Height (Maximum): | <ul style="list-style-type: none"> • Three Storeys not exceeding 12.0 m for Row Housing Dwelling | |
| Density: | <ul style="list-style-type: none"> • 40 units per net hectare (minimum) • 70 units per net hectare (maximum) | |
| Site Coverage (Maximum) | <ul style="list-style-type: none"> • Row Housing Developments | <ul style="list-style-type: none"> • 57% |
| Amenity Area (Minimum): | <ul style="list-style-type: none"> • 7.5 m² per Dwelling for private outdoor Amenity Area | |

(3) ADDITIONAL REGULATIONS

- (a) A single all directional access to this Site should align with existing access to 500 Grove Drive. If secondary access is requested, it will be right-in/right-out or emergency access only and supported by a Traffic Impact Assessment.
- (b) Any parking provided adjacent existing residential uses shall provide light shielding to prevent vehicular light pollution from impacting the residential uses, to the satisfaction of the Development Officer

(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.