

Section 96: DC5 Direct Control Residential District 3

96.1 Purpose:

To provide site specific regulations for the development of a child care facility within a Residential area.

96.2 Uses:

Permitted Uses	Discretionary Uses
Accessory Building Building Demolition Dwelling, Single Detached Dwelling, Duplex Home Occupation Public Assembly Public Use	Accessory Use Apartment Building Assisted Living Facility Basement Suite - Dwelling, Single Detached Only Bed and Breakfast Facility Boarding Facility Child Care Facility Dwelling, Fourplex Dwelling, Rowhouse Dwelling, Triplex Funeral Home Garden Suite Group Care Facility Signs Utility Building

96.3 Site Regulations:

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following regulations shall apply to every development in this district.

Site Coverage	50%
Minimum Parcel Area	Dwelling, Single Detached: - Interior Parcels 460 square metres - Corner Parcels 510 square metres Dwelling, Duplex (Per Unit): - Interior Parcels 230 square metres - Corner Parcels 255 square metres Dwelling, Triplex and Fourplex (Per Unit): - Interior Parcels 200 square metres - Corner Parcels 220 square metres Dwelling, Rowhouse (Per Unit): - Interior Parcels 185 square metres - Corner Parcels 275 square metres

Maximum Building Height	<p>Dwellings: Detached, Duplex, Fourplex, Rowhouse, Triplex and Child/Group Care Facility – 10.0 m</p> <p>Apartment Building – A maximum of four full storeys above grade: flat roof – 15.0 m; sloped roof – 18.75 m</p>
Double Fronting Yards	A site abutting two streets or more shall have a front yard on each street and two side yards in accordance with the setback requirements of the Bylaw.
Front Yard Setback	6.0 m
Side Yard Setback	<p>Dwelling, Duplex, Fourplex, Rowhouse, Single Detached and Triplex – 1.5 m except where it abuts a public roadway 3.0 m, or as required by the Alberta Building Code, whichever is greater.</p> <p>Apartments – 3.0 m except where it abuts public roadway 6.0 m, or as required in the Alberta Building Code, whichever is greater.</p>
Rear Yard Setback	7.5 m except on corner or double fronting lots
Landscaping	25% of Site Area.
Parking	A two car parking area shall be provided to the rear, side or front of the dwelling. Notwithstanding, in the case of a dwelling fronting onto an arterial road, the parking area shall access from the lane where one is provided.
Accessory Buildings	Section 34 of this Bylaw.
Child Care Facilities	Approved child care facilities must comply with the regulations as set out in the Alberta Child Care Licensing Act and Regulation, as may be amended from time to time.