SCHEDULE "B"

DIRECT CONTROL ZONE (DC)

1. Purpose

1.1. To provide a mix of residential and low intensity commercial uses, intended to buffer the predominantly residential areas fronting onto 113 Street NW, form the higher intensity commercial lands located on the east side of 112 Street NW.

2. Area of Application

2.1. This Zone applies to Lots west of 112 Street NW between 102 Avenue NW and 103 Avenue NW, as shown on Schedule "A" of the Charter Bylaw adopting this Zone, Wîhkwêntôwin (Oliver).

3. Uses

Residential Uses

3.1. Home Based Business

3.2. Residential

Commercial Uses

3.3. Centre City Temporary Parking

3.4. Custom Manufacturing

3.5. Health Service

3.6. Indoor Sales and Service

3.7. Major Indoor Entertainment

3.8. Minor Indoor Entertainment

3.9. Office

Community Uses

3.10. Child Care Service

3.11. Community Service

3.12. Library

Basic Service Use

3.13. Essential Utility

3.14. Minor Utility

Sign Uses

3.15. Fascia Sign

3.16. Freestanding Sign

3.17. Portable Sign

3.18. Projecting Sign

4. Additional Regulations for Specific Uses

4.1. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.

4.2. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.

4.3. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.

4.4. Child Care Services must comply with Section 6.40 of the Zoning Bylaw.

4.5. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90.

5. Site and Building Regulations

5.1. The maximum Height is 14.0 m.

5.2. The maximum Floor Area Ratio is 2.0.

5.3. The maximum Density is 125 Dwellings/ha.

5.4. A minimum Setback of 1.5 m is required where a Site Abuts a Street, except where adjacent commercial buildings Abut the property line to form a Main Street Development, no Front Setback is required.

5.5. The minimum side Setback is 1.0 m for each Storey or partial Storey, except that a total of at least 2.0 m must be provided in all cases. A side Setback must not be less than 4.5 m when it Abuts a Street.

5.6. Commercial Uses must provide a minimum side Setback of 3.0 m where the Rear or side Lot line Abuts the Lot line of a Site with a Residential Use.

6. Parking, Loading, Storage and Access Regulations

6.1. Vehicle access must be from the Alley.