



**Allard Zero Lot Line – (DC1) Direct
Development Control Provision**

Prepared for:
HV Developments Ltd.

Prepared by:
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July 26, 2011

1. General Purpose

The purpose of this Zone is to provide the opportunity for more efficient utilization of suburban areas through increased density of Single Detached Housing and by eliminating the requirement of one Side Yard per lot.

2. Uses

- a. Limited Group Homes
- b. Minor Home Based Business
- c. Secondary Suites
- d. Single Detached Housing
- e. Fascia On-premises Signs

3. Development Regulations

- a. Except as expressly modified in Subsection 3(c) herein, the development regulations specified in the RSL Zone of this Bylaw shall regulate development of Single Detached Housing with front attached garage in this Zone.
- b. Except as expressly modified in Subsection 3(d) herein, the development regulations specified in the RPL Zone of this Bylaw shall regulate development of Single Detached Housing with rear detached garage in this Zone.
- c. The following development regulations shall apply to the development of Single Detached Housing with front attached garage:
 1. The minimum Site Area shall be 240 m² for each Single Detached Dwelling.
 2. The minimum Site Width shall be 7.6 m. In this Zone, the Site Width on pie shaped lots shall be measured 9 m into the Site from the front property line.
 3. The maximum Height shall not exceed 10.0 m nor 2 storeys.
 4. The maximum total Site Coverage shall not exceed 50%, inclusive of the attached Garage and any other Accessory Buildings.
 5. Side Yards shall be a minimum of 1.5 m.
 6. On a corner Site where the building fronts on the Front Yard, the minimum Side Yard abutting the flanking public roadway other than a Lane shall be 2.4 m.
 7. The minimum Side Yard abutting a Walkway or a Lane shall be 1.2 m.
 8. One Side Yard may be reduced to zero metres where:
 - a) the owner of the Site proposed for development and the owner of the adjacent Site register, against both titles, a minimum 1.5 m private maintenance easement that provides for:

