

Liberty Landing Direct Control District #9A

1.0 Purpose

1.1 The Purpose of this document is to regulate the subdivision, development, use of land and buildings within the boundaries of the Liberty Landing Direct Control District. The mix of residential uses shall comply with the Concept Plan as presented in the Liberty Landing Outline Plan.

2.0 District Boundary

2.1 The Boundary of the Liberty Landing Direct Control District is defined in Appendix A and more specifically applies to a portion of land location in SW29-37-27-W4M. This district shall apply to the 49.90 ha (123.29 ac) of the Plan Area.

3.0 Authority

3.1 Pursuant to the Land Use Bylaw, the Development Officer shall review and approve permitted land uses. The review, approval or refusal of discretionary land uses and the relaxation of development regulation rest with the Municipal Planning Commission, except as otherwise provided for in the Land Use Bylaw.

3.2 This document must be read and interpreted in conjunction with the Liberty Landing Outline Plan.

3.3 Unless otherwise indicated in this Direct Control, all other regulations contained in the Land Use Bylaw, shall apply to all development in this District.

4.0 Liberty Landing Residential

4.1 Purpose

To provide for single detached dwellings, medium density and high density residential opportunities.

The location of lot type is designated as such within the Liberty Landing Outline Plan

4.2 Site Regulations

4.2.1 Single Family Dwelling

The general purpose of this District is to provide land which will be used for low density detached dwellings.

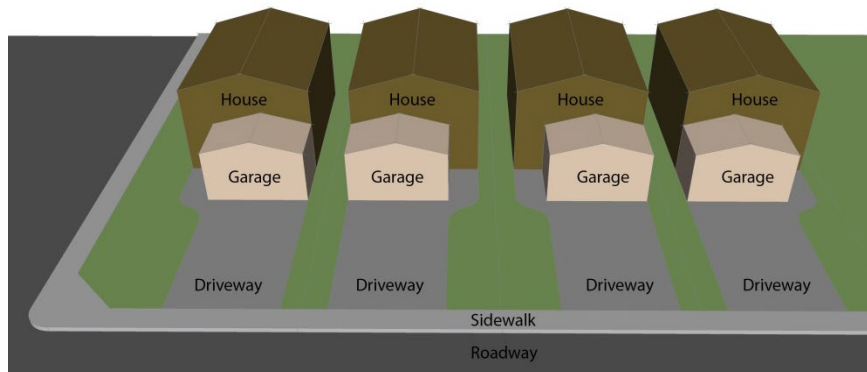
4.2.2 Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Single Detached Dwelling • Accessory Building and Accessory Uses • Public Utility • Secondary Suite 	<ul style="list-style-type: none"> • Home Business – Minor • Neighborhood Identification Sign • Signs

Site Regulations

	Requirements		
	Single Family Dwelling - Attached Garage	Small Lot	
		Single Family Dwelling – Narrow	Single Family Dwelling – Zero Lot Line
Minimum Lot Area	• 332 m ² (3,574 ft ²)	• 292 m ² (3,148 ft ²)	• 243 m ² (2,616 ft ²)
Minimum Lot Width	• 10.36 m (34.0 ft)	• 9.14 m (30.0 ft)	• 7.62 m (25.0 ft)
Front Yard	<ul style="list-style-type: none"> • 6.0 m (20.0 ft) for a unit with a front attached garage • 3.5 m (11.5 ft) for a unit with a detached garage 		
Rear Yard	<ul style="list-style-type: none"> • 7.5 m (25.0 ft) for a unit with a front attached garage • 11.0 m (36.0 ft) for a unit with a detached garage 		
Side Yard	<ul style="list-style-type: none"> • 1.25 m (4.1 ft) • 3.0 m (10 ft) if flanking a street 	<ul style="list-style-type: none"> • 1.52 m (5.0 ft) where other side yard is 0.00 m (0.0 ft) on one side • 3.0 m (10 ft) if flanking a street 	
Building Height (max)	• 2 storeys, 10.0 m (33 ft) measured from the average of the lot grade.		
Site Coverage (includes garage and accessory buildings)	• 56%		• 60%

- 4.2.2.1 Front attached garage and driveway locations **should** be grouped together in pairs in the manner shown in the sketch.



- 4.2.2.2 Driveways shall not exceed width of the garage at the front property line.
- 4.2.2.3 A front driveway shall only be permitted when a front attached garage is present.
- 4.2.2.4 A two vehicle parking pad shall be constructed in the back of lot to at least a gravel standard when a front attached garage or front driveway is not present.
- 4.2.2.5 Units without a front attached garage shall have rear lane access.
- 4.2.2.6 Small Lot - Zero Lot Line Single Family Dwelling principal and accessory buildings shall only be permitted where:
- 4.2.2.6.1 A private easement agreement shall be registered on titles adjacent to the zero lot line that provides for:
 - 4.2.2.6.1.1 1.50 m access for maintenance of both properties
 - 4.2.2.6.1.2 A 0.30 m eave encroachment easement with the requirement that the eaves must not be closer than 0.90 m to the eaves of the building on an adjacent parcel
 - 4.2.2.6.1.3 A 0.60 m footing encroachment easement
 - 4.2.2.6.1.4 All utilities and lot grading shall be to the satisfaction of the Development Authority.
 - 4.2.2.6.2 The minimum side yard abutting a Lane shall be 1.52 m;
 - 4.2.2.6.3 No roof leader from a Dwelling or accessory building shall discharge directly onto the easement.

4.2.3 Medium Density Residential

The general purpose of this District is to provide for a range of medium density residential uses. Types of uses may include semi and multi detached dwellings.

Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Duplex • Townhomes • Multi-Attached Dwellings • Accessory Building and Accessory Uses • Public Utility 	<ul style="list-style-type: none"> • Home Business – Minor • Secondary Suite • Neighborhood Identification Sign • Signs

Site Regulations

	Requirements	
	Semi-Detached Dwelling	Multi-Attached Dwelling
Lot Area	<ul style="list-style-type: none"> • 234 m² (2,521 ft²) 	<ul style="list-style-type: none"> • 166 m² (1,787 ft²) Internal Unit • 206 m² (2,217 ft²) End Unit
Minimum Lot Width	<ul style="list-style-type: none"> • 7.32 m (24.0 ft) 	<ul style="list-style-type: none"> • 5.18 m (17.0 ft) • 6.43 m (21.0 ft) End Unit
Front Yard	<ul style="list-style-type: none"> • 6.0 m (20.0 ft) for a unit with a front attached garage • 3.5 m (11.5 ft) for a unit with a detached garage 	
Rear Yard	<ul style="list-style-type: none"> • 7.5 m (25.0 ft) for a unit with a front attached garage • 11.0 m (36.0 ft) for a unit with a detached garage 	
Side Yard	<ul style="list-style-type: none"> • 1.25 m (4.1 ft) • 3.0 m (10 ft) if flanking a street 	
Building Height (max)	<ul style="list-style-type: none"> • 3 storeys , 15.0 m (49.0 ft) measured from the average of the lot grade. 	
Site Coverage	<ul style="list-style-type: none"> • 56% (includes garage and accessory buildings) 	<ul style="list-style-type: none"> • 60%

4.2.3.1 Driveways shall not exceed width of the garage at the front property line.

4.2.3.2 A two vehicle parking pad shall be constructed in the back of the lot to at least a gravel standard when a front attached garage is not present.

4.2.3.3 Units without a front attached garage shall have rear lane access.

4.2.3.4 The density range for Medium Density Residential shall be less 35 units/ha (15 to 42.5 units/ac)

4.2.4 High Density Residential

The general purpose of this District is to provide for a range of high density residential uses. Types of uses may include apartments and condominium dwellings.

Uses

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> • Apartments • Townhomes • Multi-Attached Dwellings • Public Utility 	<ul style="list-style-type: none"> • Neighborhood Identification Sign • Signs

Site Regulations

Regulation	Requirements
Lot Area	4047 m ² (43560.00 ft ²)
Minimum Lot Width	n/a
Front Yard	6.0 m (20.0 ft)
Rear Yard	7.5 m (25.0 ft)
Side Yard	4.5 m (14.8 ft)
Building Height (max)	4 Storeys
Site Coverage	60%

4.2.4.1 The density range for High Density Residential shall be 35 to 105 units/ha (15 to 42.5 units/ac)

***UPDATE use definition (Section 8) of the Land Use Bylaw:**

Zero Lot Line Development means a development on a Site where one side yard is reduced to 0.0 m with each Dwelling being developed on its own Lot.