

211. DC-MI - Direct Control MacDonald Island District (BL 12/040)

211.1 Purpose

The purpose of this District is to establish special land use and development regulations to accommodate the development of MacDonald Island Park. The District is intended to provide the Municipality with the necessary control over the nature and location, site design and appearance of development on the site. As a Direct Control District, Council may approve any development for any use on any terms and conditions it considers appropriate.

211.2 Permitted Uses- Development Officer

The following are developments that may be approved by the Development Officer (without specific approval by Council):

- (a) Accessory Building or Use
- (b) Park
- (c) Parking Lot/Structure
- (d) Public Utility/Use

Developments (namely new developments or changes to existing or proposed developments) where referenced in a development permit issued by Council.

211.3 Discretionary Uses – Council

*Council may approve additional developments at their discretion, where those developments, in Council's view, are compatible with or enhance the existing or proposed developments for the lands within the District.

- (a) Child Care Facility
- (b) Commercial Entertainment Facility
- (c) Commercial School
- (d) Community Recreation Facility
- (e) Community Service Facility
- (f) Drinking Lounge, Minor
- (g) Educational Service Facility
- (h) Food Service, Major
- (i) Hotel
- (j) Outdoor Recreation Facility
- (k) Personal Service Facility
- (l) Recyclable Materials Drop-Off Centre
- (m) Resort Facility
- (n) Retail Store, General
- (o) Spectator Sport Facility

211.4 Site Provisions

In addition to the General Regulations contained in Part 5, the following standards shall apply to every development in this District. The Development Authority may require a higher standard than those contained in Part 5 or the standards contained in this District to achieve the vision of the City Centre Area Redevelopment Plan and to address the unique character and limitations of the area:

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| (a) | Front Yard (minimum): | 6.0 m |
| (b) | Side Yard (minimum): | 6.0 m |
| (c) | Rear Yard (minimum): | 6.0 m |
| (d) | Building Height (maximum): | 12.2 m maximum or at the discretion of Regional Council |
| (e) | Landscaping: | As per Section 72 of Part 5 |
| (f) | Parking: | Parking shall be provided in accordance with Part 7 of this Bylaw or at the discretion of Council. |

211.5 Additional Provisions

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| (a) | Development Officer Authority | <p>The development officer may approve additions, or changes that constitute less than 5% of the total Gross Floor area of all buildings on the Site.</p> <p>The development officer may approve revisions to fencing, screening, landscaping, and lighting.</p> |
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