

<b>7.12 PSR Public Service Residential .....</b>	<b>7-40</b>
(1) PSR Permitted and Discretionary Uses Table .....	7-40
(2) PSR Permitted Regulations .....	7-41
(3) Site Development .....	7-41
<b>7.13 Eco Industrial Park Overlay District .....</b>	<b>7-42</b>
(1) Application .....	7-42
(2) Permitted and Discretionary Uses .....	7-42
(3) Applications for Development .....	7-42
(4) Development Authority Variance Powers .....	7-43
(5) Regulations .....	7-43
<b>7.14 Mature Neighbourhood Overlay District .....</b>	<b>7-46</b>
(1) General Purpose .....	7-46
(2) Definitions .....	7-46
(3) Application .....	7-46
(4) Discretionary Use .....	7-46
(5) Regulations for All Redevelopment .....	7-47
<b>7.15 Major Entry Areas Overlay District.....</b>	<b>7-48</b>
(1) General Purpose .....	7-48
(2) Definition.....	7-48
(3) Permitted and Discretionary Uses .....	7-48
(4) Application .....	7-48
(5) Major Entry Areas Regulations for Buildings.....	7-49
(6) Major Entry Areas Regulations for Site Design .....	7-49
(7) Major Entry Areas Regulations for Landscaping.....	7-50
(8) Major Entry Areas Regulations for Signs .....	7-51
<b>7.16 Little Close Overlay District.....</b>	<b>7-61</b>
(1) General Purpose .....	7-61
(2) Application .....	7-61
<b>7.17 Low Impact Commercial Overlay District.....</b>	<b>7-89</b>
(1) General Purpose .....	7-89
(2) Permitted and Discretionary Uses Table .....	7-89
(3) Application .....	7-89
(4) Low Impact Commercial Regulations.....	7-89
(5) Parking.....	7-90

## **Part Eight: Direct Control Districts, Regulations and Exceptions Respecting Land Use**

<b>8.1 Direct Control District No.1 DC (1) (See Map M12).....</b>	<b>8-5</b>
(1) DC (1) Permitted and Discretionary Uses Table .....	8-5
(2) Direct Control District No.1 General Regulations .....	8-6
(3) Site Development.....	8-6
<b>8.2 Direct Control District No.2 DC (2) (See Map K18).....</b>	<b>8-8</b>
(1) DC (2) Permitted and Discretionary Uses Table .....	8-8
(2) Direct Control District No. 2 Regulations .....	8-8

<b>8.3</b>	<b>Direct Control District No.3 DC (3) (See Map L14, L15, L16).....</b>	<b>8-9</b>
(1)	DC (3) Permitted and Discretionary Uses Table .....	8-9
(2)	Direct Control District No. 3 Regulations .....	8-10
(3)	Approving Authority .....	8-10
(4)	Site development .....	8-10
<b>8.4</b>	<b>DELETED .....</b>	<b>8-17</b>
<b>8.5</b>	<b>Direct Control District No.5 DC (5) (See Map L9) .....</b>	<b>8-18</b>
(1)	DC (5) Permitted and Discretionary Uses Table .....	8-18
(2)	Direct Control District No. 5 Regulations .....	8-18
<b>8.6</b>	<b>Direct Control District No.6 DC (6) (See Map L15) .....</b>	<b>8-19</b>
(1)	DC (6) Uses Table .....	8-19
(2)	Direct Control District No. 6 Regulations .....	8-20
(3)	Site Development.....	8-22
<b>8.7</b>	<b>Direct Control District No.7 DC (7) (See Map M15).....</b>	<b>8-23</b>
(1)	DC (7) Permitted and Discretionary Uses Table .....	8-23
(2)	Direct Control District 7 Regulations .....	8-23
<b>8.8</b>	<b>Direct Control District No. 8 DC (8) (See Map L12)</b>	<b>8-24</b>
(1)	DC(8) Permitted and Discretionary Uses Table.....	8-24
(2)	Direct Control District No. 8 Regulations .....	8-24
<b>8.9</b>	<b>Direct Control District No.9 DC (9) (See Map L14, L15) .....</b>	<b>8-25</b>
(1)	DC (9) Permitted and Discretionary Uses Table .....	8-25
(2)	Direct Control District No. 9 Regulations .....	8-25
<b>8.10</b>	<b>Direct Control District No.10 DC (10)(See Map P15) .....</b>	<b>8-26</b>
(1)	DC (10) Permitted and Discretionary Uses Table .....	8-26
(2)	Direct Control District No.10 Regulations .....	8-26
<b>8.11</b>	<b>Direct Control District No.11 DC (11)(See Map K17).....</b>	<b>8-28</b>
(1)	DC (11) Permitted and Discretionary Uses Table .....	8-28
(2)	Site Development.....	8-28
<b>8.12</b>	<b>Direct Control District No.12 DC (12)(See Map M14) .....</b>	<b>8-29</b>
(1)	DC (12) Permitted and Discretionary Uses Table .....	8-29
(2)	Direct Control District No. 12 Regulations .....	8-30
(3)	Site Development.....	8-30
<b>8.13</b>	<b>Direct Control District No.13 DC (13)(See Map L16) .....</b>	<b>8-32</b>
(1)	DC (13) Permitted and Discretionary Uses Table .....	8-32
(2)	Direct Control District No. 13 Regulations .....	8-33
(3)	Site Development.....	8-34
<b>8.14</b>	<b>DELETED .....</b>	<b>8-34</b>
<b>8.15</b>	<b>Direct Control District No.15 DC (15)(See Map M16) .....</b>	<b>8-35</b>
(1)	DC (15) Permitted and Discretionary Uses Table .....	8-35
(2)	Direct Control District No. 15 Regulations .....	8-36
<b>8.16</b>	<b>Direct Control District No.16 DC (16)(See Map L20) .....</b>	<b>8-39</b>
(1)	DC (16) Permitted and Discretionary Uses Table .....	8-39
(2)	Direct Control District No. 16 Regulations .....	8-40
(3)	Special Regulations .....	8-40
(4)	Redevelopment of Existing Neighbourhoods .....	8-41

<b>8.17</b>	<b>DELETED</b> .....	<b>8-41</b>
<b>8.18</b>	<b>Direct Control District No.18 DC (18)(See Map L16)</b> .....	<b>8-42</b>
(1)	DC (18) Permitted and Discretionary Uses Table .....	8-42
(2)	Development Standards .....	8-42
<b>8.19</b>	<b>Direct Control District No.19 DC (19)(See Map L15)</b> .....	<b>8-43</b>
(1)	DC (19) Permitted and Discretionary Uses Table .....	8-43
(2)	Development Standards .....	8-43
<b>8.20</b>	<b>Direct Control District No. 20 DC (20)(See Map M12, M13)</b> .....	<b>8-44</b>
(1)	DC (20) Permitted and Discretionary Uses Table .....	8-44
(2)	Direct Control District No. 20 Regulations .....	8-45
(3)	Site Development.....	8-45
<b>8.20.1</b>	<b>DELETED</b>	
<b>8.20.2</b>	<b>Direct Control District No. 22 DC (22)(See Map L17)</b>	<b>8-46</b>
(1)	DC (22) Permitted and Discretionary Uses Table .....	8-46
(2)	Development Standards.....	8-46
<b>8.20.4</b>	<b>DELETED</b>	
<b>8.20.5</b>	<b>Direct Control District No. 25 DC(25) (See Map L11)</b> .....	<b>8-48</b>
	<b>COMMERCIAL PARCELS</b> .....	8-49
(1)	DC(25) Permitted and Discretionary Uses Table Lots A,B,C,D,E,F .....	8-49
(2)	Regulations .....	8-50
	Figure 1: Free Standing Sign Locations .....	8-51
(3)	Site Development.....	8-51
(4)	Setbacks .....	8-51
	<b>RESIDENTIAL PARCELS:</b> .....	8-57
(1)	DC (25) Permitted and Discretionary Uses Table Lots G,H,J,K,L,M.....	8-57
(2)	Regulations .....	8-58
(3)	Live-Work Unit Regulations .....	8-59
(4)	Site Development.....	8-60
(5)	Setbacks .....	8-60
	Appendix 1.....	8-67
	Appendix 2.....	8-68
<b>8.20.6</b>	<b>Direct Control District No.26 DC(26)(See Map K16)</b> .....	<b>8-69</b>
(1)	DC (26) Permitted and Discretionary Uses Table .....	<b>8-69</b>
(2)	DC(26) Regulations .....	8-69
(3)	Approving Authority .....	8-69
<b>8.20.7</b>	<b>Direct Control District No.27 Neighbourhood Centre DC(27)</b>	<b>8-70</b>
	<b>See Map 17)</b> .....	
(1)	DC (27) Permitted and discretionary Uses Table .....	8-71
(2)	Approving Authority .....	8-72
(3)	Concept Design.....	8-73
(4)	General Design Guidelines .....	8-74
<b>8.20.8</b>	<b>Direct Control District No. 28 DC(28) (See Maps L15, L16, M14</b>	<b>8-81</b>
	<b>and M15</b> .....	
(1)	DC (28) Permitted and Discretionary Uses Table .....	8-81
(2)	Direct Control District No. 28 Regulations .....	8-81
(3)	Amenity Areas .....	8-83

(4)	Approving Authority .....	8-83
(5)	Site Development.....	8-83
(6)	General Design Purpose .....	8-84
(7)	Development Regulations applicable to Supervised Consumption Services and Institutional Facility located at Lot 14 Block 4 Plan 8420286	8-84
<b>8.20.9</b>	<b>Direct Control District No. 29 DC(29)(See Map P 21) .....</b>	<b>8-85</b>
(1)	DC (29) Permitted and Discretionary Uses Table .....	8-85
(2)	DC(29) Regulations .....	8-86
(3)	Approving Authority .....	8-86
<b>8.20.10</b>	<b>Direct Control District No. 30 DC (30) (See Maps I16 &amp; J16) .....</b>	<b>8-87</b>
(1)	DC (30) Uses Table .....	8-87
(2)	Development Standards .....	8-87
(3)	Approving Authority .....	8-87
	Figure 1: Dc (30) District Area and 10 m Buffer Area.....	8-88
<b>8.20.11</b>	<b>Direct Control District No. 31 DC(231) (See Maps M13.....</b>	<b>8-89</b>
(1)	DC (31) Permitted and Discretionary Uses Table .....	8-89
(2)	Approving Authority .....	8-90
(3)	Development Regulations.....	8-90
(4)	Site Development.....	8-91
<b>8.20.12</b>	<b>Direct Control District No. 32 DC(32) Westlake Restricted Development District (See Map J14) .....</b>	<b>8-92</b>
(1)	Purpose .....	8-92
(2)	Definitions .....	8-93
(3)	Fundamental Land Use Criteria.....	8-93
(4)	Application of the Fundamental Land Use Criteria.....	8-94
(5)	Exceptions to the Fundamental Land Use Criteria.....	8-94
(6)	DC32 Discretionary Uses .....	8-95
(7)	Development Regulations.....	8-97
(8)	Approving Authority .....	8-98
(9)	Development Permits.....	8-99
(10)	DELETED .....	
<b>8.21</b>	<b>Direct Control Districts General Regulations.....</b>	<b>8-102</b>
<b>8.22</b>	<b>Exceptions Respecting Land Use.....</b>	<b>8-103</b>
(1)	Areas Specifically Designated for a Particular Use.....	8-103
(2)	Areas Specifically Exempted from a Particular use .....	8-120

4.	Development Authority Variance Powers .....	44
5.	Regulations .....	44
<b>7.14</b>	<b>Mature Neighbourhood Overlay District.....</b>	<b>47</b>
1.	General Purpose.....	47
2.	Definitions .....	47
3.	Application .....	47
4.	Discretionary Use .....	48
5.	Regulations for All Redevelopment .....	48
6.	Appendix A: Woodlea Character Statements.....	50
<b>7.15</b>	<b>Major Entry Areas Overlay District .....</b>	<b>74</b>
1.	General Purpose.....	74
2.	Definition.....	75
3.	Permitted and Discretionary Uses .....	75
4.	Application .....	75
5.	Major Entry Areas Regulations for Buildings .....	76
6.	Major Entry Areas Regulations for Site Design .....	76
7.	Major Entry Areas Regulations for Landscaping .....	77
8.	Major Entry Areas Regulations for Signs.....	79
<b>7.16</b>	<b>Little Close Overlay District.....</b>	<b>88</b>
1.	General Purpose.....	88
2.	Application .....	88
<b>7.17</b>	<b>Low Impact Commercial Overlay District .....</b>	<b>89</b>
1.	General Purpose.....	89
2.	Permitted and Discretionary Uses Table .....	89
3.	Application .....	89
4.	Low Impact Commercial Regulations.....	89
5.	Parking.....	90