

3.9 DIRECT CONTROL DISTRICT - DCD-3
LOTS 25-48, BLOCK 41 AND LOTS 25-48, BLOCK 56, PLAN AY 5450
100N AND 200N BLOCKS (WEST SIDE), WINNIPEG STREET NORTH

(1) Establishment

- (a) A Direct Control District entitled DCD-3 Winnipeg Street North Direct Control District is hereby established and includes Lots 25-48, Block 41 and Lots 25-48, Block 56, Plan AY 5450.
- (b) Direct Control District - DCD-3 shall be designated on the Zoning Map as DCD-3.

(2) Purpose and Intent

- (a) This Direct Control District (DCD-3) is intended to provide a sensitive control of uses on the west side of the 100 and 200 Blocks of Winnipeg Street North. This regulation is needed because of the proximity to the adjacent residential area.

(3) Permitted Uses and Discretionary Uses [2003-2; 2003-6]

- (a) Uses permitted in DCD-3 are specified below:

- automobile rental and leasing
- automobile sales and service
- church (religious institution)
- day care centre
- financial institution
- humanitarian service facility
- labour union hall
- library
- office
- public use
- recreational service facility
- repair shop
- retail, small equipment and supplies
- retail use
- service station

(b) Discretionary Uses in DCD-3 are specified below:

- ambulance service
- animal hospital
- art gallery
- automobile repair, general
- bakery shop
- car wash
- club
- cocktail room, licensed
- community centre
- confectionery store
- convenience store
- dental clinic
- dining room, licensed
- fast food outlet
- fire station
- funeral home
- gas bar
- grocery store
- home improvement centre
- medical/dental laboratory
- personal service
- police station
- post office
- poultry hatchery
- recreational vehicle, including display, sale, rental, service and parts
- restaurant
- restaurant, drive-in
- restaurant, licensed
- retail hardware
- school, nursery
- school, vocational

(4) Development Standards

Development standards shall be as specified below:

Minimum lot area (m ²).....	250
Minimum front yard setback (m)	5
Minimum frontage (m).....	6
Minimum rear yard setback (m).....	¼ of the height of proposed principal building to a maximum of 6 metres
Minimum single side yard setback (m)	nil
Minimum total side yard setback	nil
Maximum site coverage (%)	65
Maximum building height (m)	11
Maximum floor area ratio	1.75

(5) Additional Regulations

(a) Parking:

Parking and loading shall be provided in accordance with the requirements of Chapter 14 of *Zoning Bylaw No. 9250*.

(b) Landscape and Buffer Regulations:

Landscape and buffering shall be provided in accordance with Chapter 15 of *Zoning Bylaw No. 9250*.

(c) Signs:

Signs shall conform to the regulations for signs in accordance with Chapter 16 of *Zoning Bylaw No. 9250* as applicable to Industrial Zones.

(d) Interpretation:

All uses and terminology shall be interpreted as identified in Chapter 2 of *Zoning Bylaw No. 9250*.

(e) Restricted Access:

As a condition of approval on new developments in DCD-3, entrance or egress from the back lane will not be permitted.

(f) Fencing:

As a condition of approval on new developments in DCD-3, a continuous 1.8 metre fence is required along the rear property line to provide visual screening from the adjacent residential properties.

**3.10 DIRECT CONTROL DISTRICT - DCD-4
GARDEN RIDGE DIRECT CONTROL DISTRICT**

(1) Establishment

- (a) A Direct Control District, entitled DCD-4 Garden Ridge Direct Control District, is hereby established and includes all that portion of the North Half of Section 2, Township 18, Range 20, west of the Second Meridian, as identified in Figure 9.3 of this Bylaw. [2001-14]
- (b) This Direct Control District shall be designated on the Zoning Map as DCD-4.

(2) Purpose and Intent

- (a) Direct Control District DCD-4 is intended to provide for single-family residential development at a higher density than otherwise permitted under this Bylaw. Specifically, DCD-4 provides for lot areas, frontages, front, rear and side yard setbacks, that are below the minimum standards established in this Bylaw for newly developed, lower-density residential subdivision in Regina (e.g., in the R1 Zone).
- (b) DCD-4 is generally consistent with the types of uses proposed in the Lakeridge Concept Plan (approved by City Council on March 14, 1988), and with the intensity of the use proposed in the Concept Plan for the subject lands. It is also in accordance with the guidelines contained in Part B (Policy Implementation and Guidelines) of the Development Plan, as well as the provisions of *The Planning and Development Act, 1983*, as amended, respecting the establishment of Direct Control Districts.

(3) Permitted and Discretionary Uses

- (a) Subject to Clause (b) of this subsection, permitted and discretionary uses in Direct Control District DCD-4 shall be the same as those provided for under the R1 - Residential Detached Zone, as specified in Table 5.1 of this Bylaw.