

13.4 Direct Control District 4

13.4.1 Purpose

The purpose of the Direct Control District 4 (DCD4) is to facilitate the development of an integrated golf course community associated with the Willows Golf and Country Club.

13.4.2 Objectives

The objectives of the DCD4 are:

- i) to facilitate a unique category of residential development by integrating larger lot, one-unit dwellings and low to medium density multiple-unit dwellings with the Willows Golf and Country Club;
- ii) to ensure that the Willows Golf Course Community is developed in a manner which is consistent with Section 5.6 of the Official Community Plan;
- iii) to create single-unit lot areas, frontages, front, rear and side yard setbacks that generally exceed the typical standards for conventional residential development;
- iv) to contain a mix of one-unit and multi-unit developments in a condominium or homeowners' association format, to be constructed over an extended period of time, as demand warrants;
- v) to permit associated commercial uses sufficient to serve the convenience needs of the golf course community, as well as commercial facilities which are accessory to the golf course.

13.4.3 Permitted Uses

The Permitted Uses in the DCD4 are the following:

- i) one-unit dwellings, located in accordance with Map No. 1;
- ii) home-based businesses;
- iii) secondary suites;
- iv) low density multiple-unit dwellings and dwelling groups containing no more than 17 dwelling units per gross acre of land, located in accordance with Map No. 1;
- v) medium density multiple-unit dwellings and dwelling groups containing no more than 50 dwelling units per gross acre of land, located in accordance with Map No. 1;
- vi) golf courses, located in accordance with Map No. 1;
- vii) compounds for storage of RV equipment for the use and convenience of the residents of the DCD4, located in accordance with Map No. 1.

13.4.4 Accessory Uses

Accessory Uses in the DCD4 are the following:

- i) golf clubhouse and uses considered accessory and related to the clubhouse and golf course operation, including, but not limited to, restaurants, lounges, pro shop, tennis courts, swimming pools, retail and retail services limited to 929 m² of gross floor area, personal service trades, medical clinics, banquet facilities, convention and catering facilities, administration and sales offices;
- ii) maintenance buildings and outdoor storage areas;
- iii) uses considered accessory to one-unit dwellings, multiple-unit dwellings and dwelling groups.

13.4.5 Development Standards - DCD4

- a) Unless otherwise specified, the golf course shall be regulated by the provisions of the AG District.
- b) Phase 1 and Phase 2 shall be residential developments as shown on Map No. 1.
- c) Development Standards for each parcel of a bareland condominium unit designated for one-unit dwellings are the following:
 - i) Minimum site area (m²) 630.0
 - ii) Minimum site width (m) 18.0
 - iii) Minimum front yard setback (m) 9.0
 - iv) Minimum side yard setback (m) 1.5
 - v) Minimum rear yard setback (m) 7.5
 - vi) Maximum building height (m) 11.0
 - vii) Maximum site coverage (%) 50.0
- d) Development Standards for the area designated for low-density multiple-unit dwellings and dwelling groups are the following:
 - i) Minimum site area (ha). 0.8
 - ii) Minimum front yard setback (m) 6.0
 - iii) Minimum side yard setback (m) 3.0
 - iv) Minimum rear yard setback (m) 6.0¹
 - v) Maximum building height (m) 11.0
 - vi) Maximum site coverage (%) 50.0
 - vii) Minimum amenity space (m²) 9.0 per unit

Note to Development Standards

- 1 A rear yard of not less than 3 metres in width throughout shall be provided for dwellings in dwelling groups with an attached covered patio or deck.
 - e) Development Standards for the area designated for medium-density multiple-unit dwellings and dwelling groups are the following:

i)	Minimum site area (ha)	0.4
ii)	Minimum front yard setback (m)	6.0
iii)	Minimum side yard setback (m)	3.0
iv)	Maximum building height (m)	15.0
v)	Maximum site coverage (%)	50.0
vi)	Minimum amenity space (m ²)	5.0 per unit

13.4.6 Parking

- a) Except as otherwise provided in this clause, the regulations governing parking and loading in the DCD4 are contained in Section 6.0.
- b) The off-street parking requirement for low and medium density multiple-unit dwellings and dwelling groups in 1.75 spaces per unit, of which .25 spaces per unit shall be designated as Visitor Parking.
- c) The off-street parking requirement for accessory uses referred to in Clause 13.4.5(i) is 1 space per 50 m² of gross floor area.

13.4.7 Landscaping

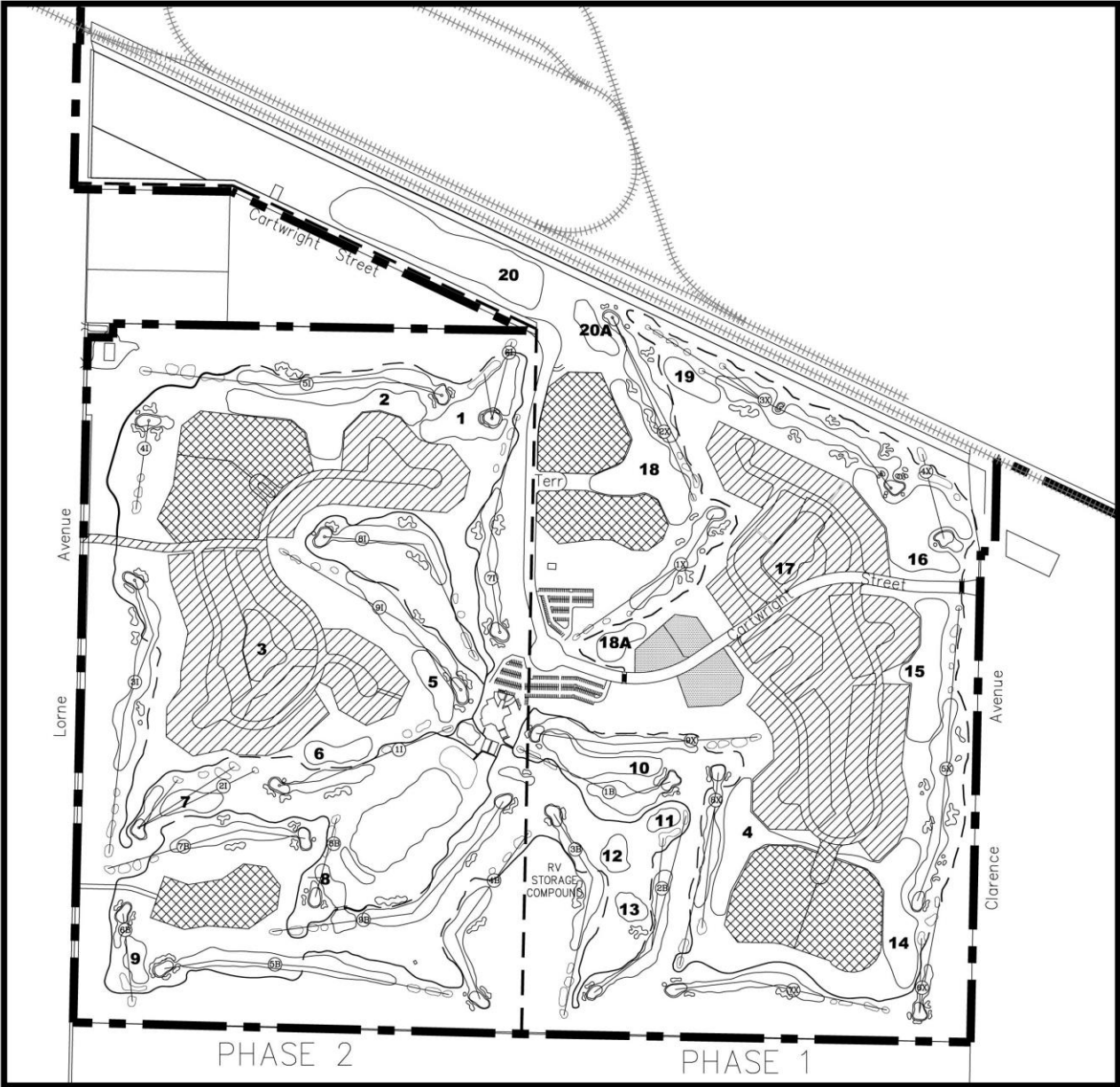
A landscaped strip of not less than 4.5 metres in depth throughout lying parallel to and abutting the front site line shall be provided for every site for low and medium density multiple-unit dwelling units and dwelling groups which shall be used for no purpose except landscaping and necessary driveway access to the site.

13.4.8 Signs

Signs shall be permitted in accordance with the regulations applicable to Signage Group No. 4 of **Appendix A - Sign Regulations**.

13.4.9 Phasing

The Willows Golf Course Community will be constructed in two phases, as shown on the original concept plan. Each phase may contain a mix of one-unit dwellings and multiple-unit dwellings.



DIRECT CONTROL DISTRICT No. 4

MAP No. 1

One Unit Dwellings

Low Multiple Unit Dwellings

Medium Multiple Unit Dwellings

Phase Boundary

City Limits

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City of
Saskatoon

Community Services
Planning & Development Branch

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