

9.22 Direct Control District (DC-1)



Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of a variety of residential, commercial and recreational uses adjacent to Eagle Lake. This land use district shall apply to:

- Ptn NE-28-23-24-W4
- Ptn SE 28-23-24-W4
- Ptn NE 20-23-24-W4
- Ptn NE 21-23-24-W4
- Ptn NW 21-23-24-W4
- Ptn SE 21-23-24-W4

Authority

All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

Permitted and Discretionary Uses

- a) The following uses shall be permitted or discretionary with or without conditions provided that the application complies with the regulations of this district and this Bylaw:

| Permitted | Discretionary |
|---------------------------------|----------------------------------------|
| Extensive Agricultural Pursuits | Accessory Building/Structure |
| Dwelling, Single Detached | Shipping Container |
| Dwelling, Semi-Detached | Dwelling, Secondary Suite |
| Dwelling, Multi-Unit | Hotel |
| Community Building and Facility | Motel |
| Golf Course | Home-Based Business, Type 2 |
| Essential Public Services | Signage requiring a Development Permit |

Site Regulations

- b) The following regulations and policies shall apply to every development in this district:

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|--------------------------------------|----------------------------------------------------------------------------|
| Minimum Lot Area Requirements | Dwelling, Single Family: 650.30 m ² (7,000.0 ft ²) |
| | Duplex: 280.09 m ² (3,015.0 ft ²) |
| | Dwelling, Multi-family: 1850.10 m ² (19,915.0 ft ²) |
| | Commercial: 1850.10 m ² (19,915.89 ft ²) |
| Maximum Lot Area Requirements | Single Family, Semi-attached residential: 0.60 ha (1.50 ac); |
| | Multi-family: 0.40 ha (1.0 ac); |
| | Golf Courses: 64.75 ha (160.00 ac); |
| | All other uses: to be determined at time of application to the County |
| Front Yard Setbacks | Dwelling, single family: 7.62 m (25.0 ft) |

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| | Dwelling, Semi-detached or Dwelling, Multi-Unit: 6.09 m (20.0 ft); |
| | All other uses: as approved by Council |
| Side Yard Setbacks | Street side of a corner site: 3.04m (10.0 ft) |
| | One obstructed side yard: 3.04m (10.0 ft) |
| | Attached side yard (semi-attached or multi-family unit): NIL |
| | All other side yards: 1.22 m (4.0 ft). |
| Rear Yard Setbacks | 6.09 m (20.0 ft) |
| Minimum Yard Setback between Buildings / Structures | 1.52 m (5.0 ft) |
| Maximum Height Requirements | Residential Principal Buildings: 10.05 m (33.0 ft) |
| | Accessory Buildings: 5.48 m (18.0 ft) |
| | All other uses: to be determined at time of application to the County |
| Maximum Lot Coverage | 40% |

Additional Requirements

- c) All lots are to be serviced with a piped communal water and sewer system installed to Wheatland County's satisfaction;
- d) No livestock shall be allowed within lands designated under this land use district, except the provision of agricultural livestock on extensive agricultural operations continuing to exist until such time as the land is developed;
- e) Extensive agricultural operations are allowed to remain as a transition use until subdivision is approved;
- f) Accessory buildings are to be designed with the same general characteristics of the principle dwelling; and
- g) A storm water management plan is required prior to any subdivision being approved including signed agreements with the Western Irrigation District regarding discharge (both quantity and quality) into canal.

Appendix A: DC-1

