

9.31 Direct Control District (DC-10)



Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of land located on Lots 3 & 5, Block 1, Plan 061 1627, Lots 7 & 8, Block 1, Plan 061 1628 and Parcels 6 & 9, Plan 911 1987. In 2017 these parcels were consolidated into Lot 1, Block 9, Plan 1711778.

General Regulations

- a) The General Regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this Direct Control Bylaw.
- b) For the purposes of this Bylaw, the lands shall be divided into two development cells. The boundaries of each development cell are indicated on the attached Appendix 'A' which forms part of this Bylaw.
- c) The minimum lot area of this Direct Control District is 134.93 ha (333.42 ac)
- d) All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.
- e) The design, location and operation of private sewage treatment facilities shall adhere to the Alberta Private Sewage Systems Standard of Practice.
- f) Fencing shall be erected around the perimeter of Cell 2 to a maximum height of 2.44 m (8.0 ft). Fencing not exceeding the maximum allowable height does not require a development permit.

Definitions

The Terms not defined in this bylaw have the same meaning as defined in Land Use Bylaw 2016-01.

“Dwelling, Dormitory” – means a building containing a number of private or semi-private rooms for residents, usually along with common bathroom facilities and recreation areas.

“Interpretive Centre” – means a building or group of buildings that provide interpretation of the place of interest through education and awareness. They may include facilities such as refreshment rooms and gift shops.

“Private Animal Care Facility” – means a facility which provides care, raising and breeding of endangered species. Could also include onsite medical care and treatment of animals.

1. Cell 1 Land Use Regulations – Institutional

Purpose and Intent

The purpose and intent of this cell is to provide for the care, raising and breeding of endangered species within Cell 1 as per Appendix A. This includes the provision of accommodations and facilities to support the purpose and intent.

Permitted and Discretionary Uses

- a) The following uses in the table below 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
Accessory Buildings / Structures	Dwelling, Dormitory
Dwelling, Manufactured	Interpretive Centre
Dwelling, Modular	Signs, Requiring a Development Permit
Dwelling, Single Detached	Tower
Greenhouse, Private	
Private Animal Care Facility	
Office	
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Storage Yard	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	13.52 ha (33.42 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 30% of the total cell area.
Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Front Yard Setback	38.1 m (125.0 ft) from the property line
Rear Yard Setback	7.62 m (25.0 ft) from the property line
Yard Setback	7.62 m (25.0 ft) from the property line in all other cases
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)
Minimum Gross Floor Area	<ul style="list-style-type: none"> a) 97.54 m² (1,050 ft²) dwelling, single detached b) 97.54 m² (1,050 ft²) dwelling, manufactured c) 97.54 m² (1,050 ft²) dwelling, modular d) 74.32 m² (800 ft²) dwelling, semi-detached e) 23.22 m² (250 ft²) dwelling, dormitory
Density	<ul style="list-style-type: none"> a) The maximum number of dwellings shall be three (3), excluding dwelling, dormitory b) The maximum number of dormitory dwellings shall be one (1) c) The maximum number of units within a dwelling, dormitory shall be ten (10)

2. Cell 2 Land Use Regulations – Open Area

Purpose and Intent

The purpose and intent of this cell is to provide for the care, raising and breeding of endangered species within Cell 2 as per Appendix A.

Permitted and Discretionary Uses

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

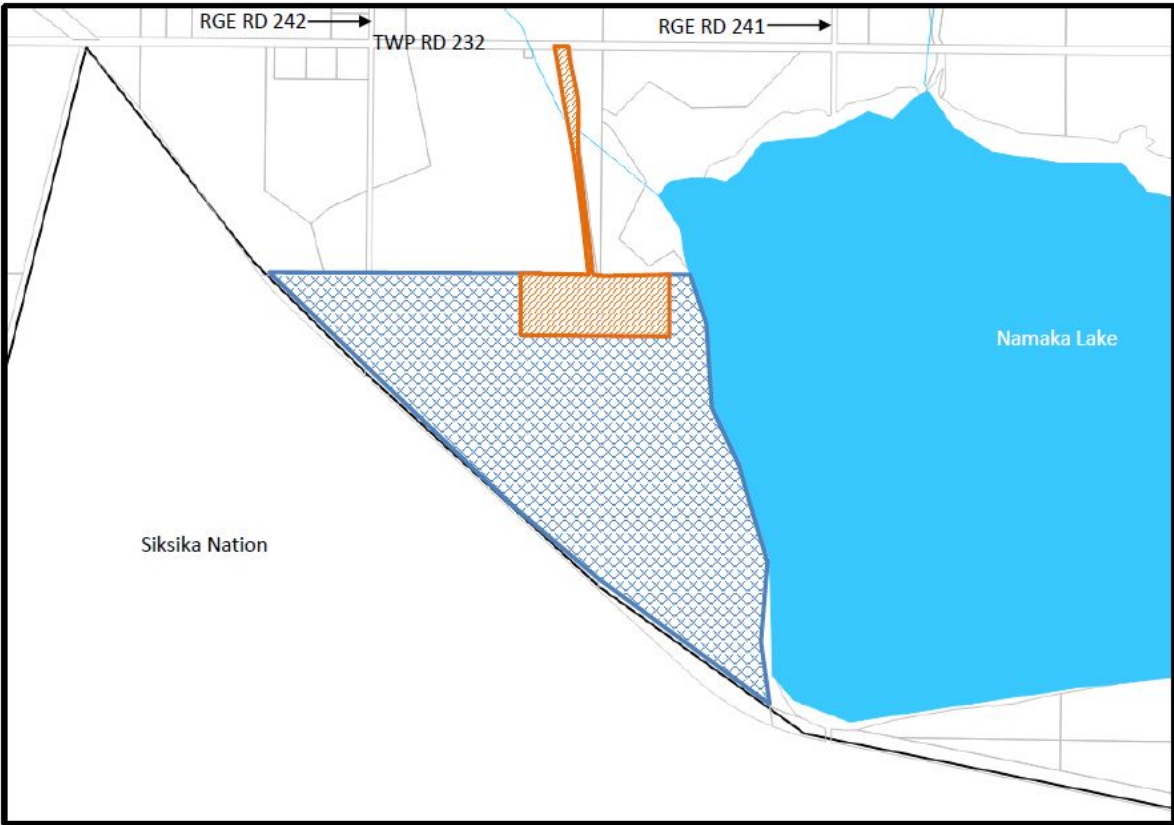
Permitted	Discretionary
Accessory Buildings / Structures	Signs, Requiring a Development Permit
Private Animal Care Facility	Tower
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Storage Yard	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	121.41 ha (300.0 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 5% of the total cell area.
Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Front Yard Setback	38.1 m (125.0 ft) from the property line
Rear Yard Setback	7.62 m (25.0 ft) from the property line
Yard Setback	7.62 m (25.0 ft) from the property line in all other cases
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

Appendix A: DC-10



-  Cell 1 – Institutional
-  Cell 2 - Open Area

