

9.32 Direct Control District (DC-11)



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 Lot 1, Block 1, Plan 051 1551 in NW-4-24-25-W4M.

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 three development cells. The boundaries of each development cell are indicated on the attached Appendix 'A' which forms part of this Bylaw.
- c) A maximum of one Dwelling Unit is allowed within Cell 2. No Dwelling Units are permitted within Cell 1 and Cell 3 as per Schedule A.
- d) The minimum lot area of this Direct Control District is 39.37 ha (97.28 ac)
- e) All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

1. Cell 1 Land Use Regulations - Agriculture

Purpose and Intent

The purpose and intent of this cell is to allow agricultural uses within Cell 1 as per Schedule 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 Building / Structure	Agricultural Processing – Minor
Agricultural Operation	Agricultural Processing – Major
Farm Building	Tower
Stripping and Grading	
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	+/- 33.18 ha (82.01 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 15% of the total cell area.
Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Front Yard Setback	38.10 m (125.0 ft) from the right-of-way of a public road.
	7.62 m (25.0 ft) from the property line in all other cases
Side Yard Setback	38.10 m (125.0 ft) from the right-of-way of a public road.
	7.62 m (25.0 ft) from the property line in all other cases
Rear Yard Setback	38.10 m (125.0 ft) from the right-of-way of a public road.
	7.62 m (25.0 ft) from the property line in all other cases
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

2. Cell 2 Land Use Regulations – Residential

Purpose and Intent

The purpose and intent of this cell is to allow residential uses present on the parcel while ensuring an appropriate buffer between this use and the adjacent industrial uses/development cells.

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 Building / Structure	Tower
Dwelling, Single Detached	
Stripping and Grading	
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	2.17 ha (5.38 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 40% of the total cell area.

Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Yard Setback	7.62 m (25.0 ft) from the property line
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

3. Cell 3 Land Use Regulations – Industrial

Purpose and Intent

The purpose and intent of this cell is to allow the existing industrial operations present on the parcel within Cell 3 as per Schedule 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.

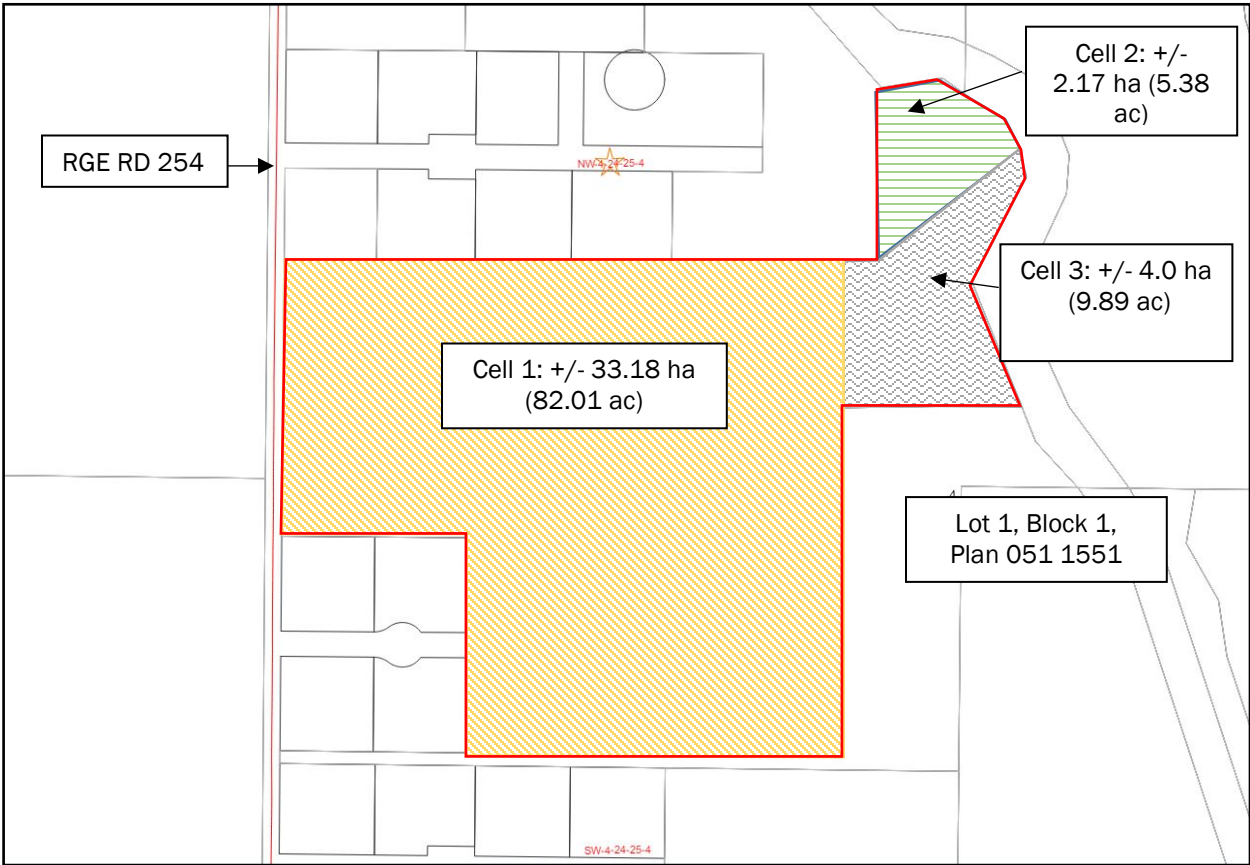
Permitted	Discretionary
Accessory Building / Structure	Automotive and Equipment Services
Stripping and Grading	Storage Yard
Shipping Container	Tower
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
WECS (micro)	



Site Regulations

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

Minimum Cell Area Requirements	4.0 ha (9.89 ac)
Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 20% of the total Cell 3 area.
Minimum Setback Between Buildings / Structures	1.52 m (5.0 ft)
Yard Setback	7.62 m (25.0 ft) from the property line
Maximum Height Requirements	Maximum 12.19 m (40.0 ft)

Appendix A: DC-11



-  Cell 1: Agriculture
-  Cell 2: Residential
-  Cell 3: Industrial

