

## 9.33 Direct Control District (DC-12)



### 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 3, Block 3, Plan 061 2529 in the N-21-24-25-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 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 126.4 ha (316.56 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.

### 1. Cell 1 Land Use Regulations – Golf Course & Recreation

#### Purpose and Intent

The purpose and intent of this cell is to provide for a golf course and recreational 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	Campground (major)
Campground (Minor)	Convenience Store
Community Buildings and Facilities	Dwelling, Security
Community Recreational Facility	Farmers Market
Golf Course	Outdoor Café
Parks and Playgrounds	Recreational, Major
Recreational, Minor	Signs Requiring a Development Permit
Restaurant	
Stripping and Grading	
Signs Not Requiring a Development Permit	
Solar Panel, Structure Mount	
Solar Panel, Ground Mount	

## Site Regulations

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

<b>Minimum Cell Area Requirement</b>	36.18 ha (89.41 ac)
<b>Maximum Cell Coverage</b>	No buildings, structures or impervious surfaces shall cover more than 40% of the total cell area.
<b>Minimum Setback Between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Front Yard Setback</b>	38.10 m (125.0 ft.) from the right-of-way of a public road.
<b>Side Yard Setback</b>	7.62 m (25.0 ft) from the property line in all other cases
<b>Rear Yard Setback</b>	7.62 m (25.0 ft) from the property line
<b>Maximum Height Requirements</b>	Maximum 12.19 m (40.0 ft)

## 2. Cell 2 Land Use Regulations – Agriculture

### Purpose and Intent

The purpose and intent of this cell is to provide for agricultural uses within Cell 2 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.

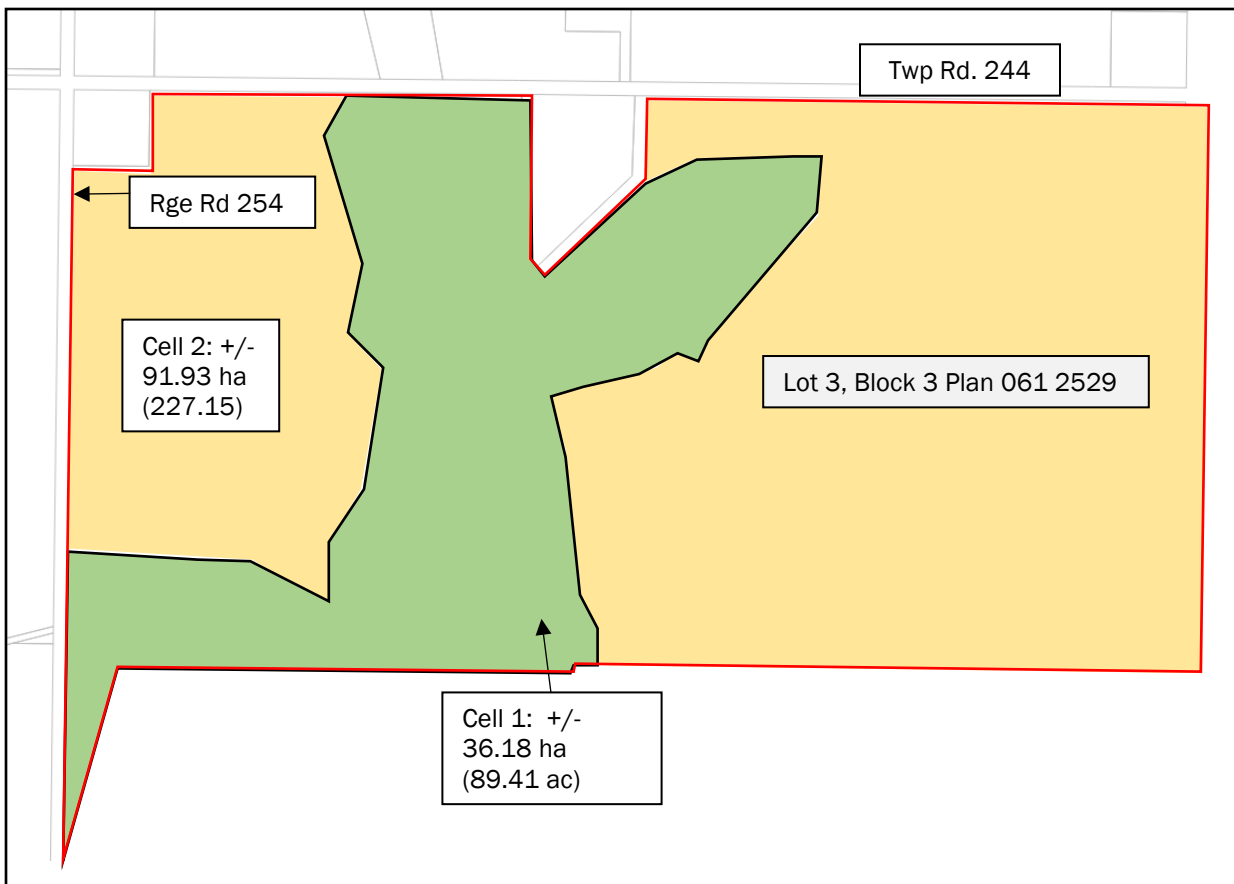
Permitted	Discretionary
Accessory Building/Structure	Abattoir
Agricultural Operation	Agricultural Processing – Major
Agricultural Processing – Minor	Bed and Breakfast
Dwelling, Clustered Farm	Composting Facility
Dwelling, Manufactured	Day Home
Dwelling, Modular	Dwelling, Accessory
Dwelling, Moved On	Equestrian Centre
Dwelling, Secondary Suite	Kennel
Dwelling, Single Detached	Natural Resource Extraction / Processing
Farm Building	Signs Requiring a Development Permit
Farm Gate Sales	Solar Facility
Greenhouse, Private	Stockpile
Greenhouse, Public	Tower
Home-Based Business, Type 2	WECS (Category 1)
Home-Based Business, Type 3	WECS (Category 2)
Nursery	
Shipping Container	
Signs Not Requiring a Development Permit	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Stripping and Grading	
WECS (micro)	

## Site Regulations

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

<b>Minimum Cell Area Requirement</b>	91.93 ha (227.15)
<b>Maximum Cell Coverage</b>	No buildings, structures or impervious surfaces shall cover more than 15% of the total cell area
<b>Minimum Setback Between Buildings / Structures</b>	1.52 m (5.0 ft)
<b>Front Yard Setback</b>	38.10 m (125.0 ft) from the property line
<b>Side Yard Setback</b>	38.10 m (125.0 ft) from the property line when adjacent to a public road
	7.62 m (25.0 ft) from the property line in all other cases
<b>Rear Yard Setback</b>	7.62 m (25.0 ft) from the property line in all other cases
<b>Maximum Height Requirements</b>	Maximum 12.19 m (40.0 ft)

## Appendix A: DC-12



- Cell 1 – Golf Course & Recreational
- Cell 2 –Agricultural

