

9.34 Direct Control District (DC-13)



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 A & B, Plan 831 0554 in the SE-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 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 plan area of this Direct Control District is 24.77 ha (61.21 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) All Development upon the lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw and all licenses, permits and approvals pertaining to the lands.
- f) Any Development Permit application for which a relaxation or variance of the bylaw is required will be submitted to Council for approval except for the following:
 - i. The Development Officer has the authority to render a decision on applications where the variance or relaxation of the Bylaw application where the variance is for site coverage, front, rear and/or side yard setbacks, gross floor area or building height of up to 10% of the requirement.

1. Cell 1 Land Use Regulations - Agriculture

Purpose and Intent

The purpose and intent of this cell is to allow limited agricultural uses within Cell 1 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 Building / Structure	Equestrian Centre
Agricultural Operation	Kennel
Agricultural Processing – Minor	Signs Requiring a Development Permit
Farm Building	Stockpile
Farm Gate Sales	Tower
Shipping Container	WECS (Category 1)
Signs Not Requiring a Development Permit	WECS (Category 2)
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Stripping & Grading	
WECS (micro)	

Site Regulations

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

Minimum Cell Area Requirement	11.4 ha (28.21 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	Minimum of 1.52 m (5.0 ft).
Front Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road.
	3.048 m (10.0 ft) from the property line in all other cases.
Side Yard Setback	22.86 m (75.0) from the right-of-way of a public road.
	3.048 m (10.0 ft) from the property line in all other cases.
Rear Yard Setback	3.048 m (10.0 ft) from the property line in all other cases.
Maximum Height Requirements	Maximum of 12.19 m (40.0 ft).

2. Cell 2 Land Use Regulations – Industrial Institutional

Purpose and Intent

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

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	Community Buildings and Facilities
Dwelling, Employee	Essential Public Service
Office	Industrial, Light
Shipping Container	
Signs Not Requiring a Development Permit	
School, Post-Secondary	
Solar Panel, Ground Mount	
Solar Panel, Structure Mount	
Stripping and Grading	

Site Regulations

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

Minimum Cell Area Requirement	13.3 ha (33.0 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	Minimum of 1.52 m (5.0 ft).
Front Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road.
	3.048 m (10.0 ft) from the property line in all other cases.
Side Yard Setback	3.048 m (10.0 ft) from the property line in all other cases.
Rear Yard Setback	3.048 m (10.0 ft) from the property line in all other cases.
Maximum Height Requirements	Maximum of 12.19 m (40.0 ft).

Appendix A: DC-13

