

9.35 Direct Control District (DC-14)



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 2, Block 1, Plan 111 0071 in the NW-36-23-22-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 Schedule 'A' which forms part of this Bylaw.
- c) The minimum lot area of this Direct Control District is 15.24 ha (37.67 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 – Residential

Purpose and Intent

The purpose and intent of this cell is to provide for a residential dwelling and continued 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 Buildings / Structures	Tower
Dwelling, Modular	
Dwelling, Manufactured	
Dwelling, Moved-On	
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	+/- 13.42 ha (33.17 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)

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 ft) from the right-of-way of a public road
	3.04 m (10.0 ft) from the property line in all other cases
Rear Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road
	3.04 m (10.0 ft) from the property line in all other cases
Maximum Height Requirements	12.19 m (40.0 ft)

2. Cell 2 Land Use Regulations – Industrial

Purpose and Intent

The purpose and intent of this cell is to provide for industrial activity 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 Buildings / Structures	Industrial, Medium
Stripping and Grading	Mechanical Repair Shop
Shipping Container	Outdoor Storage
Signs Not Requiring a Development Permit	Tower
Solar Panel, Ground Mount	
Solar Panel, Roof Mount	

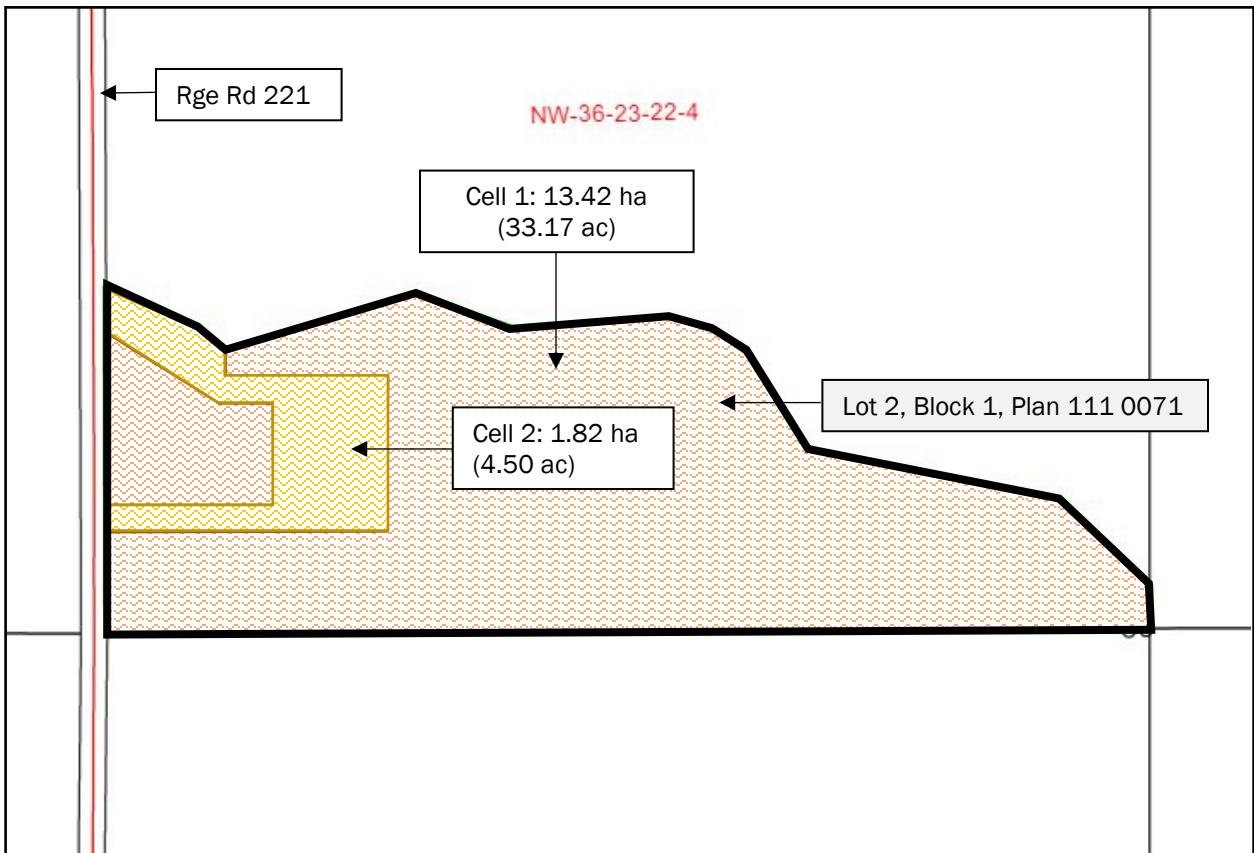
Site Regulations



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

Minimum Cell Area Requirement	1.82 ha (4.50 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	15.24 m (50 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 ft) from the right-of-way of a public road
	3.04 m (10.0 ft) from the property line in all other cases
Rear Yard Setback	22.86 m (75.0 ft) from the right-of-way of a public road
	3.04 m (10.0 ft) from the property line in all other cases

Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Maximum Height Requirements	12.19 m (40.0 ft)

Appendix A: DC-14



-  Cell 1 - Residential
-  Cell 2 - Industrial

