

9.37 Direct Control District (DC-16)



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 SE 23-25-21-W4M for the purposes of the Standard Hutterian Bretheren.

Authority

All Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a decision.

Permitted and Discretionary Uses

- a) The following uses 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	Abattoir
Agricultural Operation ¹	Agricultural Processing – Major
Agricultural Processing – Minor	Communal Child Care
Dwelling, Clustered Farm	Dwelling, Temporary
Dwelling, Duplex	Stockpile
Dwelling, Multi-Unit	Tower
Dwelling, Single Detached	WECS Category 1
Dwelling, Townhouse	WECS Micro
Farm Building	
Greenhouse, Private	
School, Colony	
Shipping Container	
Signs Requiring a Development Permit [^]	
Solar Panel, Ground Mounted ¹	
Solar Panel, Structure Mounted ¹	
Stripping and Grading ¹	
Worship Facility	

Notes: 1 - See Development Permits Not Required Section
 ^ - See Signage Section for Signage that does not require a permit

Site Regulations

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

Minimum Yard Setbacks	22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way
	3.05 m (10.0 ft) from the property line in all other cases
Minimum Yard Setback between Buildings / Structures	1.52 m (5.0 ft)
Maximum Height Requirements	12.19 m (60.0 ft) or three storeys (excludes grain bins and feed mills)
Density	The maximum number of Dwelling, Multi-Unit or Townhouse shall be four (4) (can be a mix of the two dwelling types, but cannot exceed a total of 4).

	The maximum number of dwelling units in a Dwelling, Multi-Unit or Townhouse shall be eight (8)
Yards Setbacks from Existing and Proposed Highways and Service Roads	22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way
Minimum Gross Floor Area	A minimum of 121.92 m ² (400.0 ft ²) Dwelling, Single Detached
	A minimum of 121.92 m ² (400.0 ft ²) Dwelling, Multi-Unit (per unit)
	A minimum of 121.92 m ² (400.0 ft ²) Dwelling, Townhouse (per unit)
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the <i>Special Setback Requirements</i> section of this Bylaw for additional setback requirements that may apply.

Special Regulations

- c) The design, location and operation of private sewage treatment facilities shall adhere to the Alberta Private Sewage Systems Standard of Practice.
- d) Intensive Livestock Operations requires NRCB approvals prior to development.
- e) No operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Environmental Protection and Enhancement Act.

Definitions

- f) **Communal Child Care:** Child care intended for short term daily care between the hours of 6am and 6pm of six (6) or more children, under the age of seven (7). The care would be overseen by someone other than the parent or guardian within a building not used as a dwelling. There is no formal educational curriculum as part of the daily child care.

Appendix A: DC-16

