

9.38 Direct Control District (DC-17)



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 6-25-17-W4M, Plan 081 4298 Block 1 Lot 1, and SW 5-25-17-W4M for the purposes of the Ridgeland 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, Townhouse	Industrial, Light
Farm Building	Recycling Facility
Greenhouse, Private	Stockpile
School, Colony	Tower
Shipping Container	WECS Category 1
Signs Requiring a Development Permit [*]	WECS Micro
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, Townhouse shall be six (6).
	The maximum number of dwelling units in a Dwelling 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, Clustered (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;
- f) Landscaping shall be completed in accordance with the County Landscaping, Fencing and Screening Standards;
- g) Levels and methods of screening of the site shall be completed in accordance with the County Landscaping, Fencing and Screening Standards.

Definitions

- h) **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), by someone other than the parent or guardian. The parent or guardian of the children must be present on or in the same property or building that the child care is taking place. There is no formal educational curriculum as part of the daily child care.

Schedule A: DC 17

