



9.39 Direct Control District (DC-18)

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 within NW-29-24-24-W4M for the purposes of Automotive and Equipment Services.

Definitions

The Terms not defined in this District have the same meaning as defined in Land Use Bylaw 2016-01.

Agricultural Support Services – means development providing products or services directly related to the agricultural industry. This use would include the sale and storage of seed, saddlery, feed, fertilizer, chemical products, fuel, and agricultural machinery.

Automotive and Equipment Services – means development used for the rental, lease, sale, indoor and outdoor storage, service, restoration and/or mechanical repair of automobiles, farm equipment, trucks, trailers, motor-cycles, snowmobiles, tent trailers, boats or recreational vehicles. Uses and facilities would also include transmission shops, muffler shops, autobody paint and repair facilities and fleet services.

Parcel – means the portion of NW-29-24-24-W4M within the redesignated area as shown on Schedule 'A': DC-18.

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	
Agricultural Support Services	
Automotive and Equipment Services	
Office	
Signs Requiring a Development Permit [^]	

Notes: ^ – 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 Parcel Size	0.4 ha (1.0 ac)
Maximum Parcel Area Coverage	No building or group of buildings including their accessory buildings and impervious surfaces shall cover more than 90% of the Parcel's area.
Minimum Setbacks between Buildings / Structures	1.52 m (5.0 ft)
Minimum Front, Side, and Rear Yard Setbacks	22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way.
	15.24 m (50.0 ft) from the right-of-way of an internal subdivision road.
	3.05 m (10.0 ft) from the property line in all other cases.
Yard Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the <i>Special Setback Requirements</i> section of the Land Use Bylaw 2016-01 for additional setback requirements that may apply.
Maximum Height Requirements	Limited to such height as deemed suitable and appropriate for the intended use.

General Regulations

- c) The General Regulations contained in the Land Use Bylaw 2016-01 shall apply unless otherwise specified in this Bylaw.
- d) The Permitted Uses shall be referred to the Development Officer for a decision while Discretionary Uses shall be referred to Council for a Decision.
- e) 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 of up to 10% of the requirement.

Schedule A: DC-18

