



9.23 Direct Control District (DC-2)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of the land located on the east shore of Eagle Lake, north of the county park, in Zone 1 of the Eagle Lake Area Structure Plan and included in the Eagle Shore Area Structure Plan, including portions of NE, NW, SE and SW quarters of Section 33-23-24-W4M and portions of the NE, NW, SE, SW quarters of Section 4-24-24 W4M, located in Wheatland County. The future development of this land includes a variety of residential types, open space and recreation facilities, commercial and public uses.

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
Community Building and Facility	Accessory Buildings/Structures
Drinking and Eating Establishment	Bed and Breakfast
Dwelling, Secondary Suite	Campground
Dwelling, Single Detached	Motel
Dwelling, Semi-Detached	Recycling Facility
Dwelling, Multi Unit	Home-Based Business, Type 2
Essential Public Service	Signs Requiring a Development Permit
Extensive Agricultural Pursuits (unsubdivided parcels)	Outdoor Storage
Golf Course	
Hotel	
Community Building and Facility	
Cultural Facilities	
Liquor Sales	
Mixed-Use Building	
Residential Care Facility	
Restaurant	
Spa and Wellness Centre	
Signs Not Requiring a Development Permit	
Worship facility	

Site Regulations

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

Minimum Lot Area Requirements	Dwelling, Single-detached; 232.25 m ² (2500.0 ft ²)
	Dwelling, Semi-detached: 139.35 m ² (1500.0 ft ²)
	Dwelling, Multi-Unit: to be determined at time of application to the County

	Commercial uses: to be determined at time of application to the County
Front Yard Setbacks	Dwelling, Single-detached: 4.57 m (15.0 ft)
	Dwelling, Semi –detached: 4.57 m (15.0 ft)
	Dwelling, Multi-Units: 6.10 m (20.0 ft)
	All other uses: to be determined at time of application to the County
Side Yard Setbacks	Street side of a corner site: 3.048 m (10.0 ft)
	Attached side yard: nil
	All other side yards: 1.22 m (4.0 ft)
Rear Yard Setbacks	All residential: 6.10 m (20.0 ft)
	All other uses: to be determined at time of application to the County
Maximum Height Requirements	Dwelling, Single-detached and semi-detached: 10.0 m (33.0 ft)
	Dwelling, Multi-Unit: 13.72 m (45.0 ft)
	Accessory Buildings: 5.48 m (18.0 ft)
	All other uses: to be determined at time of application to the County
Maximum Lot Coverage	Dwelling, Single-detached: 40%
	Dwelling, Semi-Detached: 60%
	Dwelling, Multi-Unit: 50%
	All other uses to be determined at time of application to the County

Additional Requirements

General Regulations

- c) All lots are to be installed with piped water and sewer to the satisfaction of Wheatland County.
- d) No livestock shall be allowed within the lands designated under this land use district, except for the provision of agricultural livestock on extensive agricultural operations continuing to exist until such time as the land is developed.
- e) Extensive agricultural operations are allowed to remain as a transition use until subdivision is approved.
- f) Lot owners, home owners and business owners are encouraged to adhere to the architectural guidelines developed and applied by the developer.
- g) Accessory buildings are to be designed with the same general characteristics as the principle building.
- h) A storm water management plan is required prior to each phase of subdivision of 200 residential units or more.
- i) All storm water discharge into Eagle Lake or the WID canal must meet the water quality standards of the receiving agency.

- j) A traffic impact assessment will be required for each phase of development designated for 200 or more residential units.
- k) No subdivision shall be registered until all required off site levies, surcharges, lake improvement fees or construction bonds are paid in full.
- l) The overall density for residential density shall not exceed 20 units per hectare (8.0 units per acre).

Appendix A: DC-2

