

## 9.41 Direct Control District (DC-20)



### 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 NE-19-26-25-W4M for the agricultural, residential, institutional, and industrial uses associated with the Mountain View Hutterite Colony.

### 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.

### Definitions

- a) **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.

### Permitted and Discretionary Uses

- b) 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 <sup>1</sup>               | Agricultural Processing – Major |
| Agricultural Processing – Minor                   | Recycling Facility              |
| Communal Child Care                               | Stockpile                       |
| Dwelling, Duplex                                  | Tower                           |
| Dwelling, Modular                                 | WECS Category 1                 |
| Dwelling, Multi-Unit                              | WECS Category 2                 |
| Dwelling, Single Detached                         |                                 |
| Dwelling, Temporary                               |                                 |
| Dwelling, Townhouse                               |                                 |
| Farm Building                                     |                                 |
| Greenhouse, Private                               |                                 |
| School, Colony                                    |                                 |
| Shipping Container                                |                                 |
| Signs Requiring a Development Permit <sup>^</sup> |                                 |
| Solar Panel, Ground Mounted                       |                                 |
| Solar Panel, Structure Mounted                    |                                 |
| Stripping and Grading <sup>1</sup>                |                                 |
| Worship Facility                                  |                                 |

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

## Site Regulations

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

|   |  |
|---|--|
| <b>Minimum Yard Setbacks</b>  | 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   |
| <b>Minimum Yard Setback between Buildings / Structures</b>                  | 1.52 m (5.0 ft)  |
| <b>Maximum Height Requirements</b>  | 12.19 m (60.0 ft) or three storeys (excludes grain bins and feed mills)  |
| <b>Density</b>  | The maximum number of Dwelling, Multi-Unit or Dwelling, Townhouse shall be five (5)  |
|   | The maximum number of dwelling units in a multiple unit dwelling shall be six (6)  |
|   | Maximum density for dwellings other than multiple unit dwellings shall be permitted in accordance with the same use defined as Dwelling, Clustered Farm. |
| <b>Minimum Gross Floor Area</b>   | A minimum of 97.54 m <sup>2</sup> (1,050 ft <sup>2</sup> ) Dwelling, Single Detached   |
|   | A minimum of 84.0 m <sup>2</sup> (904.20 ft <sup>2</sup> ) Dwelling, Multi-Unit (per unit)   |
| <b>Yards Setbacks from Existing and Proposed Highways and Service Roads</b> | Discretion of Alberta Transportation   |
| <b>Other Setbacks</b>   | See the <i>Special Setback Requirements</i> section of this Bylaw for additional setback requirements that may apply.                                    |

## Special Regulations

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

## Appendix A: DC -20

