



9.42 Direct Control District (DC-22)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of approximately 24.21 hectares (59.82 acres) of land located on SW-4-22-25-W4M for the development of residential care facilities that includes independent living cottages, commercial and related seniors' amenities.

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

Community Centre – means a building or a portion of a building for the administration of the independent living cottages, the residential care homes, and other land, buildings, and facilities within the Chara Development. The Centre will also provide services to the Chara Development that may include, but are not limited to, administration offices, chapels, convenience stores, community meeting areas, dental offices, libraries, medical offices, recreation rooms and facilities, and dining halls.

Dining Hall – means a restaurant-style dining facility for residents and their guests.

Independent Living Cottages - means single family dwellings or “cottages” to allow independent living while removing many of the demands that come with owning a home. Every independent living cottage will have access to community gathering spaces and commercial amenities.

Residential Care Homes - means multi-unit residential care homes, which will eventually include multiple levels of seniors' care, memory care, respite care and palliative (hospice) care.

Terms not defined herein have the same meaning as defined in Part 2 of the Land Use Bylaw.

General Regulations

- a) The General Regulations contained in the Land Use Bylaw shall apply unless otherwise specified in this Direct Control Bylaw.
- b) The General Regulations contained within this section are applicable to the entire development area which includes all development cells.
- c) Private roads necessary for access and private roads contemplated herein shall be constructed in accordance with the Traffic Impact Assessment (McElhanney, April 20, 2021) and any updates submitted by the Developer, to the satisfaction of the Municipality. Construction and improvements shall be included in a Development Agreement.
- d) The Stormwater Water Management Plan shall be prepared by a qualified professional at the time of subdivision/development permit application. The plan shall be in accordance with Provincial approvals and improvements shall be included in a Development Agreement.
- e) For the purposes of this Bylaw, the lands shall be divided into 2 development cells. The boundaries of each development cell are indicated on the attached Appendix 'A' which forms part of this Bylaw.

- f) The location, size and shape of the development cells indicated on the attached “Appendix A – Development Cells” are approximate. Minor adjustments to account for technical matters may be considered to the satisfaction of the County.
- g) The water supply and distribution system required to service any of the development cells shall be via a piped water system constructed, licensed, and permitted by Alberta Environment and Parks and to the satisfaction of the County.
- h) The wastewater servicing solution required to service any of the development cells shall be via a pipe wastewater system constructed, licensed, and permitted by Alberta Environment and Parks and to the satisfaction of the County.
- i) The Development Authority shall require a detailed site plan with the Development Permit application for each development cell showing anticipated building use, building footprints, building orientation, parking areas, vehicular access/egress, servicing between parcels, open space, landscaping, signage, pedestrian circulation to/from and within the Site and other information to the satisfaction of the Development Authority.
- j) No development of the lands shall be permitted until the Municipality and the Developer have executed a Development Agreement(s) in form and substance satisfactory to the Municipality to construct the onsite and offsite infrastructure required to service the development.

1. Cell 1 Land Use Regulations – Residential, Community Centre, Community Gathering Spaces, and Private Utility

Purpose and Intent

The purpose and intent of this development cell is to provide for the residential development in the form of independent living cottages (single detached dwellings) and multi-unit residential care homes, gathering spaces and a community centre with associated amenities to serve the community. This development cell may also provide private onsite wastewater infrastructure to service the development.

Permitted and Discretionary Uses

- a) The following uses in the table below 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 Building / Structure	Child Care Facility
Community Centre	Dining Hall (if detached from the Community Centre)
Community Greenhouse (for residents)	Residential Care Facility
Community Recreational Facility (for residents)	Utility Services, Major Infrastructure
Dwelling, Employee	
Dwelling, Single Detached	
Private Amenity Space	
Show Home	
Sign, Identification	
Solar Panel, Structure Mount ¹	
Utility Building	

Notes: 1 - See Development Permits Not Required Section

Site Regulations

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

Minimum Cell Area Requirement	As per the Approving Authority
Maximum Site Coverage	As per the Approving Authority
Minimum Setback Between Buildings / Structures (other than dwellings of any type)	Min. 1.52 m (5.0 ft)
Front Setback	Min. 5.0 m (16.4 ft) from road right-of-way
Side Setback	a) Min. 3.05 m (10.0 ft) from the right-of-way of an internal subdivision road (corner lots) b) Min. 2.5 m (8.2 ft) from an adjacent dwelling c) Min. 3.05 m (10.0 ft) from the exterior property line
Rear Setback	a) Min. 6.10 m (20.0 ft) between dwellings b) Min. 3.05 m (10.0 ft) exterior property line
Maximum Height Requirements	a) Max. 12.19 m (40.0 ft) dwellings b) Max. 5.49 m (18.0 ft) accessory buildings c) Max. 12.19 m (40.0 ft) Utility Building

2. Cell 2 Land Use Regulations – Residential and Community Gathering Spaces

Purpose and Intent

The purpose and intent of this development cell is to provide for the residential development in the form of independent living cottages (single detached dwellings), multi-unit residential care homes, and provide a gathering space to serve the community.

Permitted and Discretionary Uses

a) The following uses in the table below 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 Building / Structure	Residential Care Facility
Community Greenhouse (for residents)	
Dwelling, Employee	
Dwelling, Single Detached	
Private Amenity Space	
Solar Panel, Structure Mount ¹	
Sign, Identification	
Solar Panel, Structure Mount ¹	

Notes: 1 - See Development Permits Not Required Section

Site Regulations

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

Minimum Cell Area Requirement	As per the Approving Authority
Maximum Site Coverage	As per the Approving Authority
Minimum Setback Between Buildings / Structures (other than dwellings of any type)	Min. 1.52 m (5.0 ft)
Front Setback	Min. 5.0 m (16.4 ft) from road right-of-way

Side Setback	<ul style="list-style-type: none"> a) Min. 3.05 m (10.0 ft) from the right-of-way of an internal subdivision road (corner lots) b) Min. 2.5 m (8.2 ft) from an adjacent dwelling c) Min. 3.05 m (10.0 ft) from the exterior property line
Rear Setback	<ul style="list-style-type: none"> a) Min. 6.10 m (20.0 ft) between dwellings b) Min. 3.05 m (10.0 ft) exterior property line
Maximum Height Requirements	<ul style="list-style-type: none"> a) Max. 12.19 m (40.0 ft) dwellings b) Max. 5.49 m (18.0 ft) accessory buildings

Appendix A: DC – 22



Appendix B: DC – 22

