



9.43 Direct Control District (DC-23)

Purpose and Intent

The purpose and intent of this land use district is to allow direct control by Council over the development of approximately 59.29 hectares (146.63 acres) of land located on SW-30-24-24-W4M for the development of an equestrian centre and entertainment venue that includes a stall rental building, rough stock building, outdoor trailer parking stalls, and other commercial and related horse-riding event 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

Campground – means an area of land used for holiday trailers, motor homes, tents, campers, and similar recreational vehicles. The campground area can be used year-round and is meant to support guests coming in for events. The campground is not meant to be serviced and guests will be providing their own power, water, and gas for their recreational vehicles.

Dwelling, Dormitory - means a building containing a number of private or semi-private rooms intended for occupation by clubs, students, or interns, with common bathroom facilities and recreation areas.

Overflow Parking – means an area of land used for parking during larger events, the principal uses are the parking of motor vehicles, recreational vehicles, or trailers for the transportation of animals. Parking in this area is opened when the main parking lot has filled, or exceptionally large vehicles or trailers are present.

Retail Establishment – means a development used for the retail sale of items related to the equestrian and agricultural uses in this development. Uses could include temporary event only retail sales, a convenience store to service the camping area, a tack shop, or an agricultural hobby shop.

Terms not defined here 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) The Stormwater 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.
- d) For the purposes of this Bylaw, the lands shall be divided into 3 development cells. The boundaries of each development cell are indicated on the attached Appendix 'A' which forms part of this Bylaw.
- e) 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.

- f) The Water and Wastewater Servicing Plan shall be prepared by a qualified professional at the time of subdivision/development permit application.
- g) 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, water and wastewater servicing infrastructure, open space, landscaping, signage, pedestrian circulation to/from and within the Site and other information to the satisfaction of the Development Authority.
- h) 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 - Event Centre Area

Purpose and Intent

The purpose and intent of the Event Centre Area cell is to accommodate an equestrian centre and an entertainment venue that includes a stall rental building and rough stock building to support planned rodeo events.

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 Building / Structure	Cultural Facilities
Community Building and Facility	Dwelling, Employee
Farm Building	Drinking and Eating Establishment
Office	Entertainment Venue
Restaurant	Equestrian Centre
Retail Establishment	Farmers Market
Shipping Container	Outdoor Cafe
Signs not requiring a Development Permit ¹	Recreational, Major
Solar Panel, Structure Mount ¹	Solar Panel, Ground Mount ¹
Stripping and Grading ¹	Stockpile
WECS (micro) ¹	Tower
WECS (Category 1) ¹	Veterinary Clinic

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 cell:

Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 90% of the cell area.
Minimum Setback Between Buildings / Structures	A minimum of 1.52 (5.0 ft)

Front Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. c) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. d) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Side Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. c) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. d) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Rear Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. c) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Maximum Height Requirements	<ul style="list-style-type: none"> a) Employee Dwelling Unit: Maximum 12.19 m (40.0 ft) b) Events Centre Buildings: Maximum 16 m (52.5 ft) For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use. c) WECS (micro), Category 1, and Solar Panel, Ground Mount: See height restrictions for 'Development Permits Not Required,' section.
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the Special Setback Requirements section of this Bylaw for additional setback requirements that may apply.

2. Cell 2 Land Use Regulations - Overflow & Overnight Parking

Purpose and Intent

The purpose and intent of the Overflow & Over Night Parking Cell is to provide parking for trailers transporting livestock and overflow parking from the main guest parking area. The north end will be used as parking for motor homes and trailers for overnight stays.

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 Building / Structure	Campground
Overflow Parking	Dwelling, Employee
Stripping and Grading ¹	Solar Panel, Ground Mount ¹
WECS (micro) ¹	
WECS (Category 1) ¹	

Site Regulations

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

Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 80% of the cell area unless otherwise stated in the LUB.
Minimum Yard Setback between Buildings / Structures	A minimum of 1.52 m (5.0 ft)
Front Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. c) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. d) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Side Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. c) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. d) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Rear Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. c) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the Special Setback Requirements section of this Bylaw for additional setback requirements that may apply.

3. Cell 3 Land Use Regulations - Agricultural Land

Purpose and Intent

The purpose and intent of this cell is to promote and accommodate agricultural land uses that support the goals and objectives of the Municipal Development Plan and preserve the agrarian character of the County. The land shall also be used as agricultural support land for the event centre such as an outdoor area for horse warmups, as well as agricultural support land for 4H and rodeo schooling.

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 Building / Structure	Bed and Breakfast
Agricultural Operation ¹	Dwelling, Accessory
Agricultural Processing – Minor	Dwelling, Dormitory
Dwelling, Manufactured	Dwelling, Temporary
Dwelling, Modular	Equestrian Centre
Dwelling, Moved On	Home-Based Business, Type 3
Dwelling, Secondary Suite	Nursery
Dwelling, Single Detached	Signs requiring a Development Permit [^]

Farm Building	Solar Panel, Ground Mount ¹
Farm Gate Sales	Stockpile
Greenhouse, Private	Tower
Home-Based Business, Type 2	
Shipping Container	
Signs not requiring a Development Permit ¹	
Solar Panel, Structure Mount ¹	
Stripping and Grading ¹	
WECS (micro) ¹	
WECS (Category 1) ¹	

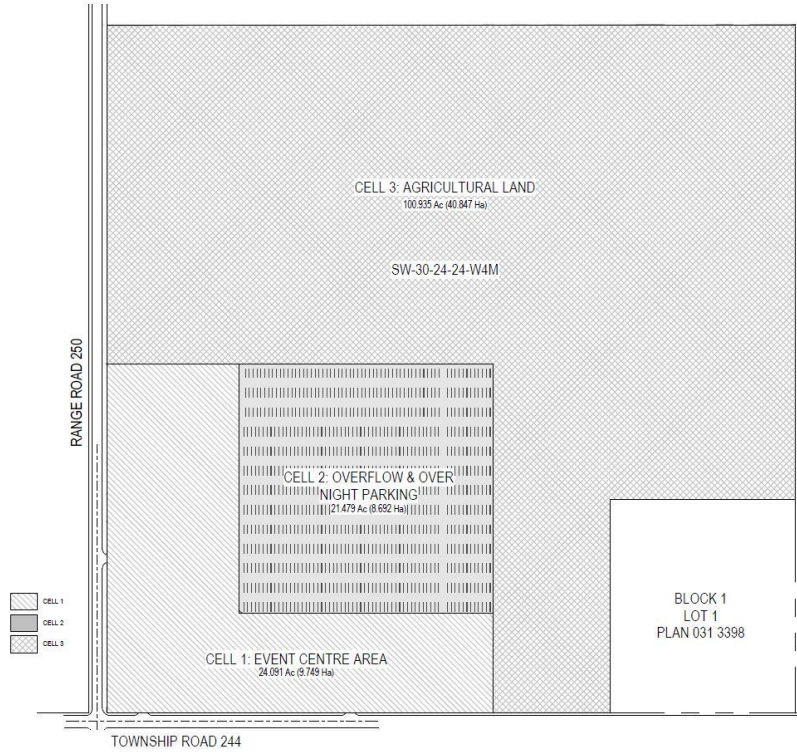
Notes: 1 - See Development Permits Not Required Section
 ^ – See Signage Section for Signage that does not require a permit

Site Regulations

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

Maximum Cell Coverage	No buildings, structures or impervious surfaces shall cover more than 40% of the cell area unless otherwise stated in the LUB.
Minimum Yard Setback between Buildings / Structures	A minimum of 1.52 m (5.0 ft)
Front Yard Setback	<ul style="list-style-type: none"> a) 22.86 m (75.0 ft) from the nearest limit (property line) of the public road right of way b) A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. c) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. d) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Side Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 15.24 m (50.0 ft) from the right-of-way of an internal subdivision road. c) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. d) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Rear Yard Setback	<ul style="list-style-type: none"> a) A minimum of 22.86 m (75.0 ft) from the right-of-way of a public road. b) A minimum of 3.05 m (10.0 ft) from the property line in all other cases. c) A minimum of 6.10m (20.0ft) from the property line for WECS micro and Category 1, and Solar Panel, Ground Mount, unless abutting the right-of-way of a public road.
Maximum Height Requirements	<ul style="list-style-type: none"> a) Dwelling Unit: Maximum 12.19 m (40.0 ft) b) For all other Permitted and Discretionary Uses: Limited to such height as deemed suitable and appropriate for the intended use. c) WECS (micro), Category 1, and Solar Panel, Ground Mount: See height restrictions for 'Development Permits Not Required,' section.
Yards Setbacks from Existing and Proposed Highways and Service Roads	Discretion of Alberta Transportation
Other Setbacks	See the Special Setback Requirements section of this Bylaw for additional setback requirements that may apply.

Appendix A: DC – 23



Appendix B: DC – 23

